

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:

Certificate No.	Parcel ID Number	Date	Legal Description
11618.0000	15-3243-000	06/01/2011	00-0S0-090 N 40 FT OF LTS 19 20 21 ALL LT 22 LESS N 7 1/2 FT OF E 90 FT AND E 18 5/100 FT OF LT 12 BLK 103 MAXENT TRACT OR 6006 P 320 CA 118

2012 TAX ROLL

WARD SILAS K
2024 W GOVERNMENT ST
PENSACOLA , Florida 32501

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

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 28, 2013 / 130426

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 11618.0000**, 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: 15-3243-000**

Certificate Holder:

US BANK, AS C/F FL DUNDEE LIEN
LOCKBOX # 005191
PO BOX 645191
CINCINNATI, OHIO 45264

Property Owner:

WARD SILAS K
2024 W GOVERNMENT ST
PENSACOLA, FLORIDA 32501

Legal Description: 00-0S0-090

N 40 FT OF LTS 19 20 21 ALL LT 22 LESS N 7 1/2 FT OF E 90 FT AND E 18 5/100 FT OF LT 12 BLK 103 MAXENT TRACT OR 6006 P 320 CA 118

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	11618.0000	06/01/11	\$368.73	\$0.00	\$139.81	\$508.54

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	10075.0000	06/01/13	\$359.24	\$6.25	\$17.96	\$383.45
2012	11024.0000	06/01/12	\$360.38	\$6.25	\$75.68	\$442.31

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
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

\$1,334.30
\$0.00
\$150.00
\$75.00
\$1,559.30
\$1,559.30
\$6.25

*Done this 28th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Date of Sale: 2/3/14

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

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO: 2011 CA 001870

REGIONS BANK

Plaintiff,

vs.

AIRE VALUE INC.
AND SILAS WARD

Defendant(s).

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2013 FEB 18 P 2:49

CIRCUIT CIVIL DIVISION
FILED & RECORDED

FINAL JUDGMENT

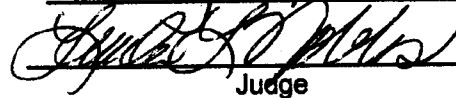
THIS CAUSE came before the Court on October 9, 2012 upon Plaintiff's Motion for Summary Judgment and Award of Costs, having heard argument of counsel for the Plaintiff and Defendant(s) failed to appear, and the Court having reviewed the file and being otherwise advised in the premises; hereby

ORDERS AND ADJUDGES that Plaintiff, Regions Bank whose address is 3705 MARLANE DRIVE, GROVE CITY, OH 43123, shall recover from Defendant(s), Aire Value Inc., 2024 W Government Street, Pensacola, FL 32502 Silas Ward, 2024 W Government Street, Pensacola, FL 32502, Social Security # [REDACTED] the sum of \$19,993.89 in principal, with costs in the sum of \$520.00; pre-judgment interest in the amount of \$1,769.99 for a total of \$22,283.88, that shall bear interest at the prevailing statutory interest rate of 4.75% per year from this date through December 31 of this current year, for which let execution issue. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 53.03, Florida Statutes.

FOR ALL OF WHICH LET EXECUTION ISSUE.

ORDERED at Escambia County, Florida on

February 18, 2013


Judge

Copies furnished:

- ✓Wagner, Hunt & Kahn, Esq., Post Office Box 934788, Margate, Florida 33093-4788
✓Aire Value Inc., 913 Gulf Breeze Parkway, #5. Gulf Breeze, FL 32561
✓SILAS WARD, 2024 W Government Street, Pensacola, FL 32502,

Case: 2011 CA 001870



00089114532

Dkt: CA1310 Pg#: 1

9342749

13

This instrument was prepared by:
Ernie Lee Magaha, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

Tax Deed File No. 06-170
Property Identification No. 000S009080019103
Tax Account No. 153243000

TAX DEED

State of Florida
County of Escambia

The following Tax Sale Certificate Numbered 08688 issued on June 1, 2004 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 2nd day of October 2006, offered for sale as required by law for cash to the highest bidder and was sold to: SILAS KEVIN WARD, 2024 W GOVERNMENT STREET PENSACOLA FL 32501, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 2nd day of October 2006, in the County of Escambia, State of Florida, in consideration of the sum of (\$20,500.00) TWENTY THOUSAND FIVE HUNDRED AND 00/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

N 40 FT OF LTS 19 20 21 ALL LT 22 LESS N 7 1/2 FT OF E 90 FT AND E 18 5/100 FT OF LT 12
BLK 103 MAXENT TRACT OR 925 P 781 OR 1987 P 457 CA 118



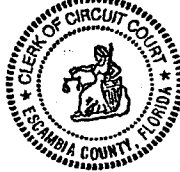
SECTION 8, TOWNSHIP 0 S, RANGE 00 W

Ernie Lee Magaha
ERNIE LEE MAGAHA, Clerk of the Circuit Court
Escambia County, Florida

Gloria W. Gatson
witness
Rebecca C. Cowan
witness
Gloria W. Gatson
Rebecca C. Cowan

State of Florida
County of Escambia

On this 2nd day of October 2006, before me Gloria W. Gatson personally appeared Ernie Lee Magaha, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.
Witness my hand and official seal date aforesaid.



ERNIE LEE MAGAHA, Clerk of the Circuit Court

By: *Gloria W. Gatson*
Gloria W. Gatson, Deputy Clerk

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgrt@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.: 15-3243-000

CERTIFICATE NO.: 2011-11618

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

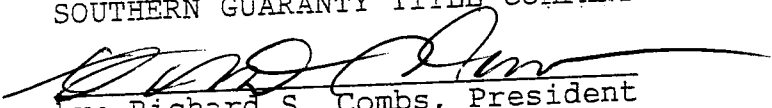
 X Homestead for tax year.

Silas Kevin Ward
2024 W. Government St.
Pensacola, FL 32501

Regions Bank
3705 Marlane Dr.
Grove City, OH 43123

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10637

August 19, 2013

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

1. Apparent Judgment filed by Regions Bank recorded in O.R. Book 6978, page 296.
2. Taxes for the year 2010-2012 delinquent. The assessed value is \$16,553.00. Tax ID 15-3243-000.

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.: 10637

August 19, 2013

000S009080019103 - Full Legal Description

N 40 FT OF LTS 19 20 21 ALL LT 22 LESS N 7 1/2 FT OF E 90 FT AND E 18 5/100 FT OF LT 12 BLK 103 MAXENT
TRACT OR 6006 P 320 CA 118

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.: 10637

August 19, 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 08-19-1993, through 08-19-2013, and said search reveals the following:

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

Silas Kevin Ward

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 19, 2013

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 11618 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:

SILAS K WARD OR SILAS KEVIN WARD 2024 W GOVERNMENT ST PENSACOLA, FL 32501	REGIONS BANK 3705 MARLANE DR GROVE CITY OH 43123
---	--

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. 11618, 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 40 FT OF LTS 19 20 21 ALL LT 22 LESS N 7 1/2 FT OF E 90 FT AND E 18 5/100 FT OF LT 12 BLK 103
MAXENT TRACT OR 6006 P 320 CA 118

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 153243000 (14-129)

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

SILAS K WARD OR SILAS KEVIN WARD

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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Post Property:

315 S N ST 32502



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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

SILAS K WARD OR SILAS KEVIN WARD
2024 W GOVERNMENT ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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2024 W GOVERNMENT ST
PENSACOLA, FL 32501

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: ECSO14CIV000166NON

Agency Number: 14-003436

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT 11618 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: SILAS K WARD OR SILAS KEVIN WARD

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 1/2/2014 at 10:12 AM and served same on SILAS K WARD OR SILAS KEVIN WARD , in ESCAMBIA COUNTY, FLORIDA, at 3:15 PM on 1/2/2014 by leaving 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, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: PHIL NIELSEN, ROOMMATE, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



V. BELL, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: JLBRYANT

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Post Property:

315 S N 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

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO14CIV000214NON

Agency Number: 14-003505

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 11618 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE SILAS K WARD OR SILAS KEVIN WARD

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/2/2014 at 10:25 AM and served same at 3:10 PM on 1/2/2014 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: JLBRYANT

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:

REGIONS BANK [14-129]
3705 MARLANE DR
GROVE CITY OH 43123

2. Article Number
(Transfer from service label)

7008 1830 0000 0243 7676

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x M. Beville

☐ Agent☐ Addressee

B. Received by (Printed Name)

M. Beville

C. Date of Delivery

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

11-11618

7008 1830 0000 0243 7669

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at 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 To
Street, Apt.
or PO Box
City, State,
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