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:

Certificate No.	Parcel ID Number	Date	Legal Description
11582.0000	15-2891-000	06/01/2011	00-050-090
			LT 12 IN S 1/2 BLK 57 MAXENT TRACT OR 6545
			P 1113 CA 96

2013 TAX ROLL BELTLINE TEAM INC THE

741 BROOKLINE ST SW ATLANTA , Georgia 30310

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)

11/07/2013

Applicant's Signature

Date

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 11582.0000**, 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:** 15-2891-000

Certificate Holder:

RMC GULF LIFT, LLC RMC GULF LIFT, LLC GULF SHORES 8902 NORTH DALE MABRY HWY SUITE 200 TAMPA, FLORIDA 33614 Property Owner: BELTLINE TEAM INC THE 741 BROOKLINE ST SW ATLANTA , GEORGIA 30310

Legal Description: 00-0S0-090 LT 12 IN S 1/2 BLK 57 MAXENT TRACT OR 6545 P 1113 CA 96

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	11582.0000	06/01/11	\$996.22	\$0.00	\$149.43	\$1,145.65

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	10036.0000	06/01/13	\$934.74	\$6.25	\$46.74	\$987.73
2012	10980.0000	06/01/12	\$966.98	\$6.25	\$68.90	\$1,042.13

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by	
Applicant or Included (County)	\$3,175.51
2. Total of Delinquent Taxes Paid by Tax Deed Application	\$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant (2013)	\$798.64
4. Ownership and Encumbrance Report Fee	\$150.00
5. Tax Deed Application Fee	\$75.00
6. Total Certified by Tax Collector to Clerk of Court	\$4,199.15
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	\$4,199.15
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	\$6.25
17. Total Amount to Redeem	
	L

*Done this 7th day of November, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA lector tember 2014 Date of Sale:

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

OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 11242

,

June 13, 2014

Lot 12 in South 1/2 of Block 57, Maxent Tract, O.R. Book 6545, page 1113, CA 96.

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, <u>CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING</u> 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 June _____, 2012, 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

The execution of the foregoing order was acknowledged before me on June , 2012, 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

ANNALIDO

(Signature of Notary and Administrative Officer)

Joanna Walker

(Printed Name of Notary & Admin. Officer)



rev. 3/1/12

 The respondent(s) and the property are in violation of Section(s): <u>of the Code of the City of Pensacola, Florida</u>.
 <u>105.1</u> of the Florida Building Code. <u>of the Standard Housing Code</u>.
 <u>304.6</u> of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate Judge and, if the City requested that the amount of the costs it incurred to date in doing so be determined at this time, the Special Magistrate Judge finds the City's costs to be \$

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) <u>not</u> 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) <u>not</u> irreparable or irreversible in nature.

C. ORDER:

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

ORDERED that:

1. <u>The respondent(s) must begin to correct the violation(s) before</u> June 19, 2012, by a licensed contractor of respondent's/s' choosing obtaining the necessary city work permits to repair the building to code and by performing all of that work to code, and, ultimately, passing all inspections before August 7, 2012.

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 Department or Division prosecuting this case to arrange for re-inspection of the property to verify compliance <u>AS SOON AS IT IS ACHIEVED</u>.

4. If the violation(s) is (are) corrected and, thereafter, a City Code Inspector 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 Code Inspector and for every day thereafter the repeat violation continues to exist. Recorded in Public Records 11/07/2012 at 03:46 PM OR Book 6932 Page 10, Instrument #2012085584, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00

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

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

vs.

i.

THE BELTLINE TEAM, INC., Respondent(s).

Case # <u>12-261</u>

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

:

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:

:

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on <u>June 5, 2012</u>, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

A. <u>FINDINGS OF FACT</u>:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at <u>520 West Romana Street</u>, Pensacola, Escambia County, Florida, legally described as:

LT 12 IN S 1/2 BLK 57 MAXENT TRACT OR 6545 P 1113 CA 96. TAX ID #152891000.

2. The following described condition exists on the property: the exterior siding is in a state of disrepair and the paint is peeling and the condition constitutes lack of exterior wall maintenance.

3. The date this condition was first observed was <u>February 16, 2012</u>; re-inspection made on <u>June 5, 2012</u>, confirmed the condition still existed on that date.

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 <u>May 25, 2012</u>, 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 <u>June 5, 2012</u>, at which hearing the respondent(s) <u>was represented by James Duckworth</u>.

B. <u>CONCLUSIONS OF LAW</u>:

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this $\partial_{x_{i}} \partial_{x_{i}} \partial_{x_{i$

SEAL

MONIQUE R. WHITEHURST MY COMMISSION # DD 836141 EXPIRES: November 11, 2012 Bonded Thru Budget Notery Services ed Thru Budget Notary Se

Nomy Public

Monique R. Whi Printed Notary Name

My Commission Expires: November 11, 2012

Recorded in Public Records 12/30/2009 at 02:07 PM OR Book 6545 Page 1113, Instrument #2009088675, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$94.50

> THIS INSTRUMENT PREPARED BY AND RETURN TO: PINECREST PREMIER TITLE, L.L.C. 9130 S. DADELAND BLVD. SUITE PHI-A MIAMI, FL 33156

ACCOUNT #15-2891-000 / GEO #000S00-9080-012-057

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 23rd day of December, 2009 by O.D. Duckworth, a single man whose address is 520 W. Romana Street, Pensacola, FL 32501 herein called the grantor, to The Beltline Team, Inc., a Georgia Corpration whose address is 741 Brookline St. SW, Atlanta, GA 30310, 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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 12, in the South ½ of Block 57, in the Maxent Tract, City of Pensacola, Escambia County, Florida, according to Map of said City copyrighted by Thomas C. Watson in 1906, said parcel having a frontage of 40 feet on the North side of West Romana Street, between Coyle Street and Donelson Street, lying 40 feet East of the East side of Donelson Street.

Subject to easements, restrictions and reservations of record and taxes for the year 2009 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

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

Signed, sealed and delivered in the presence of:

itness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

PupinaM Witness #2 Printed Name

() D Duckworth

File No.: F091167

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: 9-2-2014

TAX ACCOUNT NO.: 15-2891-000

CERTIFICATE NO.: 2011-11582

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.

NO YES

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

The Beltnine Team, Inc. 741 Brookline St. SW Atlanta, GA 30310

Unknown Tenants 520 W. Romana St. Pensacola, FL 32502

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

SOUTHERN GUARANTY TITLE COMPANY m 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.: 11242

June 13, 2014

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

- 1. Code Enforcement Lien filed by City of Pensacola recorded in O.R. Book 6932, page 10.
- 2. Taxes for the year 2010-2013 delinquent. The assessed value is \$40,478.00. Tax ID 15-2891-000.

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

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11242

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 06-14-2014, and said search reveals the following:

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

The Beltline Team, 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

- and

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. 11582, 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:

LT 12 IN S 1/2 BLK 57 MAXENT TRACT OR 6545 P 1113 CA 96

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152891000 (14-631)

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

THE BELTLINE TEAM 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** 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.

Post Property:

520 W ROMANA ST 32502



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 # 11582 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:

THE BELTLINE TEAM INC 741 BROOKLINE ST SW ATLANTA, GA 30310		THE BELTLINE TEAM INC C/O TENANTS 520 W ROMANA ST PENSACOLA FL 32502		
	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 THIS SECTION ON DELIVERY
 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 mailplece, or on the front if space permits. 	A. Signature
1. Article Addressed to:	If YES, enter delivery address below:
CITY OF PENSACOLA [14-631] TREASURY DIVISION P O BOX 12910 PENSACOLA FL 32521	3. Service Type Certified Mail Express Mail Registered Return Receipt for Merchandis Insured Mail C.O.D.
	4. Restricted Delivery? (Extra Fee)
	2630 0000 0141 9438
2. Article Number 7013 i (Transfer from service label)	



11/ 11582

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Post Property:

520 W ROMANA ST 32502



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

14-631

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 14-010714

Document Number: ECSO14CIV034212NON Court: TAX DEED County: ESCAMBIA Case Number: CERT # 11582 2011

Attorney/Agent:

PAM CHILDERS CLERK OF COURT TAX DEED

Plaintiff: RE THE BELTLINE TEAM INC 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 9:40 AM on 8/5/2014 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

Bv: BELL, CPS

Service Fee: Receipt No: \$40.00 BILL

Printed By: JLBRYANT