TAX COLLECTOR'S CERTIFICATION

Application Date/Number APR 29, 2013 10460

This is to certify that the holder listed below of Tax Sale Certificate Number 2011/ 11824.000, Issued the 01st day of June, 2011, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit: 17-0617-000

Cert CATALINA TAX CO LLC

Holder US BANK % CATALINA TAX CO LLC

P.O. BOX 645040

CINCINNATI OH 45264-5040

Property

PUPCHEK GREGORY M

Owner

PO BOX 1512

PENSACOLA FL 32591

LT 57 BLK B VILLA SABINE PB 5 P 63 OR 6419 P 300 SHEET 4

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 Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total	
2011/ 11824.000	06/01/2011	3,279.16	0.00	163.96	3,443.12	
Certificates Redeemed by Applicant in Connection With This Tax Deed Application or included (County) in connection with this Tax Deed Application:						
Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total	
2012/ 11286.000	06/01/2012	7,242.22	6.25	362.11	7,610.58	

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County)	11,053.70
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	
3. Total of Current Taxes Paid by Tax Deed Applicant .{2012}	8,517.70
4. Ownership and Encumbrance Report Fee	150.00
5. Total Tax Deed Application Fee	75.00
6. Total Certified By Tax Collector To Clerk of Court	19,796.40
7. Clerk of Court Statutory Fee	15,750.10
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. Total of Lines 12 thru 14 (Statutory Opening Bid)	
16. Redemption Fee	6.25
17 Total Amount to Redeem	0.23

* Done this the 29th day of April, 2013 AX COLLECTOR OF Escambia County Tax Collector County

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

Application Number: 130124

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

CATALINA TAX CO LLC US BANK % CATALINA TAX

CO LLC

P.O. BOX 645040

CINCINNATI, Ohio, 45264-5040

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No. 11824.0000

Parcel ID Number 17-0617-000

nber Date

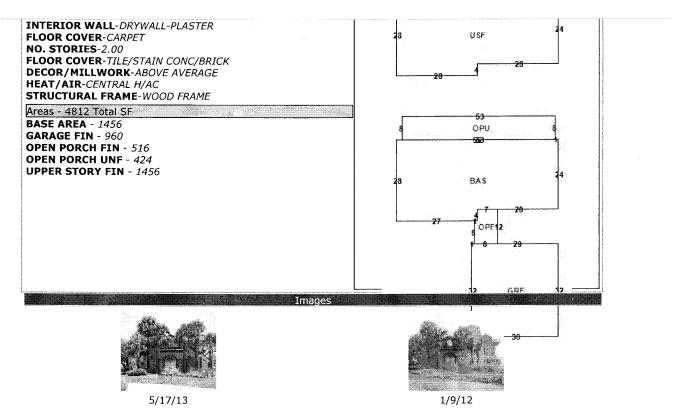
Legal Description

06/01/2011 28-252-619

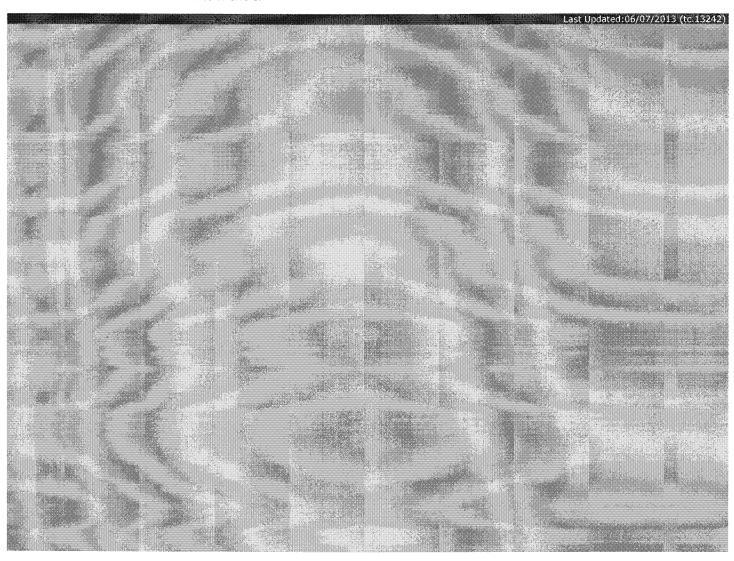
LT 57 BLK B VILLA SABINE PB 5 P 63 OR 6419 P 300 SHEET 4

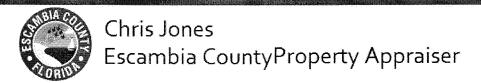
2012 TAX ROLLPUPCHEK GREGORY M
PO BOX 1512
PENSACOLA , Florida 32591

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.



The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.





Real Estate Search | Tangible Property Search | Sale List | Amendment 1 Calculations |

Back

Printer Friendly Version

General Information

Reference:

282S261900570002

Account: **Owners:**

170617000

Mail:

PUPCHEK GREGORY M

PO BOX 1512

PENSACOLA, FL 32591

Situs:

262 SABINE DR 32561

Use Code:

SINGLE FAMILY RESID

Taxing **Authority:**

PENSACOLA BEACH

Tax Inquiry:

Open Tax Inquiry Window

Tax Inquiry link courtesy of Janet Holley

Escambia County Tax Collector

2012 Certified Roll Assessment

Improvements:

\$185,964

Land:

\$384,954

Total:

\$570,918

Save Our Homes:

\$0

<u>Disclaimer</u>

Amendment 1 Calculations

Sales Data

Official Sale Date Book Page Records

(New Window) 01/22/2009 6419 300 \$812,500 LI View Instr 07/1998 4277 937 \$305,000 LI View Instr 01/1902 1080 857 \$61,500 LI

Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller

2012 Certified Roll Exemptions

Legal Description

LT 57 BLK B VILLA SABINE PB 5 P 63 OR 6419 P 300 SHEET 4

Extra Featur

BOAT DOCK BOAT LIFT PATIO WOOD DECK

Parcel Launch Interactive Map Information Section Map Id: PB004 Approx. Acreage: 0.5700 Zoned: LDR-PB Evacuation & Flood SABINEDA Information Open Report

View Instr

Buildings

Building 1 - Address: 262 SABINE DR, Year Built: 1971, Effective Year: 1990

Structural Elements **FOUNDATION-SLAB ON GRADE**

EXTERIOR WALL-STUCCO NO. PLUMBING FIXTURES-11.00

DWELLING UNITS-1.00

ROOF FRAMING-GABLE ROOF COVER-ENAMEL METAL

Prepared By:
Darla R. Willows
Raymond B. Palmer, P. A.
913 Gulf Breeze Parkway, Suite 41
Gulf Breeze, FL 32561
850-916-1000
RE1874PUP-08

ASSIGNMENT OF LEASEHOLD INTEREST

James W. Roberson and Elizabeth A. Roberson, whose address is 262 Sabine Dr., Pensacola Beach, FL a32561, hereafter called Assignor (which word shall be construed in the plural where the context requires), the present owner and holder of the leasehold interest of lessee in that lease granted by Santa Rosa Island Authority, as leasing agent of Escambia County, Florida, to A. Downing Gray, a married man and William J. Langley, a married man dated November 22, 1968, and recorded in Official Records Book 501 at Page 175of the Public Records of Escambia County, Florida, covering the following described real property on Santa Rosa Island in Escambia County, Florida:

Lot 57, Block B, Villa Sabine, a subdivision of a portion of Santa Rosa Island, Escambia County, Florida, according to the Plat of said subdivision recorded in Plat book 5 at page 63 of the Public Records of said County.

Parcel Identification Number: 28-2S-26-1900-570-002

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, do(es) hereby grant, convey, sell, assign, and transfer all of the right, title, and interest of Assignor in said lease and demised premises, and all the improvements thereon, and all interest which may be hereafter acquired by Assignor in said leasehold estate, to **Gregory M. Pupchek, a single man**, whose address is P. O. Box 1512, Pensacola, FL 32597hereafter called Assignee (but which word shall be construed in the plural when the context requires), and their heirs, successors and assigns, forever, of Assignee.

By acceptance of this assignment, Assignee hereby assumes and agrees to comply with the provisions of the aforesaid lease and hold Assignor harmless from any liability thereunder. Assignor, covenants that Assignor is the owner of the above leasehold estate; that Assignor has a good right to transfer the same; that the property is free of any lien or

encumbrance not shown above; that the Assignee may at all times peaceably and quietly enter upon, hold, occupy, and enjoy said leasehold estate; that the Assignor shall make such further assurances to perfect the leasehold estate in said property and every part thereof; and that Assignor warrants the leasehold title and will defend the same against the lawful claims of all persons whomsoever; Subject to zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat or restrictive covenants currently of public record; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current year and subsequent years. Together with all and singular the tenements, herediments, and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, the undersigned Assignor has executed this instrument under seal this 22nd day of January, 2009.

Signed, Sealed and delivered in the presence of:

Printed Name: Raymond B. Palmer

Warla R. Willows

Elizabeth a. Kolenzon

STATE OF FLORIDA

COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 22nd day of January 2009, by James W. Roberson and Elizabeth A. Roberson, who is/are personally known to me or() who has/have produced Florida Drivers Licenses as identification.

Notary Public

Print: Raymond B. Palmer State of Florida at Large

(NOTARY SEAL)



RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Sabine Drive

Legal Address of Property: 262 Sabine Dr., Pensacola Beach, 32561

The County () has accepted (x) has not accepted the abutting roadway for maintenance.

This form completed by:

Raymond B. Palmer, P.A.

913 Gulf Breeze Parkway, Suite 41 Gulf Breeze, Florida 32561

AS TO BUYER(S)

Gregory N. Pupchek-Buyer

Witness: Raymond B. Palmer

Witness: Paul E. Printiss

Recorded in Public Records 06/01/2011 at 05:20 PM OR Book 6726 Page 1339, Instrument #2011036887, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

NOTICE OF LIEN SANTA ROSA ISLAND MSBU

STATE OF FLORIDA **COUNTY OF ESCAMBIA**

ACCOUNT NO. 99-0000-826 PRRF NO. 282S26-1900-570-002

RE:

PUPCHEK GREGORY P O BOX 1512 PENSACOLA FL 32597

THIS NOTICE OF LIEN is hereby filed pursuant to Section 46.212 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments (fire protection and island assessments) for fiscal year 2010-2011 plus interest at 18 percent (18%) per year, calculated monthly, against a leasehold, more particularly described as:

> LT 57 BLK B VILLA SABINE PB 5 P 63 OR 1080 P 859 SHEET 4

vested in lessee pursuant to that certain document vesting title to the leasehold in the lessee filed in the public records of Escambia County. This claim of lien was included in the list of outstanding and uncollected annual assessments delivered to the Board of County Commissioners and shall remain and constitute a lien against the leasehold identified until satisfied by payment to the Clerk of the Circuit Court of the lieft, as follows: Fire Protection \$212.12, and Island MSBU \$201.38 for the total amount of \$413.50 plus interest at the rate of 18 percent (18%) per year, calculated monthly (one and one-half percent per month) on the total amount (\$413.50) assessed per annum, accrued from the delinquent date of April 1, 2011, until said assessment and penalties are paid. Evidence of discharge and satisfaction of this lien shall be recorded in the public records of Escambia County, Florida, by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the leasehold. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173. Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

ERNIE LEE MAGAHA

RK OF THE CIRCUIT COURT AND COMPTROLLER

STATE OF FLORIDA COUNTY OF ESCAMBIA

Before the undersigned deputy clerk, personally appeared Brenda Robinson, personally known to me and known to me to be the individual described by said name who executed the foregoing as Deputy Clerk to Ernie Lee Magaha, Clerk of the Circuit Court and Comptroller, and acknowledged before me that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this _____day of June, A.D., 2011.



ERNIE LEE MAGAHA CLERK OF THE CIRCUIT COURT AND COMPTROLLER ESCAMBIA COUNTY, FLORIDA

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: 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: 10-7-2013 TAX ACCOUNT NO.: 17-0617-000 CERTIFICATE NO.: 2011-11824 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. Gregory M. Pupchek P.O. Box 1512 Pensacola, FL 32591 and 262 Sabine Dr. Pensacola Beach, FL 32561 SRIA P.O. Box 1208 Pensacola Beach, FL 32562 Certified and delivered to Escambia County Tax Collector, this 22nd day of May , 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.: 10350 May 22, 2013

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

- 1. MSBU Lien filed by Santa Rosa Island Authority recorded in O.R. Book 6726, page 1339.
- 2. Subject to terms and conditions of any controlling Santa Rosa Island leases, subleases, lease assignments or condominium documents applicable to this parcel.
- 3. Taxes for the year 2010-2011 delinquent. The assessed value is \$570,918.00. Tax ID 17-0617-000.

PLEASE NOTE THE FOLLOWING:

- A. Taxes and assessments due now or in subsequent years.
- B. Subject to Easements, Restrictions and Covenants of record.
- C. Oil, gas, mineral or any other subsurface rights of any kind or nature.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 10350 May 22, 2013

Lot 57, Block B, Villa Sabine, a subdivision of a portion of Santa Rosa Island, Escambia County, Florida, as per plat thereof, recorded in Plat Book 5, Page 63, of the Public Records of Escambia County, Florida.

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.: 10350 May 22, 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 05-21-1993, through 05-21-2013, and said search reveals the following:

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

Gregory M. Pupchek

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: 1/24/ 1/07

May 22, 2013

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 October 7, 2013, 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 CATALINA TAX CO LLC holder of Tax Certificate No. 11824, 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 57 BLK B VILLA SABINE PB 5 P 63 OR 6419 P 300 SHEET 4

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 170617000 (13-740)

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

GREGORY M PUPCHEK

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the first Monday in the month of October, which is the 7th day of October 2013.

Dated this 5th day of September 2013.

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 Heather Mahoney 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

Post Property:

262 SABINE DR 32561

By:

Heather Mahoney Deputy Clerk

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PAM CHILDERS

CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Heather Mahoney

Deputy Clerk

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 11824 of 2011

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 5, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

GREGORY M PUPCHEK
PO BOX 1512
PENSACOLA, FL 32591
PENSACOLA BEACH, FL 32561

SRIA
PO BOX 1208
PENSACOLA BEACH, FL 32562
PENSACOLA BEACH, FL 32562
PENSACOLA BEACH, FL 32562
PENSACOLA BEACH, FL 32562

WITNESS my official seal this 5th day of September 2013.

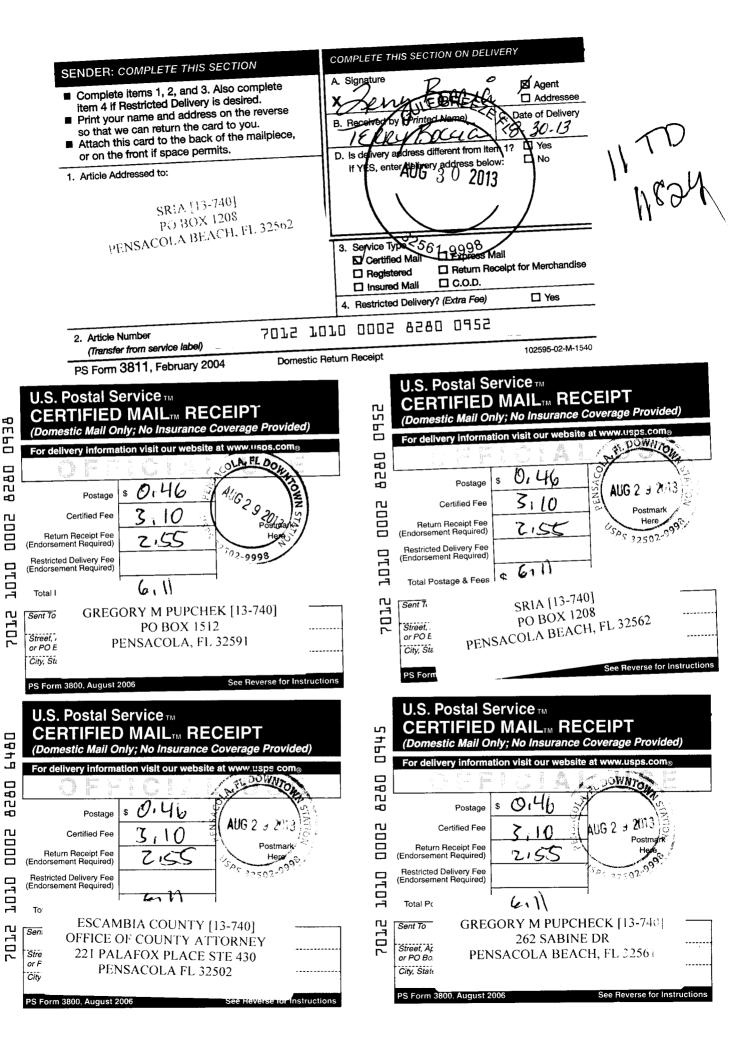
PAM CHILDERS
CLERK OF THE CIRCUIT COURT

the Alexander

SEAL

Deputy Clerk

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON 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 mailpiece, or on the front if space permits. 	A. Signature X		
1. Article Addressed to: GREGORY M PUPCHEK [13-740] PO BOX 1512 PENSACOLA, FL 32591	D. Is delivery address different from item 19 Yes If YES, enter delivery address of the LD on No		
	3. Service Type Certified Mail Registered Insured Mail C.O.D. C.O.D. Express Mail 998 C.O.D.		
2. Article Number	4. Restricted Delivery? (Extra Fee) Yes		
	8670 0858 5000 041		
PS Form 3811, February 2004 Domestic Ret	urn Receipt 102595-02-M-1540		



COMPLETE THIS SECTION ON DELIVERY SENDER: COMPLETE THIS SECTION A Signature Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ☐ Agent ☐ Addressee Print your name and address on the reverse Date of Delivery 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. D. Is delivery ad If YES, enter delivery address below: 1. Article Addressed to: SEP 05 2013 GREGORY M PUPCHECK [13-7/46] 262 SABINE DR PENSACOLA BEACH, FL 3256 Service Type Certified Mail Merchandise ☐ Registered ☐ Insured Mail 4. Restricted Delivery? (Extra Fee) ☐ Yes 2015 7010 0005 8580 0442 2. Article Number 102595-02-M-1540 (Transfer from service label) Domestic Return Receipt PS Form 3811, February 2004