

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Apr 23, 2014 / 140160**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 45.0000** , issued the **1st day of June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 01-0290-096**

**Certificate Holder:**  
HMF FL G, LLC AND CAPITAL ONE  
PO BOX 54291  
NEW ORLEANS, LOUISIANA 70154

**Property Owner:**  
LIU FENG Y  
629 EASTWOOD CIR  
PENSACOLA , FLORIDA 32514

**Legal Description:**  
LT 32 EASTWOOD PB 14 P 87 OR 4872 P 1256

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
2012	45.0000	06/01/12	\$1,826.00	\$0.00	\$91.30	\$1,917.30

**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	30.0000	06/01/13	\$1,741.50	\$6.25	\$87.08	\$1,834.83

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

\$3,752.13
\$0.00
\$1,502.87
\$250.00
\$75.00
\$5,580.00
\$5,580.00
\$6.25

\*Done this 23rd day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley Rich, CFEA  
Senior Deputy Tax Collector

Date of Sale: 3 November 2014

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

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

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**HMF FL G, LLC AND CAPITAL ONE  
PO BOX 54291  
NEW ORLEANS, Louisiana, 70154**

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>
45.0000	01-0290-096	06/01/2012	LT 32 EASTWOOD PB 14 P 87 OR 4872 P 1256

**2013 TAX ROLL**

LIU FENG Y  
629 EASTWOOD CIR  
PENSACOLA , Florida 32514

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.

Gintdareo (Ginny Donaghy)

Applicant's Signature

04/23/2014

Date

# Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

14-779

## OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11426

August 13, 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 08-13-1994, through 08-13-2014, and said search reveals the following:

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

Feng Ying Liu

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 13, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11426

August 13, 2014

**Lot 32, Block , Eastwood Subdivision, as per plat thereof, recorded in Plat Book 14, Page 87, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11426

August 13, 2014

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

1. Taxes for the year 2011-2013 delinquent. The assessed value is \$98,826.00. Tax ID 01-0290-096.

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.: 01-0290-096

CERTIFICATE NO.: 2012-45

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

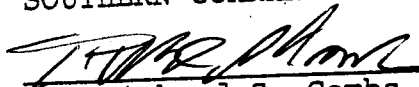
      X   Notify Escambia County, 190 Governmental Center, 32502

      X   Homestead for     tax year.

Feng Ying Liu  
629 Eastwood Circle  
Pensacola, FL 32514  
and  
1694 Cedrus Lane  
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,  
this 14th 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.

Prepared By: AMY FREDERICKSON  
CHELSEA TITLE AGENCY OF NORTHWEST FLORIDA, INC.  
4300 BAYOU BLVD., SUITE 17-E  
PENSACOLA, FL 32503  
incidental to the insurance of a title insurance policy.  
File Number: 02-2654-af  
Parcel ID #: 06-1S-29-0990-000-032  
Grantee(s) SS #: [REDACTED]

OR BK 4872 PG 1256  
Escambia County, Florida  
INSTRUMENT 2002-945311  
DEED REC STAMPS PD 0-ESC CO \$ 805.00  
03/22/02 ERIN ZEEB, CLERK  
By: [Signature]

10.50  
405.00

**WARRANTY DEED  
(INDIVIDUAL)**

This WARRANTY DEED, dated 03/19/2002  
by ANTHONY J. McARTHUR, A SINGLE MAN  
whose post office address is:  
P.O. BOX 10094, PENSACOLA, FL 32524  
hereinafter called the GRANTOR, to  
FENG YING LIU, A SINGLE WOMAN  
whose post office address is:  
629 EASTWOOD CR., PENSACOLA FL 32514  
hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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:

**LOT 32, EASTWOOD SUBDIVISION, BEING A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 14, AT PAGE 87, OF THE PUBLIC RECORDS OF SAID COUNTY.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2002 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

Signed in the presence of the following witnesses:

Witness  
Signature: [Signature]  
Print Name: Amy Frederickson

[Signature]  
ANTHONY J. McARTHUR

Witness  
Signature: [Signature]  
Print Name: MARK DOWNEY

State of Florida  
County of Escambia

I am a notary public of the state of Florida and my commission expires: 3/6/06 THE FOREGOING INSTRUMENT was acknowledged before me on 03/19/2002 by:  
ANTHONY J. McARTHUR, A SINGLE MAN  
who is personally known to me or who has produced Driver's License as identification and who Did take an oath.

Notary Seal

Signature: [Signature]  
Print Name: Notary Public



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 00045 of 2012**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 2, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

FENG Y LIU 629 EASTWOOD CIR PENSACOLA, FL 32514	FENG Y LIU 1694 CEDRUS LANE PENSACOLA FL 32514
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WITNESS my official seal this 2nd day of October 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 November 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 HMF FL G LLC AND CAPITAL ONE holder of Tax Certificate No. 00045, issued the 1st day of June, A.D., 2012 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 32 EASTWOOD PB 14 P 87 OR 4872 P 1256

SECTION 06, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 010290096 (14-779)

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

FENG Y LIU

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 November, which is the 3rd day of November 2014.

Dated this 2nd day of October 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:

629 EASTWOOD CIR 32514



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

FENG Y LIU  
629 EASTWOOD CIR  
PENSACOLA, FL 32514

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk