## FULL LEGAL DESCRIPTION Parcel ID Number: 03-0366-000

May 05, 2014 Tax Year: 2011

Certificate Number: 1482.0000

BEG AT SW COR OF E 6A OF LT 2 E ALG S LI OF LT 208 75/100 FT N AT RT ANG 430 29/100 FT TO N LI OF LT 2 W ALG N LI OF LT 208 75/100 FT S AT RT ANG 430 29/100 FT TO POB DB 532/542 P 278/22 LESS OR 100 P 9 STATE RD R/W S/D OF S1/2 OF LT 4 PLAT DB 18 P 557 LESS OR 1315 P 633-HILSON BEG AT SE COR OF SEC 23 N 0 DEG 32 MIN 19 SEC E 1101 1/10 FT TO POINT ON W LI OF SEC 22 S 89 DEG 56 MIN 41 SEC E 33 FT FOR POB CONTINUE SAME COURSE 402 68/100 FT S 0 DEG 25 MIN 19 SEC W 815 61/100 FT S 89 DEG 27 MIN 41 SEC E 390 18/100 FT TO POINT ON N LI OF SEC 26 S 56 DEG 49 MIN 19 SEC W ALG N LI OF SEC 26 116 53/100 FT S 85 DEG 59 MIN 1 SEC W 59 12/100 FT N 79 DEG 46 MIN 19 SEC W 385 26/100 FT N 54 DEG 39 MIN 6 SEC W 103 98/100 FT S 13 DEG 13 MIN 41 SEC W 100 FT TO POINT ON CURVE ON N R/W LI OF INTERSTATE H/W NWLY ALG R/W CURVE 156 99/100 FT N 0 DEG 32 MIN 19 SEC E 819 69/100 FT TO POB OR 4455 P 1541 LESS OR 693 P 960 WENTWORTH LESS OR 99 P 501 STATE RD R/W LESS RE S/D OF MT OLIVE S/D PB 6 P 45 S/D OF S 1/2 OF LT 4 PLAT DB 18 P 557

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.

### 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:

Certificate No. 1482.0000

Parcel ID Number 03-0366-000

**Date** 06/01/2012

**Legal Description** 

BEG AT SW COR OF E 6A OF LT 2 E ALG S LI OF LT 208 75/100 FT N AT RT ANG 430 29/100 FT TO N LI OF LT 2 W ALG N LI OF LT 208 75/100 FT S AT RT ANG 430 29/100 FT TO POB DB 532/542 P 278/22 LESS OR 100 P 9 STATE RD R/W S/D OF S1/2 OF LT 4 PLAT DB 18 P 557 LESS OR 1315 P 633-HILSON BEG AT SE COR OF SEC 23 N 0 DEG 32 MIN 19 SEC E 1101 1/10 FT TO POINT ON W LI OF SEC 22 S 89 DEG 56 MIN 41 SEC E 33 FT FOR POB CONTINUE SAME COURSE 402 68/100 FT S 0 DEG 25 MIN 19 SEC W 815 61/100 FT S 89 DEG 27 MIN 41 S ... See attachment for full legal description.

**2013 TAX ROLL** 

BOGGAN RALPH 1262 W HOPE DR PENSACOLA, Florida 32534

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.

Certificate No.

Property No.

Date

Legal Description

2012/ 1482.000

03-0366-000

06/01/2012

OLIVE S/D PB 6 P 45 S/D OF

S 1/2 OF LT 4 PLAT DB 18 P 557

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Property No.

Date

Legal Description

2012/ 1482.000

00 03-0366-000

06/01/2012

BEG AT SW COR OF E 6A OF LT 2 E ALG S LI OF LT 208 75/100 FT N AT RT ANG 430 29/100 FT TO N LI OF LT 2 WALGNLIOFLT 208 75/100 FT S AT RT ANG 430 29/100 FT TO POB DB 532/542 P 278/22 **LESS OR 100 P 9** STATE RD R/W S/D OF S1/2 OF LT 4 **PLAT DB 18 P 557** LESS OR 1315 P 633-HILSON BEG AT SE COR OF SEC 23 N 0 DEG 32 MIN 19 SEC E 1101 1/10 FT TO POINT ON W LI OF SEC 22 S 89 DEG 56 MIN 41 SEC E 33 FT FOR POB **CONTINUE SAME COURSE 402** 68/100 FT S 0 DEG 25 MIN 19 SEC W 815 61/100 FT S 89 DEG 27 MIN 41 SEC E 390 18/100 FT TO POINT ON N LI **OF SEC 26 S 56 DEG 49 MIN** 19 SEC WALG N LI OF SEC 26 116 53/100 FT S 85 DEG 59 MIN 1 SEC W 59 12/100 FT N 79 DEG 46 MIN 19 SEC W 385 26/100 FT N 54 DEG 39 MIN 6 SEC W 103 98/100 FT S 13 DEG 13 MIN 41 SEC W 100 FT TO POINT ON CURVE ON N R/W LI OF INTERSTATE H/W **NWLY ALG R/W CURVE 156** 99/100 FT N 0 DEG 32 MIN 19 SEC E 819 69/100 FT TO POB OR 4455 P 1541 LESS OR 693 P 960 WENTWORTH LESS OR 99 P 501 STATE RD R/W LESS RE S/D OF MT

#### NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

To: Tax Collector of Escambia County Tax Collector County: Janet Holley

In accordance with the Florida Statutes, I,

US BANK AS CUST FOR CAZ CREEK

PO BOX 645132 LOCKBOX # 005132 CINCINNATI OH 45264

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

Certificate No.

Property No.

Date

**Legal Description** 

2012/

1482.000

03-0366-000

06/01/2012

I agree to pay all delinquent taxes, redeem all outstanding tax 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 tax collector's fees, ownership and encumbrance report 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.

S/D OF S1/2 OF LT 4 PLAT DB 18 P 557 LESS OR 1315 P 633-HILSON BEG AT SE COR OF SEC 23 N 0 DEG 32 MIN 19 SEC E 1101 1/10 FT TO POINT ON W LI OF SEC 22 S 89 DEG 56 MIN 41 SEC E 33 FT FOR POB **CONTINUE SAME COURSE 402** 68/100 FT S 0 DEG 25 MIN 19 SEC W 815 61/100 FT S 89 DEG 27 MIN 41 SEC E 390 18/100 FT TO POINT ON N LI OF SEC 26 S 56 DEG 49 MIN 19 SEC WALG N LI OF SEC 26 116 53/100 FT S 85 DEG 59 MIN 1 SEC W 59 12/100 FT N 79 DEG 46 MIN 19 SEC W 385 26/100 FT N 54 DEG 39 MIN 6 SEC W 103 98/100 FT S 13 DEG 13 MIN 41 SEC W 100 FT TO POINT ON CURVE ON N R/W LI OF INTERSTATE H/W **NWLY ALG R/W CURVE 156** 99/100 FT N 0 DEG 32 MIN 19 SEC E 819 69/100 FT TO POB OR 4455 P 1541 LESS OR 693 P 960 WENTWORTH LESS OR 99 P 501 STATE RD R/W LESS RE S/D OF MT OLIVE S/D PB 6 P 45 S/D OF S 1/2 OF LT 4 PLAT DB 18 P 557

#### TAX COLLECTOR'S CERTIFICATION

**Application Date/Number** APR 25, 2014 140200

This is to certify that the holder listed below of Tax Sale Certificate Number 2012/ 1482.000, 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: 03-0366-000

Cert US BANK AS CUST FOR CAZ CREEK

Holder PO BOX 645132

LOCKBOX # 005132 **CINCINNATI OH 45264**  **Property** Owner **BOGGAN RALPH** 

**1262 W HOPE DR** 

PENSACOLA FL 32534

\*\*\*\* See Additional Legal Next Page \*\*\*\*

BEG AT SW COR OF E 6A OF LT 2 E ALG S LI OF LT 208 75/100 FT N AT RT ANG 430 29/100 FT TO N LI OF LT 2

WALGNLIOFLT 208

75/100 FT S AT RT ANG 430

29/100 FT TO POB DB 532/542 P 278/22 **LESS OR 100 P 9** STATE RD R/W

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 T/C Fee Face Amount Interest Total 2012/ 1482.000 06/01/2012 754.14 0.00 57.82 811.96

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/ 1292.000	06/01/2013	780.13	6.25	39.01	825.39

<ol> <li>Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County)</li> </ol>	1,637.35
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	
3. Total of Current Taxes Paid by Tax Deed Applicant .{2013}	725.17
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	2,687.52
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.	37,837.00
15. Total of Lines 12 thru 14 (Statutory Opening Bid)	
16. Redemption Fee	6.25
17. Total Amount to Redeem	
Date of Sale:  * Done this the 06th day of May, 2014  TAX COLLECTOR OF Escambia County Tax Collector County  By	Makurn
* This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date	

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

Recorded in Public Records 06/12/2006 at 01:02 PM OR Book 5926 Page 486, Instrument #2006059123, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY STATE OF FLORIDA, CIVIL DIVISION

CLERK GOOD OF TOUR TESCAMBLE CULTURE A COUNT TO ALL

ASSET ACCEPTANCE LLC

Plaintiff,

70% JUN -8 A IC 30

vs.

Case No: 06SC565 COUNTY CIVIL DIVISION FOR FD & RECORDED

RALPH BOGGAN

Defendant(s).

#### FINAL JUDGMENT AFTER STIPULATED AGREEMENT

THIS CAUSE having come before the court, and the court having considered the court file and the affidavit of non-payment/non-compliance

IT IS ORDERED AND ADJUDGED that final judgment is hereby entered in favor of the Plaintiff, ASSET ACCEPTANCE LLC, P.O. Box 2036, Warren, MI, 48090, and against Defendant, RALPH BOGGAN, 1262 W HOPE DR PENSACOLA, FL 32534, in the sum of \$1600.00 on principal \$0.00 as prejudgment interest, \$0.00 for attorneys fees with costs of \$180.00 less \$0.00 in payments, for a total sum of 1780.00 which sum shall bear interest at the rate of 9% per year all of which let execution issue.

ORDERED AND ADJUDGED that defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the plaintiff's attorney within forty five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for a new trial or notice of appeal is filed.

Jurisdiction in this case is retained to enter further orders that are proper to compel the defendant to complete form 7.343 and return it to the plaintiff's attorney.

DONE AND ORDERED in chambers at ESCAMBAA County, Florida on this day of 1000, 2000.

COUNTY COURT JUDGE

cc: ASSET ACCEPTANCE LLC, c/o Rodolfo J. Miro, P.O. Box 9065, Brandon, FL 33509, Bar - 0103799

RALPH BOGGAN, 1262 W HOPE DR PENSACOLA, FL 32534

21670511

Case: 2006 SC 000565 00052755353

Dkt: CC1033 Pg#:

BK: 5930 PG: 1159 Last Page

#### Legal Description:

BEG AT SW COR OF E 6A OF LT 2 E ALG S LI OF LT 208 75/100 FT N AT RT ANG 430 29/100 FT TO N LI OF LT 2 W ALG N LI OF LT 208 75/100 FT S AT RT ANG 430 29/100 FT TO POB DB 532/542 P 278/22 LESS OR 100 P 9 STATE RD R/W S/D OF 51/2 OF LT 4 PLAT DB 18 P 557 LESS OR 1315 P 633-HILSON BEG AT SE COR OF SEC 23 N 0 DEG 32 MIN 19 SEC E 1101 1/10 FT TO POINT ON W LI OF SEC 22 S 89 DEG 56 MIN 41 SEC E 33 FT FOR POB CONTINUE SAME COURSE 402 68/100 FT S 0 DEG 25 MIN 19 SEC W 815 61/100 FT S 89 DEG 27 MIN 41 SEC E 390 18/100 FT TO POINT ON N LI OF SEC 26 S 56 DEG 49 MIN 19 SEC W ALG N LI OF SEC 26 116 53/100 FT S DEG 59 MIN 1 SEC W 59 12/100 FT N 79 DEG 46 MIN 19 SEC W 385 26/100 FT N 54 DEG 39 MIN 6 SEC W 103 98/100 FT S 13 DEG 13 MIN 41 SEC W 100 FT TO POINT ON CURVE ON N R/W LI OF INTERSTATE H/W NWLY ALG R/W CURVE 156 99/100 FT N 0 DEG 32 MIN 19 SEC E 819 69/100 FT TO POB OR 4455 P 1541 LESS OR 693 P 960 WENTWORTH LESS OR 99 P 501 STATE RD R/W LESS RE S/D OF MT OLIVE S/D PB 6 P 45 S/D OF S 1/2 OF LT 4 PLAT DB 18 P 557

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LAMAR **COMPANIES** Lease # 070-5029-01 This Instrument Propered by: James R. McIlwain 5551 Corporate Boulevard Baton Rouge, Louisiana 70808 and AM'there James R. McIlwain **MEMORANDUM OF LEASE AGREEMENT** The undersigned (hereinafter referred to as "Lessor") has executed and delivered to THE LAMAR COMPANIES (hereinafter referred to as "Lessee") a LEASE AGREEMENT dated May 19th leasing a portion of the premises located in the County/Parish of Escambia, State of Florida, more particularly described as follows: 1262 W Hope Drive 22-1S-30-4301-003-002 WHEREAS, said LEASE AGREEMENT (hereinafter referred to as "Lease"), provided for a term of Ten (10) years and provides that the Lease may be continued in force thereafter in accordance with the provision set out as well as other rights and obligations of the parties thereto. NOW, THEREFORE, for the consideration set out in the Lease, Lessor hereby grants, leases and lets to Lessee all rights as specified therein in and upon the said premises, subject to all of the provisions and conditions set out in the Lease for all purposes and the Lease is made a part hereof to the same extent and with the same force and effect as though the same were fully and completely incorporated herein. IN WITNESS WHEREOF, this instrument is duly executed on the date hereinabove specified. CUTED BY LESSOR IN THE PRESENCE OF: ACKNOWLEDGEMENT STATE OF Fla COUNTY/PARISH OF opgoing insignment was acknowledged before me this ALAN MCDUFF MY COMMO Witness my hand and official seal, this NON # DO 42 My Commission Expires: EXECUTED BY LESSEE IN THE PRESENCE OF: RENEWAND C. OXEANAN WIKER'S PRINTED NAME & TITLE

ACKNOWLEDGEMENT

COUNTY/PARISH OF Esch (a)

STATE OF Floride

as rocalidado

My Commission Expires: 8/19/06



#### **EXHIBIT "A"**

#### That portion of the following described property:

3

Begin at the SE corner of Section 23, N 0 deg 32 min 19 sec, E 1101.1 ft to point of W li of Sec 22, S 89 deg 56 min 41 sec, E 33 ft for POB, cont same course 402.68 ft S 0 deg 25 min 19 sec, W 815.61 ft, S 89 deg 27 min 41 sec, E 390.18 ft to point on N line of Sec 26, S 56 deg 49 min 19 sec, W alg N line of Sec 26 116.53 ft, S 85 deg 59 min 1 sec, W 59.12 ft N 79 deg 46 min 19 sec, W 385.26 ft N 54 deg 39 min 6 sec, W 103.98 ft, S 13 deg 13 min 41 sec, W 100 ft to point on curve on N r/w li of interstate h/w, Nwly alg r/w curve 156.99 ft, N 0 deg 32 min 19 sec, E 819.69 ft to POB, DB 557 p 471 less OR 693 p 960-Wentworth; less OR 99 p 501 State Rd r/w; less re S/D of Mt. Olive S/D PB 6 p 45, S/D of S 1/2 of Lot 4, Plat DB 18 p 557, Section 22, Township 1 South, Range 30 West

Lying south of and adjacent to the following described property owned by Grantee:

Parcel A: BEGIN AT THE SOUTHWEST CORNER OF THE EAST 6 ACRES OF LOT 2, A PORTION OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE RUN S 87°51'40" E ALONG THE NORTH LINE OF GOVERNMENT LOT 2 A DISTANCE OF 97.38 FEET; THENCE N 02°08'20" E A DISTANCE OF 115.00 FEET; THENCE S 87°51'40" E A DISTANCE OF 91.38 FEET; THENCE N 02°08'20" W A DISTANCE OF 255.29 FEET; THENCE N 87°51'40" W A DISTANCE OF 188.75 FEET; THENCE S 02°08'20" W A DISTANCE OF 370.29 FEET, TO THE POINT OF BEGINNING. BEING IN AREA 1.36 ACRES, MORE OR LESS.

Parcel B: A PORTION OF LOT 2, A SUBDIVISION OF S ½ OF LOT 4, ACCORDING TO PLAT RECORDED IN DEED BOOK 18, AT PAGE 557, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, BEING IN SECTION 22, TOWNSHIP 1 SOUTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 6 ACRES OF LOT 2, A PORTION OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE RUN S 87°51'40" E ALONG THE NORTH LINE OF GOVERNMENT LOT 2 A DISTANCE OF 97.38 FEET FOR THE POINT OF BEGINNING; THENCE N 02°08'20" E A DISTANCE OF 115.00 FEET; THENCE S 87°51'40" E A DISTANCE OF 91.38 FEET; THENCE S 02°08'20" W A DISTANCE OF 115.00 FEET; THENCE N 87°51'40" W A DISTANCE OF 91.38 FEET TO THE POINT OF BEGINNING. BEING IN AREA 0.24 ACRES, MORE OR LESS.

RCD Aug 19, 1999 12:42 pm Escambia County, Florida

Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT 99-647854

OR BK 4455 P61541

08/19/99 ENGE LEE MIGHA

This instrument was prepared by and return to: WILLIAM E. FARRINGTON, II Wilson, Harrell, Smith, Boles & Farrington, P.A. 307 South Palafox Street Pensacola, FL 32501 543/-27557 · Parcel I.D. No. 22-18-30-4301-001-001

#### **QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That TERRY W. SMITH and MELANIE R. SMITH, husband and wife, Grantors, for and in consideration of the sum of (\$10.00) TEN AND NO/100 DOLLARS, the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto RALPH BOGGAN, Grantee, Grantee's heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia, State of Florida, to-wit:

See Attached Exhibit "A"

TITLE TO THE ABOVE DESCRIBED PROPERTY WAS NEITHER EXAMINED NOR INSURED BY THE PREPARER OF THIS INSTRUMENT.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 284 day of July, 1999, A.D.

Signed, Sealed and Delivered in the presence of:

Print:

(SEAL)

(SEAL)

STATE OF FLORIDA **COUNTY OF ESCAMBIA** 

The foregoing instrument was acknowledged before me this 28 July, 1999, by Terry W. Smith and Melanie R. Smith, husband and wife, who are personally known to me or who produced Arives \icense as identification.

> Reters **NOTARY PUBLIC - STATE OF FLORIDA** My Commission Expires:

My Commission Number:

# 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

Janet Holley Escambia County Tax Collector
Pensacola, FL 32596
CERTIFICATION: TITLE SEARCH FOR TDA
TAX DEED SALE DATE: 12-1-2014
TAX ACCOUNT NO.: 03-0366-000
CERTIFICATE NO.: 2012-1482
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 agencies property. The above referenced tax sale certificate is described property. The above referenced tax deed sale. being submitted as proper notification of tax deed sale.
YES NO BOY 12910, 32521
X Notify City of Pensacola, P.O. Box 12910, 32521
X Notify Escambia County, 190 Governmental Center, 32502
X Homestead for 2013 tax year.
Ralph Boggan 1262 W. Hope Dr. Pensacoal, FL 32534
The Lamar Companies 5551 Corp. Blvd. Baton Rouge, LA 70808
Asset Acceptance LLC P.O. Box 2036 Warren, MI 48090
Certified and delivered to Escambia County Tax Collector, this 10th day of September , 2014 .
SOUTHERN GUARANTY TITLE COMPANY

by: Richard S. Combs, 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.: 11466 September 3, 2014

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

- 1. Lease Agreement to the Lamar Companies recorded in O.R. Book 5930, page 486.
- 2. Apparent Judgment filed by Asset Acceptance LLC recorded in O.R. Book 5926, page 486.
- 3. Taxes for the year 2011-2013 delinquent. The assessed value is \$65,661.00. Tax ID 03-0366-000.

#### 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.: 11466 September 3, 2014

#### 221S304301003002 - Full Legal Description

BEG AT SW COR OF E 6A OF LT 2 E ALG S LI OF LT 208 75/100 FT N AT RT ANG 430 29/100 FT TO N LI OF LT 2 W ALG N LI OF LT 208 75/100 FT S AT RT ANG 430 29/100 FT TO POB S/D OF S1/2 OF LT 4 PLAT DB 18 P 557 DB 532/542 P 278/22 LESS OR 100 P 9 STATE RD R/W LESS OR 1315 P 633-HILSON BEG AT SE COR OF SEC 23 N 0 DEG 32 MIN 19 SEC E 1101 1/10 FT TO POINT ON W LI OF SEC 22 S 89 DEG 56 MIN 41 SEC E 33 FT FOR POB CONTINUE SAME COURSE 402 68/100 FT S 0 DEG 25 MIN 19 SEC W 815 61/100 FT S 89 DEG 27 MIN 41 SEC E 390 18/100 FT TO POINT ON N LI OF SEC 26 S 56 DEG 49 MIN 19 SEC W ALG N LI OF SEC 26 116 53/100 FT S 85 DEG 59 MIN 1 SEC W 59 12/100 FT N 79 DEG 46 MIN 19 SEC W 385 26/100 FT N 54 DEG 39 MIN 6 SEC W 103 98/100 FT S 13 DEG 13 MIN 41 SEC W 100 FT TO POINT ON CURVE ON N R/W LI OF INTERSTATE H/W NWLY ALG R/W CURVE 156 99/100 FT N 0 DEG 32 MIN 19 SEC E 819 69/100 FT TO POB OR 4455 P 1541 LESS OR 693 P 960 WENTWORTH LESS OR 99 P 501 STATE RD R/W LESS RE S/D OF MT OLIVE S/D PB 6 P 45 S/D OF S 1/2 OF LT 4 PLAT DB 18 P 557 LESS OR 6990 P 1922 BOGGAN LESS OR 7065/7142 P 366/1609 BOGGAN

### **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B Pensacola, Florida 32503

Telephone: 850-478-8121 Facsimile: 850-476-1437

14-852

#### OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11466

September 3, 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 09-03-1994, through 09-03-2014, and said search reveals the following:

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

Ralph Boggan

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.

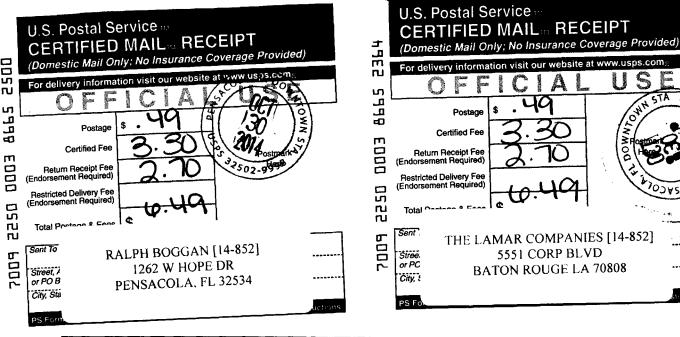
THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

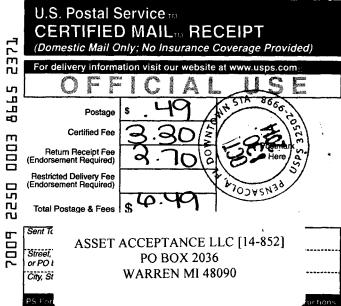
Southern Guaranty Title Company

September 3, 2014

Eta	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		
ASSET ACCEPTANCE LLC [14-852] PO BOX 2036 WARREN MI 48090	3. Service Type  Certified Maii Registered Return Receipt for Merchandise Insured Mail C.O.D.  4. Restricted Delivery? (Extra Fee)		
2. Article Number 7009 2250 0003 8665 2371.  (Transfer from service label) 7009 Domestic Return Receipt 108505 80 41 1549			
SEMELIS: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
<ul> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> <li>Article Addressed to:</li> </ul>	A. Signature  X.		
THE LAMAR COMPANIES [14-852]			
5551 CORP BLVD BATON ROUGE LA 70808	3. Service Type  Certified Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.  4. Restricted Delivery? (Extra Fee)		

يدريني همنجا المؤاف	
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is destrict.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature  X
1. Article Addressed to:  RALPH BOGGAN [14-852] 1262 W HOPE DR	D. Is delivery address different from item 1?
PENSACOLA, FL 32534	3. Service Type  Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.
	4. Restricted Delivery? (Extra Fee)
2. Article Number 7009 2:	250 0003 8665 2500
P8 Form 3811, February 2004 Domestic Re	eturn Receipt 102595-02-M-1540





12/01482

Postage

THE LAMAR COMPANIES [14-852]

5551 CORP BLVD

**BATON ROUGE LA 70808** 

Certified Fee

## **LEGAL DESCRIPTION**

BEG AT SW COR OF E 6A OF LT 2 E ALG S LI OF LT 208 75/100 FT N AT RT ANG 430 29/100 FT TO N LI OF LT 2 W ALG N LI OF LT 208 75/100 FT S AT RT ANG 430 29/100 FT TO POB DB 532/542 P 278/22 LESS OR 100 P 9 STATE RD R/W S/D OF S1/2 OF LT 4 PLAT DB 18 P 557 LESS OR 1315 P 633-HILSON BEG AT SE COR OF SEC 23 N 0 DEG 32 MIN 19 SEC E 1101 1/10 FT TO POINT ON W LI OF SEC 22 S 89 DEG 56 MIN 41 SEC E 33 FT FOR POB CONTINUE SAME COURSE 402 68/100 FT S 0 DEG 25 MIN 19 SEC W 815 61/100 FT S 89 DEG 27 MIN 41 SEC E 390 18/100 FT TO POINT ON N LI OF SEC 26 S 56 DEG 49 MIN 19 SEC W ALG N LI OF SEC 26 116 53/100 FT S 85 DEG 59 MIN 1 SEC W 59 12/100 FT N 79 DEG 46 MIN 19 SEC W 385 26/100 FT N 54 DEG 39 MIN 6 SEC W 103 98/100 FT S 13 DEG 13 MIN 41 SEC W 100 FT TO POINT ON CURVE ON N R/W LI OF INTERSTATE H/W NWLY ALG R/W CURVE 156 99/100 FT N 0 DEG 32 MIN 19 SEC 819 69/100 FT TO POB OR 4455 P 1541 LESS OR 693 P 960 WENTWORTH LESS OR 99 P 501 STATE RD R/W LESS RE S/D OF MT OLIVE S/D PB 6 P 45 S/D OF S 1/2 OF LT 4 PLAT DB 18 P 557

#### 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 December 1, 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 CUST FOR CAZ CREEK holder of Tax Certificate No. 01482, 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:

(see attached)

**SECTION 22, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 030366000 (14-852)

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

#### RALPH BOGGAN

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 December, which is the 1st day of December 2014.

Dated this 30th 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.

COUNT TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

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

#### **CERTIFICATE # 01482 of 2012**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 30, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RALPH BOGGAN
1262 W HOPE DR
PENSACOLA, FL 32534
THE LAMAR COMPANIES
5551 CORP BLVD
BATON ROUGE LA 70808

ASSET ACCEPTANCE LLC PO BOX 2036 WARREN MI 48090

WITNESS my official seal this 30th day of October 2014.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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**Post Property:** 

1262 HOPE DR 32534

COUNTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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#### **Personal Services:**

RALPH BOGGAN 1262 W HOPE DR PENSACOLA, FL 32534 PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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**RALPH BOGGAN 1262 W HOPE DR** PENSACOLA, FL 32534

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

### NON-ENFORCEABLE RETURN OF SERVICE

**Document Number: ECSO14CIV049590NON** 

Agency Number: 15-001238

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT #01482 2012

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

**RE: RALPH BOGGAN** 

**Defendant:** 

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED/LEGAL DESCRIPTION

Individual

Received this Writ on 10/30/2014 at 9:37 AM and served same on RALPH BOGGAN , at 10:35 AM on 10/31/2014 in ESCAMBIA COUNTY, FLORIDA, by delivering 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.

DAVID MORGAN, SHERIFF ESCAMBIA COUNTY/FLORIDA

Service Fee: Receipt No: J. BARTON, CPS \$40.00

BILL

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#### **Post Property:**

1262 HOPE DR 32534



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk 814 CCI 30 A 9:35

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# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

## **NON-ENFORCEABLE RETURN OF SERVICE**

Agency Number: 15-001171

**Document Number: ECSO14CIV049485NON** 

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT # 01482 2012

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

**RE RALPH BOGGAN** 

**Defendant:** 

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/30/2014 at 9:35 AM and served same at 10:30 AM on 10/31/2014 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

J. BARTON, CPS

Service Fee: Receipt No: \$40.00 BILL