

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.	Parcel ID Number	Date	Legal Description
2040.0000	03-4059-000	06/01/2012	LT 6 BLK 87 CORDOVA PARK UNIT NO 4 SEC 33/17 T 1S R 30/29 PB 3 P 100 OR 277 P 939 OR 6284 P 889 SHEET E

2013 TAX ROLL

STAMITOLES GOLDIE & SAUER RICHARD G
2010 PEYTON DR
PENSACOLA, Florida 32503

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.

MTAGCaz (Flor Anne Militar)

Applicant's Signature

04/25/2014

Date

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/ 2040.000	03-4059-000	06/01/2012	LT 6 BLK 87 CORDOVA PARK UNIT NO 4 SEC 33/17 T 1S R 30/29 PB 3 P 100 OR 277 P 939 OR 6284 P 889 SHEET E

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.

April 25, 2014

Applicant's Signature

Date

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2012/ 2040.000, 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:

03-4059-000

Cert US BANK AS CUST FOR CAZ CREEK
Holder PO BOX 645132
 LOCKBOX # 005132
 CINCINNATI OH 45264

Property FOSTER CONSTANTINE FRANK 1/2
Owner INT &
 SAUER RICHARD G EST OF 1/2 INT
 1800 E HATTON ST
 PENSACOLA FL 32503

LT 6 BLK 87
 CORDOVA PARK UNIT NO 4
 SEC 33/17 T 1S R 30/29
 PB 3 P 100
 OR 277 P 939

OR 6284 P 889
 SHEET E

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/ 2040.000	06/01/2012	2,340.13	0.00	117.01	2,457.14

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/ 1841.000	06/01/2013	2,281.66	6.25	114.08	2,401.99

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 4,859.13
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant .{2013} 2,058.02
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 7,242.15
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. Total of Lines 12 thru 14 (Statutory Opening Bid)
16. Redemption Fee 6.25
17. Total Amount to Redeem

* Done this the 06th day of May, 2014

TAX COLLECTOR OF Escambia County Tax Collector County

Date of Sale: December 1, 2014By Debra Maduron

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

3 27-000

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the said State of New York, at the City of New York, this 11th day of February, 1966.

ATTEST:

McChesney
Notary Public

SIGNED, SEALED AND DELIVERED IN
THE PRESENCE OF

James J. J. J. J.
John W. J. J. J.

NOTARY PUBLIC
STATE OF NEW YORK
JAMES J. J. J. J.
JOHN W. J. J. J.

STATE OF NEW YORK)

COUNTY OF NEW YORK) S.S.

Before the subscriber, duly commissioned, qualified and sworn as Notary Public, in and for said State and County personally appeared Tom K. Smith, Jr. and John W. Ehlers, known to me to be the individuals described by said names who executed the foregoing instrument, and to be a Vice President of Monsanto Company, a corporation, and Assistant Secretary of said corporation, and acknowledged and declared that they as Vice President of Monsanto Company, a corporation, and Assistant Secretary of said corporation, and being duly authorized by it, signed its name and affixed the seal to and executed the said instrument for it and as its act and deed.

Given under my hand and seal official this 11th day of February 1966.

James J. J. J. J.
Notary Public

NOTARY PUBLIC
STATE OF NEW YORK
JAMES J. J. J. J.
JOHN W. J. J. J.

3.25 according to
57.70 State stamp
19.25 Federal stamp

74.45

CITY
CLERK

277-830

STATE OF FLORIDA

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS THAT: [unclear] a corporation, for and in consideration of One Dollar and [unclear] good and valuable considerations, the receipt whereof is hereby acknowledged, does bargain, sell, convey and give unto [unclear] Sauer and Goldie S. Sauer, husband and wife, their heirs, executors, administrators, and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

Lot 6, Block 87, Cordova Park, Unit No. 4, described according to plat recorded in Plat Book 3, at page 100, of the public records of Escambia County, Florida.

Subject to easements and restrictions of record.



To have and to hold unto the said grantees, their heirs, executors, administrators and assigns, forever.

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

And the grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN THE CIRCUIT COURT FOR ESCAMBIA COUNTY, FLORIDA
PROBATE DIVISION

IN RE: ESTATE OF RICHARD G. SAUER,
Deceased

FILE No. 2011-CP-478
DIVISION: J

ORDER OF DISCHARGE
(single personal representative)

On the *Petition for Discharge* of Margaret W. Berck, Esq., as personal
representative of the estate of Richard G. Sauer, deceased, the court finding that the
estate has been fully administered and properly distributed, that claims of creditors
have been paid or otherwise disposed of, that the tax imposed by Chapter 198 of the
Florida Statutes, if any, has been paid, and that the personal representative should be
discharged, it therefore is

ADJUDGED that the personal representative is discharged, and the surety on the
personal representative, if any, is released from further liability.

ORDERED on Feb. 6, 2012, at Pensacola, Escambia County,
Florida.


Paul A. Rasmussen
Circuit Judge

ERNE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY FL
2012 FEB -7 P 2:38
PROBATE DIVISION
FILED & RECORDED

(1)
conf.

cc Margaret W. Berck, Esq.

Case: 2011 CP 000478



00056720347

Dkt: CP0D Pg#:

IN THE CIRCUIT COURT FOR ESCAMBIA COUNTY, FLORIDA
PROBATE DIVISION

IN RE: ESTATE OF RICHARD G. SAUER,
Deceased

FILE No. 2011CP478
DIVISION: J

PROBATE DIVISION
FILED & RECORDED

2011 MAY 27 P 2:41

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY FL

LETTERS OF ADMINISTRATION

TO ALL WHOM IT MAY CONCERN:

WHEREAS, Richard G. Sauer, a resident of Escambia County, Florida,
died on May 7, 2011, owning assets in the State of Florida, and

WHEREAS, Margaret W. Berck, Esq., has been appointed Personal
Representative of the Estate of the Decedent, and has performed all acts
prerequisite to issuance of Letters of Administration in the Estate,

NOW, THEREFORE, I THE UNDERSIGNED JUDGE, DECLARE
Margaret W. Berck, Esq., duly qualified under the laws of the State of Florida to
act as Personal Representative of the Estate of Richard G. Sauer, Deceased,
with full power to administer the Estate according to law; to ask, demand, sue for,
recover and receive the property of the Decedent; to pay the debts of the
Decedent as far as the assets of the Estate will permit and the law direct; and to
make distribution of the Estate according to the law.

DONE AND ORDERED in chambers at Pensacola, Escambia County,
Florida, on the 26 day of May, 2011.


CIRCUIT JUDGE

cc. Margaret W. Berck, Esq.

Case: 2011 CP 000478



00001526811

Dkt: CPLA Pg#:

We, CHARLES BRANCH, and T. Greg Henderson, have been sworn by the officer signing below, and declare to that officer on our oaths that the Testator declared the instrument to be the Testator's Will and he signed it in our presence and that we each signed the instrument as witness in the presence of the Testator and of each other.

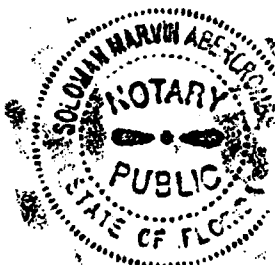
[Signature]
WITNESS:

[Signature]
WITNESS:

Acknowledged and subscribed before me by the Testator, RICHARD G. SAUER, who has produced Florida Driver License No. §600-747-28-389-0 FIA. as identification, and sworn to and subscribed before me by the witnesses, Charles Branch who is personally known to me or who has produced FL. Driver License as identification and T. Greg Henderson who is personally known to me or who has produced FL. Driver License as identification, and subscribed by me in the presence of the Testator and the subscribing witnesses, all on this 29th day of June, 2007.

[Signature]
Name: Solomon Mario Abramowitz

NOTARY PUBLIC - STATE OF FLORIDA
My Commission Expires: April 4th 2008
My Commission Number is: DD306387



Solomon Mario Abramowitz
Notary Public - State of Florida
Commission No. DD306387
My commission Expires Apr. 4, 2008

[Signature]

made in good faith, shall fully protect my Personal Representative and shall be conclusive and binding upon all persons interested in this Will.

IN WITNESS WHEREOF, I have signed this instrument as my LAST WILL AND TESTAMENT, on this 29 day of June, 2007, in the presence of the individuals witnessing at my request.

Richard G. Sauer
RICHARD G. SAUER, Testator

We certify that the above instrument was signed, published, and declared by RICHARD G. SAUER as his LAST WILL AND TESTAMENT in our joint presence, and at his request we have signed our names as attesting witnesses in his presence and in the presence of each other this 29 day of June, 2007.

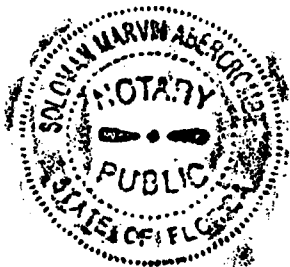
WITNESSES:

CHARLES BRANCH
Printed Name:
Address: 3060 Rosa Del Villa
Gulf Breeze FL 32561

T. Greg Henderson
Printed Name:
Address:
5113 N. Davis Hwy
Pensacola, FL 32503

STATE OF FLORIDA
COUNTY OF SANTA ROSA

I, RICHARD G. SAUER, declare to the officer taking my acknowledgment of this instrument, and to the subscribing witnesses, that I signed this instrument as my Will.

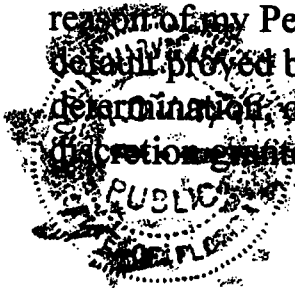


Richard G. Sauer
RICHARD G. SAUER, Testator

authority from any court and in my Personal Representative's sole discretion, to deal with any and all property, real or personal, forming a part of my estate, including property held for minors, and whether constituting income or principal: (a) to invest, reinvest, and retain or abandon assets as long as such action shall seem prudent, without restriction to investments authorized by law; (b) to sell, convey, grant options on, exchange, mortgage, lease, or otherwise dispose of all or any part of my property, real or personal (except as otherwise directed in Article IV), at public or private sale, for such prices and upon such terms (including credit) and in such manner as my Personal Representative deems advisable, including authority and power to make such sale or disposition to any beneficiary under this Will; (c) to receive the proceeds, rents, issues, incomes, and profits there from; (d) to borrow money from themselves or others; (e) to employ and compensate custodians, accountants, attorneys, and other agents; (f) to register securities or other property, real or personal, in nominee or bearer form; (g) to liquidate or compromise any and all claims due to or by my estate; (h) to make distributions of such property in cash or kind or partly in each, in divided or undivided interests; (i) to exercise federal tax elections under the Internal Revenue Code, with or without making compensation among beneficiaries; (j) to retain and manage any business; (k) to pay Personal Representative's commissions and attorneys' fees on account; and (l) to execute and deliver any necessary instruments and give full receipts and discharges.

ARTICLE XI PERSONAL REPRESENTATIVE EXONERATED

My Personal Representative shall be responsible only for due diligence in the administration and disbursement of my estate and shall not be responsible for any loss or subject to any liability except by reason of my Personal Representative's own negligence or willful default, proved by affirmative evidence, and every election, determination, or other exercise by my Personal Representative of any discretion granted, expressly or by implication under this Will or by law,



RT

ARTICLE VII SURVIVORSHIP

A beneficiary (whether primary, alternate, residuary or alternate residuary) must survive me by 30 days in order to take under this Will. If a beneficiary fails to survive me for that period, the property shall then go to the alternate beneficiary or alternate residuary beneficiary designated in this Will.

ARTICLE VIII APPOINTMENT OF PERSONAL REPRESENTATIVE

I appoint Margaret W. Berck, as my Personal Representative. If she predeceases me or fails or ceases to serve, I appoint Juanita Sauer Berck, as my successor Personal Representative.

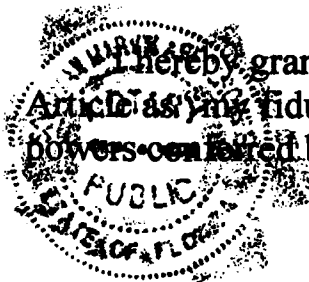
I direct that no bond or other security shall be required of any of the above parties serving as my Personal Representative in any jurisdiction.

ARTICLE IX ADMINISTRATIVE EXPENSES

I direct that all estate, inheritance, or other death taxes (including interest and penalties, if any) payable under the laws of any jurisdiction by reason of my death, whether or not the property generating such taxes passes under this Will or any Codicil, shall be paid out of my residuary estate, without contribution, reimbursement, or apportionment.

ARTICLE X POWERS OF PERSONAL REPRESENTATIVE

I hereby grant to my Personal Representative, referred to in this Article as my "fiduciary" with respect to my estate, in addition to those powers conferred by law, the following powers to be exercised without



RA

**ARTICLE V
DISPOSITION OF INTANGIBLE PROPERTY**

I give fifty percent (50%) of my Sears Holdings Corporation stock to Juanita Sauer Berck and the remaining fifty percent (50%) to Margaret W. Berck.

I give fifty percent (50%) of my Morgan Stanley stock to Juanita Sauer Berck and the remaining fifty percent (50%) to Margaret W. Berck.

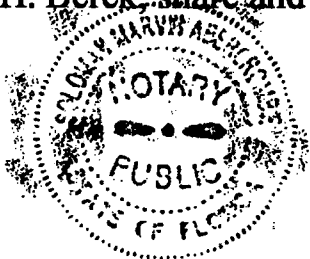
I give fifty percent (50%) of my Allstate stock to Juanita Sauer Berck and the remaining fifty percent (50%) to Margaret W. Berck.

I forgive all interests I have in the promissory note made by Corwin Ackerman in conjunction with his purchase of real property located at 1906 East Lloyd Street, Pensacola, Florida. Furthermore, I cancel and release all rights and interests I have in the resulting mortgage encumbering said property.

**ARTICLE VI
DISPOSITION OF RESIDUE**

I give fifty percent (50%) of the residue of my estate to Juanita Berck and the remaining fifty percent (50%) to Margaret W. Berck.

Should Juanita Sauer Berck fail to survive me, I give my entire residuary estate to Margaret W. Berck. Should Margaret W. Berck fail to survive me, I give my entire residuary estate to Juanita Sauer Berck. Should Margaret W. Berck and Juanita Sauer Berck both fail to survive me, I give my entire residuary estate to Gregory B. Harmon and Georgia H. Berck, share and share alike, per stirpes.



[Handwritten signature]

ARTICLE III DEBTS AND EXPENSES

I direct my Personal Representative to pay all of my enforceable debts, funeral expenses, including the cost of my burial and funeral services, the expenses of my last illness, and the cost of administration, including any necessary ancillary administration of my estate, as soon as may be convenient, at the sole discretion of my Personal Representative. However, my Personal Representative shall not be required to pay any obligation secured by property specifically devised under this Will or secured by property passing outside of this Will.

If any interest in property passing under this Will or otherwise by reason of my death shall be encumbered by a mortgage or lien or shall be pledged to secure any obligation (whether such interest in property is owned by me individually or jointly), the devisee, legatee, joint owner, or beneficiary shall take such interest in property subject to all encumbrances existing at the time of my death and shall not be entitled to payment of such obligation from my estate.

ARTICLE IV DISPOSITION OF TANGIBLE PERSONAL PROPERTY

I devise my diamond ring to Georgia H. Berck. I devise my gun collection, gun rack, and gun accessories to Glen Michael Harmon. I devise my camera, camera accessories, slide projector, projector screen and all my film and slides to Glen Michael Harmon. I devise my Japanese carved Buddha figures to Gregory B. Harmon. I devise my father's World War I medal to Juanita Sauer Berck.

All reasonable costs of safekeeping, insuring and shipping my tangible personal property shall be deemed to be a general estate administrative expense.



[Handwritten signature]

**LAST WILL AND TESTAMENT
OF
RICHARD G. SAUER**

I, RICHARD G. SAUER, (hereinafter referred to as "Testator") a resident of Pensacola, Escambia County, Florida, declare the following to be my Last Will and Testament, and I revoke all wills and codicils previously made by me.

**ARTICLE I
BURIAL INSTRUCTIONS**

I wish to have a Roman Catholic burial service and, if possible, to be buried at Holy Cross Cemetery, in Pensacola, Florida.

**ARTICLE II
IDENTIFICATION OF FAMILY MEMBERS**

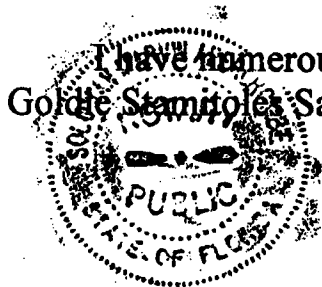
I am married to Goldie Stamitoles Sauer. I wish to leave her nothing by this Will.

I have no children.

I have one sister, Juanita Sauer Berck, of Gulf Breeze, Florida.

I have three nieces by blood. They are Margaret W. Berck, Beth Morrison and Anne Hallman, all of Pensacola, Florida. I wish to leave Beth Morrison and Anne Hallman nothing by this Will.

I have numerous nieces and nephews by virtue of my marriage to Goldie Stamitoles Sauer. I wish to leave them nothing by this Will.



RL

IDL

NAME	ADDRESS	RELATIONSHIP	SHARE
------	---------	--------------	-------

An undivided one-half (1/2) interest to each in the following described property:

ANGELA STAMITOLES
1800 E Hatton St.
Pensacola, FL 32503

SOPHIA STAMITOLES GAVALLAS
1800 E Moreno St.
Pensacola, FL 32503

LOT 6, BLOCK 87, CORDOVA PARK, UNIT NO. 4, DESCRIBED ACCORDING TO PLAT
RECORDED IN PLAT BOOK 3, AT PAGE 100, OF THE PUBLIC RECORDS OF ESCAMBIA
COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NO.: 331S30-8300-006-087

PROPERTY ADDRESS: 2010 Peyton Drive, Pensacola, FL 32503

ADJUDGED FURTHER that the personal representative is authorized and directed to
surrender all of the Property which may be in the possession or control of the personal representative
to the persons named above, and the personal representative shall have no further responsibility with
respect to it.

ORDERED on October 12, 2011.



Circuit Judge

**IN THE CIRCUIT COURT FOR ESCAMBIA COUNTY,
FLORIDA PROBATE DIVISION**

IN RE: ESTATE OF

GOLDIE STAMITOLES,
f/k/a Goldie Stamitoles Sauer **Division E**
Deceased.

File No. 2010-CP-1086

2011 OCT 12 P 1:55
PROBATE DIVISION
FILED & RECORDED
ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY
(testate - validly devised, heirs, no spouse or minor child - exempt from claims)

On the petition of OPAL ZAFFERY for an order determining homestead status of real property (the "Property"), all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died testate and was domiciled in Escambia County, Florida;
2. The decedent was not survived by a spouse or minor child;
3. Decedent's homestead was validly devised;
4. Decedent's homestead was devised to one or more heirs of the decedent;
5. At the time of death, the decedent owned and resided on the Property described in the petition; it is

ADJUDGED that the following described Property:

LOT 6, BLOCK 87, CORDOVA PARK, UNIT NO. 4, DESCRIBED ACCORDING TO PLAT
RECORDED IN PLAT BOOK 3, AT PAGE 100, OF THE PUBLIC RECORDS OF ESCAMBIA
COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NO.: 331S30-8300-006-087

PROPERTY ADDRESS: 2010 Peyton Drive, Pensacola, FL 32503

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the
Constitution of the State of Florida.

ADJUDGED FURTHER that, as of the decedent's date of death, the Property was validly
devised to and the constitutional exemption from the claims of decedent's creditors inured to the
following persons:

Case: 2010 CP 001086



00077018308

Dkt: CPDHP Pg#: 2

WARRANTY DEED

STATE OF FLORIDA
ESCAMBIA COUNTY

KNOW ALL MEN BY THESE PRESENTS: That ANGELA STAMITOLES, a a single woman, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto CONSTANTINE FRANK FOSTER, whose address is 7669 Mobile Hwy., Pensacola, FL 32526, his heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida to wit:

LOT 6, BLOCK 87, CORDOVA PARK, UNIT NO. 4, DESCRIBED ACCORDING TO PLAT RECORDED IN PLAT BOOK 3, AT PAGE 100, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NO.: 331S30-8300-006-087

PROPERTY ADDRESS: 2010 Peyton Drive, Pensacola, FL 32503

Subject to taxes for the current year and easements, restrictions, and reservations of record, if any.

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

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor covenants with the Grantee that the Grantor is lawfully seized of the above land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; and the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8 day of may, 2012.

Signed, sealed and delivered in the presence of:

Sign: Despina O'Neil
Print: Despina O'Neil

Sign: Joseph M. O'Neil, Jr.
Print: JOSEPH M. O'NEIL, JR.

Angela Stamitoles
ANGELA STAMITOLES

STATE OF FLORIDA
ESCAMBIA COUNTY

The foregoing instrument was acknowledged before me this 8 day of may, 2012, by ANGELA STAMITOLES, a a single woman, (X) who is personally known to me or () who has produced _____ as identification.

Sign: Mary V. Champitto
Print: MARY V. CHAMPITTO
NOTARY PUBLIC, State of Florida
My Commission No.:
My Commission Expires:



Prepared by:
S. A. RODDENBERY, JR.
S. A. RODDENBERY, JR., P. A.
3101 W. Michigan Avenue-Suite A
Pensacola, Florida 32526
(850) 944-3001

WARRANTY DEED

STATE OF FLORIDA
ESCAMBIA COUNTY

KNOW ALL MEN BY THESE PRESENTS: That SOPHIA STAMITOLIS GAVALLAS, a widow, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto CONSTANTINE FRANK FOSTER, whose address is 7669 Mobile Hwy., Pensacola, FL 32526, his heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida to wit:

LOT 6, BLOCK 87, CORDOVA PARK, UNIT NO. 4, DESCRIBED ACCORDING TO PLAT RECORDED IN PLAT BOOK 3, AT PAGE 100, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NO.: 331S30-8300-006-087

PROPERTY ADDRESS: 2010 Peyton Drive, Pensacola, FL 32503

Subject to taxes for the current year and easements, restrictions, and reservations of record, if any.

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

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor covenants with the Grantee that the Grantor is lawfully seized of the above land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; and the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8 day of MAY, 2012.

Signed, sealed and delivered in the presence of:

Sign: Despina O'Neill
Print: Despina O'Neill

Sign: Joseph M. O'Neill Jr.
Print: JOSEPH M. O'NEILL JR.

Sophia Gavallas
SOPHIA STAMITOLIS GAVALLAS

STATE OF FLORIDA
ESCAMBIA COUNTY

The foregoing instrument was acknowledged before me this 8 day of MAY, 2012, by SOPHIA STAMITOLIS GAVALLAS, a widow, (X) who is personally known to me or () who has produced _____ as identification.

Mary V. Champitto
MARY V. CHAMBITTO
NOTARY PUBLIC, State of Florida
My Commission No.:
My Commission Expires:

Prepared by:
PATRICIA M. GAVALLAS
1800 E Moreno St.
Pensacola, FL 32503



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: 12-1-2014

TAX ACCOUNT NO.: 03-4059-000

CERTIFICATE NO.: 2012-2040

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.

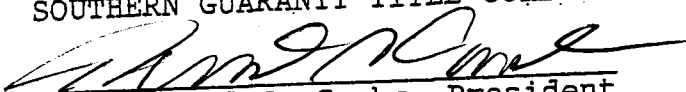
Constantine Frank Foster
1800 E. Hatton St.
Pensacola, FL 32503

Unknown Tenants
2010 Peyton Dr.
Pensacola, FL 32503

Margaret W. Berck and
Juanita Berck, Beneficiaries of the
Estate of Richard Gerard Sauer
5925 Kaiser Lane
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 10th day of September, 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.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11476

September 3, 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 \$109,157.00. Tax ID 03-4059-000.

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.: 11476

September 3, 2014

**Lot 7, Block 87, Cordova Park, Unit No. 4, as per plat thereof, recorded in Plat Book 3,
Page 100, 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

14-871

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11476

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:

Constantine Frank Foster, 1/2 interest, and Estate of Richard Gerard Sauer, 1/2 interest

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

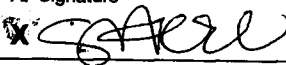
The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. 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: 

September 3, 2014

SENDER: COMPLETE THIS 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  ☐ Agent ☐ Addressee
1. Article Addressed to: MARGARET W BERCK AND JUANITA BERCK, [14-871] 5925 KAISER LANE PENSACOLA FL 32507	B. Received by (Printed Name) <u>Gm + HARMON</u> C. Date of Delivery <u>10/31/2014</u>
	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.
2. Article Number (Transfer from service label)	4. Restricted Delivery? (Extra Fee) ☐ Yes
7009 2250 0003 8665 2104	

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

7009 2250 0003 8665 2087

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49



Sent
 Street or PO
 City

EST OF RICHARD G SAUER [14-871]
 1800 E HATTON ST
 PENSACOLA, FL 32503

PS Form Instructions

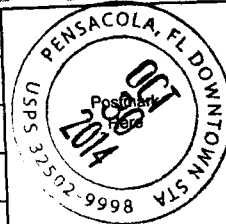
7009 2250 0003 8665 2074

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49



Sent
 Street or PO
 City

CONSTANTINE FRANK FOSTER
 [14-871]
 1800 E HATTON ST
 PENSACOLA, FL 32503

PS Form Instructions

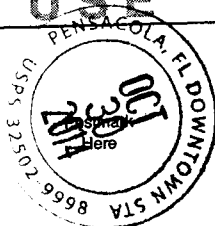
7009 2250 0003 8665 2099

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49



Sent
 Street or PO
 City

CONSTANTINE FRANK FOSTER
 [14-871]
 C/O TENANTS
 2010 PEYTON DR
 PENSACOLA FL 32503

PS Form Instructions

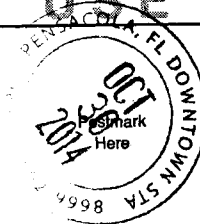
7009 2250 0003 8665 2107

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49



Sent
 Street or PO
 City

MARGARET W BERCK AND JUANITA
 BERCK, [14-871]
 5925 KAISER LANE
 PENSACOLA FL 32507

PS Form Instructions

12/02040

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. 02040**, 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 6 BLK 87 CORDOVA PARK UNIT NO 4 SEC 33/17 T 1S R 30/29 PB 3 P 100 OR 277 P 939 OR 6284 P 889 SHEET E

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 034059000 (14-871)

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

CONSTANTINE FRANK FOSTER and EST OF RICHARD G SAUER

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.



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 02040 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:

<table><tr><td>CONSTANTINE FRANK FOSTER 1800 E HATTON ST PENSACOLA, FL 32503</td><td>EST OF RICHARD G SAUER 1800 E HATTON ST PENSACOLA, FL 32503</td></tr></table>		CONSTANTINE FRANK FOSTER 1800 E HATTON ST PENSACOLA, FL 32503	EST OF RICHARD G SAUER 1800 E HATTON ST PENSACOLA, FL 32503
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CONSTANTINE FRANK FOSTER C/O TENANTS 2010 PEYTON DR PENSACOLA FL 32503	MARGARET W BERCK AND JUANITA BERCK, BENEFICIARIES OF THE ESTATE OF RICHARD GERARD SAUER 5925 KAISER LANE PENSACOLA FL 32507		

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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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.

Personal Services:

EST OF RICHARD G SAUER
1800 E HATTON ST
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



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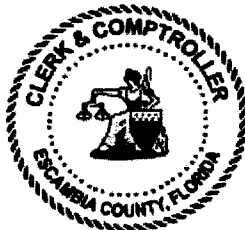
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Post Property:

2010 PEYTON DR 32503



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

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2010 PEYTON DR 32503



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

RECEIVED

2014 OCT 30 A 9:35

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO14CIV049524NON

Agency Number: 15-001183

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 02040 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE CONSTANTINE FRANK FOSTER AND EST OF RICHARD G SAUER

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 3:53 PM on 10/30/2014 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: _____

L. Littlejohn
L. LITTLEJOHN, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: LCMITCHE

CERTIFIED MAIL™

PAM CHILDERS

CLERK OF THE CIRCUIT COURT & (OFFICIAL RECORDS DIV.)

221 Palafox Place

P.O. Box 333

Pensacola, FL 32591-0333



7009 2250 0003 8665 2081

neopost
10/30/2014
US POSTAGE



ZIP 32502
041L11221084

FIRST-CLASS MAIL

\$06.48

EST OF RICHARD G SAUER [14-871]
1800 E HATTON ST
PENSACOLA, FL 32503

322 DE 1009 0011/02/14

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 32591033333 *2187-02527-30-38
32593345003 5507

CERTIFIED MAIL™



7009 2250 0003 8665 2074

neopost
10/30/2014
US POSTAGE



ZIP 32502
041L11221084

FIRST-CLASS MAIL

\$06.48

PAM CHILDERS

CLERK OF THE CIRCUIT COURT & (OFFICIAL RECORDS DIV.)

221 Palafox Place

P.O. Box 333

Pensacola, FL 32591-0333

CONSTANTINE FRANK FOSTER

[14-871]

1800 E HATTON ST

PENSACOLA, FL 32503

322 DE 1009 0011/02/14

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 32591033333 *2187-02526-30-38
32593345003 5500

VAC

12/20/10