



### Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**TRC-SPE LLC US BANK, CUSTODIAN FOR TRC-SPE  
50 SOUTH 16TH STREET SUITE 195  
PHILADELPHIA, Pennsylvania, 19102**

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>
11449.0000	15-1597-000	06/01/2011	W 50 FT OF E 95 FT OF LTS 13 TO 17 BLK 189 WEST KING TRACT OR 4144 P 249 CA 125

**2013 TAX ROLL**

FOUNTAIN LASANDRA DENISE SMITH  
SMITH ERNEST  
6300 GRACE HILL  
SPOTSYLVANIA , Virginia 22551

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.

trcspellc (Dan Friedman)

Applicant's Signature

05/09/2014

Date

# Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B  
Pensacola, Florida 32503  
Telephone: 850-478-8121  
Facsimile: 850-476-1437

14-799

## OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11417

August 6, 2014

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32591

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 08-06-1994, through 08-06-2014, and said search reveals the following:

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

Lasandra Denise Smith Fountain AKA Lasandra Denise Tucker and Ernest Smith

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

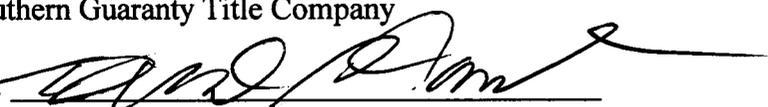
4. Taxes:

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 6, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11417

August 6, 2014

**West 50 feet of East 95 feet of Lots 13 to 17, Block 189, West King Tract, O.R. Book 4144,  
page 249.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11417

August 6, 2014

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

1. Improvement Liens filed by City of Pensacola recorded in O.R. Book 6368, page 933; O.R. Book 6544, page 1495; O.R. Book 6805, page 1419; O.R. Book 7074, page 1790; O.R. Book 7160, page 1253; and O.R. Book 7029, page 1084.
  
2. Taxes for the year 2010-2013 delinquent. The assessed value is \$28,352.00. Tax ID 15-1597-000.

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: 11-03-2014

TAX ACCOUNT NO.: 15-1597-000

CERTIFICATE NO.: 2011-11449

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

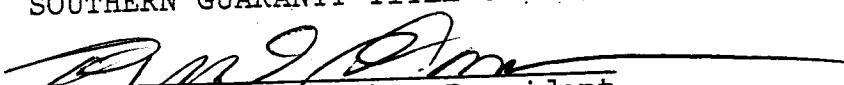
- Notify City of Pensacola, P.O. Box 12910, 32521  
  Notify Escambia County, 190 Governmental Center, 32502  
  Homestead for \_\_\_\_\_ tax year.

Lasandra Denise Smith Fountain aka  
Lasandra Denise Tucker  
Ernest Smith  
3802 Townsley St.  
Fredericksburg, VA 22408-7747

Unknown Tenants  
2405 W. Wright St.  
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,  
this 6th day of August, 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.

944.50  
105.00

OR BK 4144 P60249  
Escambia County, Florida  
INSTRUMENT 97-396274

DEED DOC STAMPS PD @ ESC CO \$ 105.00  
06/25/97 ERNIE LEE WAGNER, CLERK  
By: *Sally Arnold*

✓ When recorded return to:  
BAKER, DUKE, & HOLMAN, P.A.  
16 W. LA FLA ST.  
Pensacola, FL 32501

Parcel ID Number: 00-08-00-9060-014-189  
Grantee #1 TIN:  
Grantee #2 TIN:

**Personal Representative's Distributive Deed (Testate)**

This Indenture, is made this 20th day of June, 1997, by and between Muffet H. Davies, individually and as

the duly qualified and acting personal representative of the estate of Marian Freeman Holland, deceased, party of the first part, and Ernest Smith, a single man, and LaSandra Denise Smith Fountain, a single woman,

whose post office addresses are: 511 North "G" Street, Pensacola, Florida 32501  
and 2411 West Wright Street, Pensacola, Florida 32505

of the County of Escambia, State of Florida, parties of the second part.  
Witnesseth: That WHEREAS, Marian Freeman Holland, died testate a resident of Escambia County, Florida, on February 12th, 1996, seized and possessed of the real property hereinafter described; and

Whereas, title to said property passed to the parties of the second part as of the date of said decedent's death pursuant to the provisions of the decedent's Last Will and Testament, which was admitted to probate and record by the Circuit Court for Escambia County, Florida, Probate Division, in Case No. 96-599-CP03, subject only to the right of the party of the first part to sell or encumber the property for the purpose of defraying claims, costs, and expenses of administration of decedent's estate; and

Whereas, the party of the first part wishes to distribute said property to the parties of the second part and evidence the release of the property from said right to sell or encumber.

Now Therefore, in consideration of the foregoing and in connection with the distribution of the estate of said decedent, the party of the first part has released to the parties of the second part the right to sell or encumber said property and granted, conveyed and conformed unto the parties of the second part, their heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Escambia County, Florida, described as follows:

The West 25.00 feet of the East 70.00 feet of Lots 13-17, Block 189, West King Tract, Pensacola, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

Together with:

The West 25.00 feet of the East 95.00 feet of the North 152.50 feet of Block 189, West King Tract, according to the map of the City of Pensacola, copyrighted by Thomas C. Watson in 1906, lying and situated in Escambia County, Florida.

It being the further intent of the Grantee, Ernest Smith, AND Grantee, LaSandra Denise Smith Fountain, that they hold title as joint tenants with right of survivorship.

Together with all and singular the tenements, hereditaments, and appurtenances belonging to or in any way appertaining to the real property, subject to all restrictions, reservations, and easements of record, if any, and ad valorem taxes for the current year. Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

**Personal Representative's Distributive Deed (Testate) - Page 2**

In Witness Whereof, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.  
Signed, sealed and delivered in our presence:

Cathrin M. Guillory  
Printed Name: Cathrin M. Guillory  
Witness

Dawn St. Germain  
Printed Name: Dawn St. Germain  
Witness

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Witness

The Estate of Marian Freeman  
Holland  
By: Muffet H. Davies (Seal)  
Muffet H. Davies  
Personal Representative  
P.O. Address 6608 Wesleyan, Houston, TX 77005

By: \_\_\_\_\_ (Seal)  
P.O. Address 6608 Wesleyan, Houston, TX 77005

Muffet H. Davies (Seal)  
Muffet H. Davies, Individually  
P.O. Address 6608 Wesleyan, Houston, TX 77005

\_\_\_\_\_  
(Seal)

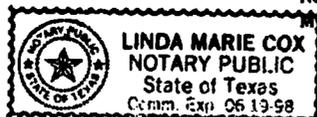
STATE OF Texas  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 20th day of June, 1997 by Muffet H. Davies individually AND Muffet H. Davies

as personal representative of the estate of Marian Freeman Holland, deceased. She is personally known to me or has produced her Marian Freeman Holland as identification.

This Document Prepared By:  
Steven J. Baker  
Baker, Duke & Holman, PA  
15 West La Rue Street  
Pensacola, FL 32501

Linda Marie Cox  
NOTARY PUBLIC, STATE OF Texas  
My Commission Expires:



RCD Jun 25, 1997 04:04 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-396274

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:

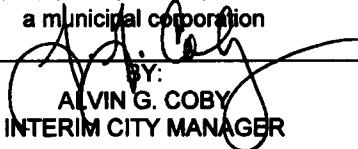
SMITH, ERNEST ET AL  
2405 W. Wright Street

W 50' of E 95' of Lots 13-17, Block 189, WKT

in the total amount of \$145.59 (One Hundred Forty-Five & 59/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 7th day of August, 2008. Said lien shall be  
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 7th day of August, 2008.

THE CITY OF PENSACOLA  
a municipal corporation

BY:   
ALVIN G. COBY  
INTERIM CITY MANAGER

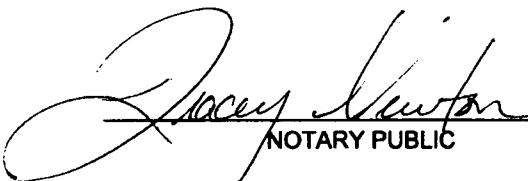
ATTEST:

  
Brenda L. Burnett  
CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 15th day of  
August, 2008, by Alvin G. Coby, Interim 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



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:

FOUNTAIN, LASANDRA DENISE SMITH  
& ERNEST SMITH  
2405 W. Wright Street

W 50' of E 95' of Lots 13-17, Block 189,  
WKT

in the total amount of \$142.44 (One Hundred Forty-Two & 44/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 9th day of December, 2009. Said lien shall be equal  
in dignity to all other special assessments for benefits against property within the City.

DATED this 9th day of December, 2009.

THE CITY OF PENSACOLA  
a municipal corporation

[Signature]  
BY:  
ALVIN G. COBY  
CITY MANAGER

ATTEST  
[Signature]  
CITY CLERK  
(SEAL)  
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 21<sup>ST</sup> day of  
December, 2009, 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.

[Signature]  
NOTARY PUBLIC

TRACEY NEWTON  
Commission DD 66-1607  
Expires June 12, 2011  
Notary Public for the State of Florida

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,  
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described real property located in Pensacola, Escambia County, Florida, to-wit:

FOUNTAIN, LASANDRA DENISE SMITH  
2405 W. Wright Street

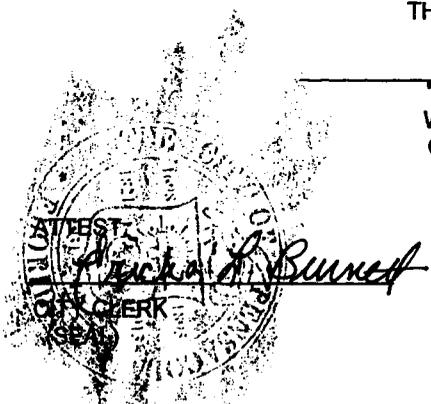
W 50' of E 95' of Lots 13-17, Block  
189, WKT

in the total amount of \$252.27 (Two Hundred Fifty-Two & 27/100)  
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 December, 20 11. Said lien shall be  
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 22nd day of December, 20 11.

THE CITY OF PENSACOLA  
a municipal corporation

  
BY:  
WILLIAM H. REYNOLDS  
CITY ADMINISTRATOR



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 4th day of  
January, 20 12 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.



  
NOTARY PUBLIC

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

FOUNTAIN, LASANDRA DENISE SMITH  
2405 W Wright Street

W 50 ft of E 95 ft of Lts 13 to 17 Blk 189  
West King Tract

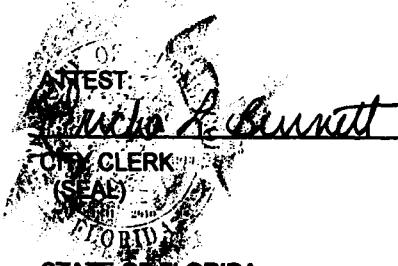
in the total amount of \$282.02 (Two Hundred Eighty-Two & 02/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 1st day of July, 2013. Said lien shall be equal in  
dignity to all other special assessments for benefits against property within the City.

DATED this 6th day of September, 2013.

THE CITY OF PENSACOLA  
a municipal corporation

  
\_\_\_\_\_

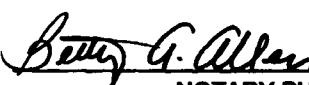
BY  
ASHTON J. HAYWARD, III  
MAYOR



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 10<sup>th</sup> day of  
September, 2013, by Richard Barker, Jr., Chief Financial Officer of the City of Pensacola, a  
Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and  
~~did~~ not take an oath.



  
\_\_\_\_\_  
NOTARY PUBLIC

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

FOUNTAIN, LASANDRA DENISE SMITH  
2405 W Wright St

W 50ft of E 95ft of Lts 13-17 Blk 189  
West 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 3rd day of February, 2014. Said lien shall be equal in  
dignity to all other special assessments for benefits against property within the City.

DATED this 9th day of April, 2014.

THE CITY OF PENSACOLA  
a municipal corporation

Colleen M. Castille  
BY:

COLLEEN M. CASTILLE  
CITY ADMINISTRATOR

ATTEST:  
Christa A. Burnett  
CITY CLERK  
(SEAL)  
FLORIDA  
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 15<sup>th</sup> day of  
April, 2014 by Colleen M. Castille, City Administrator of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. She is personally known to me and ~~did~~/did  
not take an oath.

BETTY A. ALLEN  
Commission # EE 139747  
Expires October 20, 2015  
Bonded Third Troy Fair Insurance 800-365-7019

Betty A. Allen  
NOTARY PUBLIC

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:

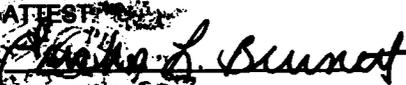
FOUNTAIN, LASANDRA DENISE SMITH ET AL                      W 50 Ft of E 95 Ft of Lts 13 to 17 Blk 189  
2405 W. Wright St.

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 12th day of March, 2013. Said lien shall be  
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 30th day of May, 2013.

THE CITY OF PENSACOLA  
a municipal corporation

  
WILLIAM H. REYNOLDS  
CITY ADMINISTRATOR

ATTEST  
  
CITY CLERK  
(SEAL)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 7th day of  
June, 2013, 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 139747  
Expires October 20, 2015  
Bonded Three Year Fide Insurance 880-385-7000

  
NOTARY PUBLIC