

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2012/ 130.000, Issued the 01st day of June, 2012, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit: 01-1153-000

Cert Holder PALM TREE TAX 2, LLC  
PO BOX 37539  
BALTIMORE MD 21297

Property Owner PRICE RICHARD B & PATRICIA H  
4680 CHRISTY DR  
PENSACOLA FL 32504

LOT 8 BLK 9  
SCENIC HILLS S/D PB 3 P 30  
OR 831 P 390 OR 2143 P 79  
OR 3319 P 433

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
2012/ 130.000	06/01/2012	744.68	0.00	37.23	781.91

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
2013/ 105.000	06/01/2013	758.58	6.25	37.93	802.76

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County)	1,584.67
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	
3. Total of Current Taxes Paid by Tax Deed Applicant .{2013}	700.03
4. Ownership and Encumbrance Report Fee	250.00
5. Total Tax Deed Application Fee	75.00
6. Total Certified By Tax Collector To Clerk of Court	2,609.70
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.	34,240.00
15. Total of Lines 12 thru 14 (Statutory Opening Bid)	
16. Redemption Fee	6.25
17. Total Amount to Redeem	

\* Done this the 12th day of May, 2014

Date of Sale: November 3, 2014 TAX COLLECTOR OF Escambia County Tax Collector County By Candice Jones

\* This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) 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,

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>
130.0000	01-1153-000	06/01/2012	LOT 8 BLK 9 SCENIC HILLS S/D PB 3 P 30 OR 831 P 390 OR 2143 P 79 OR 3319 P 433

**2013 TAX ROLL**

PRICE RICHARD B & PATRICIA H  
4680 CHRISTY DR  
PENSACOLA, Florida 32504

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.

PALMTREE (Omri Veader)  
Applicant's Signature

04/25/2014  
Date

# Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

14-753

## OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11396

August 5, 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 08-05-1994, through 08-05-2014, and said search reveals the following:

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

Richard B. Price and Patricia H. Price, husband and wife

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 5, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11396

August 5, 2014

**Lot 8, Block 9, Scenic Hills, as per plat thereof, recorded in Plat Book 3, Page 30, of the  
Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11396

August 5, 2014

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

1. Judgment filed by Citifinancial Services, Inc. against Patricia H. Price recorded in O.R. Book 5945, page 1498.
2. Taxes for the year 2011-2013 delinquent. The assessed value is \$68,480.00. Tax ID 01-1153-000.

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: rcsrgt@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.: 01-1153-000

CERTIFICATE NO.: 2012-130

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

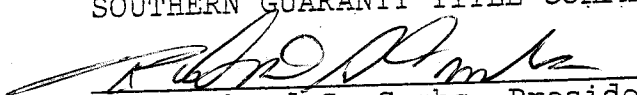
- Notify City of Pensacola, P.O. Box 12910, 32521
- Notify Escambia County, 190 Governmental Center, 32502
- Homestead for 2013 tax year.

Richard B. Price  
Patricia H. Price  
4680 Christy Dr.  
Pensacola, FL 32504

CitiFinancial Services, Inc.  
2620 Creighton Rd., Ste 701  
Pensacola, FL 32504

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.

**This Warranty Deed**

33196 433

Made this 15th day of February A.D. 19 93

by Patricia J. Dismore-Bailey N/K/A Patricia H. Price joined by her husband Richard B. Price and Milton F. Henke and Bonnie M. Henke, his wife hereinafter called the grantor, to Richard B. Price and Patricia H. Price, husband and wife

whose post office address is: 4680 Christy Drive Pensacola, Florida 32504

Grantees' SSN: hereinafter called the grantee:

(Whenever used herein the term "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)

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:

See Schedule "A" attached hereto and by this reference made a part hereof.

D.S. PD. \$ 121.10  
DATE 2-18-93  
JOE A. FLOWERS, COMPTROLLER  
BY: J. Carter D.C.  
CENT. REG. # 69-2043328-27-01

D.S. PD. \$ 60.55 - Assume  
DATE 2-18-93  
JOE A. FLOWERS, COMPTROLLER  
BY: J. Carter D.C.  
CENT. REG. # 69-2043328-27-01

Parcel Identification Number: 09-18-29-2000-008-009

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; that the grantor hereby fully 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, 19 92

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Name: Nicole Heintzleman

Name & Address: Patricia H. Price [LS]

Name: Marianne Mason

Name & Address: Richard B. Price [LS]

Name:

Name & Address: Bonnie M. Henke [LS]

Name:

Name & Address: Milton F. Henke [LS]

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 15th day of February, 19 93,

by Patricia J. Dismore-Bailey N/K/A Patricia H. Price joined by her husband Richard B. Price and Milton F. Henke and Bonnie M. Henke, his wife

who is personally known to me or who has produced Drivers Licenses as identification and who Did Not take an oath.

Print Name: Marianne Mason  
Notary Public  
My Commission Expires:

PREPARED BY: Marianne Mason  
RECORD & RETURN TO:  
Lawyers Title Agency of North Florida, Inc.  
1146 Greighton Road Suite 1



Lot Eight (8), Block Nine (9), Scenic Hills, a subdivision of a portion of Section 9, Township 1 South, Range 29 West, Escambia County, Florida, according to plat of said subdivision recorded in Plat Book 3 at page 30 of the public records of said County.

SUBJECT TO that certain mortgage in favor of Barnett Winston Mortgage Company, from Milton F. Henke and Bonnie M. Henke, husband and wife, dated August 24, 1974 in Official Records Book/Volume 831, page 391, of the public records of Escambia County, Florida, in the original sum of \$25,000.00 which Richard B. Price and Patricia H. Price, husband and wife expressly assumes and agrees to pay; and also hereby assumes to pay all the obligations of Patricia J. Dismore-Bailey N/K/A Patricia H. Price joined by her husband Richard B. Price and Milton F. Henke and Bonnie M. Henke, his wife under the terms of the instrument creating the loan to indemnify the Veteran's Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned; as provided by Title 38, Chapter 37, Section 1801, et seq., U.S.C.A., and the Regulations promulgated pursuant thereto.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

The current principal balance is \$17,206.91.

*DAR* *mt* *H.* *B.M.*

FILED  
FEB 10 1975  
ESCAMBIA COUNTY  
FLORIDA

022677



IN THE COUNTY COURT, IN AND  
FOR ESCAMBIA COUNTY, FLORIDA

CASE NO.: 2006 CC 001273

CITIFINANCIAL SERVICES, INC.,

Plaintiff,

vs.

PATRICIA H. PRICE,

Defendant.

Ernie Lee Magaha  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2006057834 08/08/2006 at 11:39 AM  
OFF REC BK: 5924 PG: 142 - 142 Doc Type: FJ

**FINAL JUDGMENT FOR PLAINTIFF**

The Court finding that the defendant, PATRICIA H. PRICE, is indebted to the plaintiff, CITIFINANCIAL SERVICES, INC., in the sum of \$7,861.53, together with interest in the amount of \$717.86, and attorney's fees of \$300.00. It is,

ADJUDGED that the plaintiff, CITIFINANCIAL SERVICES, INC., recover of and from the defendant, PATRICIA H. PRICE, the sum of \$7,861.53, as principal, \$717.86 interest, attorney's fees of \$300.00, plus costs herein taxed at \$275.00, making a total of \$9,154.39, that shall bear interest at the rate of nine per cent per annum, for all of which let execution issue.

DONE and ORDERED in Chambers, at Pensacola, Escambia County, Florida this

*5th* day of *June*, 2006.

*[Signature]*  
\_\_\_\_\_  
JUDGE

Copies furnished to:

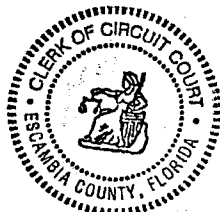
Sidney E. Lewis, Esquire  
Lewis & Bernard, P.A.  
Attorney for Plaintiff  
300 West Adams Street, Suite 300  
Jacksonville, FL 32202

Plaintiff's Address:  
CitiFinancial Services Inc.  
2620 Creighton Road, Suite 701  
Pensacola, FL 32504

Patricia H. Price  
SS# Unknown  
4680 Christy Drive  
Pensacola, FL 32504

ERNE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2006 JUN - 5 A 10: 31  
COUNTY CIVIL DIVISION  
FILED & RECORDED

/jh  
#39056



"CERTIFIED TO BE A TRUE COPY  
OF THE DOCUMENTION FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA"

BY: *[Signature]* D.C.  
DATE: 7/6/2006

Case: 2006 CC 001273



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Dkt: CC1033 Pg#: 1