

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**TRC-SPE LLC US BANK, CUSTODIAN FOR TRC-SPE  
50 SOUTH 16TH STREET SUITE 195  
PHILADELPHIA, Pennsylvania, 19102**

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>
2979.0000	05-2281-000	06/01/2012	BEG AT NW COR OF LT 7 SLY ALG W LI OF LT 665 FT FOR POB CONTINUE SLY 60 FT ELY 105 FT NLY 60 FT WLY 105 FT TO POB S/D OF SEC OR 1963 P 221

**2013 TAX ROLL**  
FRANKLIN ADA KING  
2708 NORTH Z ST  
PENSACOLA , Florida 32505

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.

trcspellc (Dan Friedman)  
Applicant's Signature

09/19/2014  
Date

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Sep 19, 2014 / 140729

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 2979.0000** , 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: 05-2281-000**

**Certificate Holder:**  
TRC-SPE LLC US BANK, CUSTODIAN FOR TRC-SPE  
50 SOUTH 16TH STREET SUITE 195  
PHILADELPHIA, PENNSYLVANIA 19102

**Property Owner:**  
FRANKLIN ADA KING  
2708 NORTH Z ST  
PENSACOLA , FLORIDA 32505

**Legal Description:**

BEG AT NW COR OF LT 7 SLY ALG W LI OF LT 665 FT FOR POB CONTINUE SLY 60 FT ELY 105 FT NLY 60 FT WLY 105 FT TO POB S/D OF SEC OR 1963 P 221

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	2979.0000	06/01/12	\$980.67	\$0.00	\$108.69	\$1,089.36

**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
2014	2364.0000	06/01/14	\$932.49	\$6.25	\$46.62	\$985.36
2013	2750.0000	06/01/13	\$943.36	\$6.25	\$47.17	\$996.78

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
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

\$3,071.50
\$0.00
\$200.00
\$125.00
\$3,396.50
\$3,396.50
\$6.25

\*Done this 19th day of September, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: May 4, 2015

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

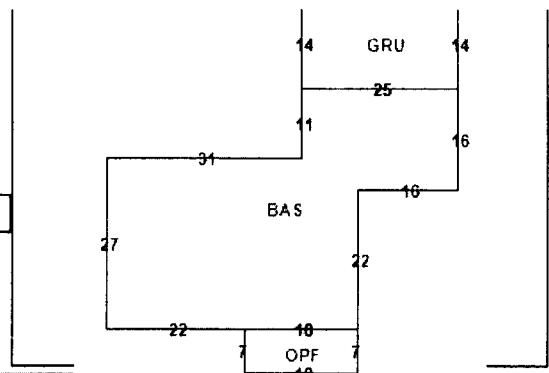
HEAT/AIR-WALL/FLOOR FURN  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3.00  
NO. STORIES-1.00  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STRUCTURAL FRAME-WOOD FRAME

Areas - 1911 Total SF

BASE AREA - 1435

GARAGE UNFIN - 350

OPEN PORCH FIN - 126



Images



7/10/14

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

Last Updated:10/09/2014 (tc.1786)



# Chris Jones Escambia County Property Appraiser

Real Estate  
Search

Tangible Property  
Search

Sale  
List

Amendment 1/Portability  
Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

## General Information

**Reference:** 092S300700250002  
**Account:** 052281000  
**Owners:** FRANKLIN ADA KING  
**Mail:** 2708 NORTH Z ST  
 PENSACOLA, FL 32505  
**Situs:** 3434 MARKET ST 32505  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
 Tax Inquiry link courtesy of Janet Holley  
 Escambia County Tax Collector

## 2014 Certified Roll Assessment

**Improvements:** \$49,883  
**Land:** \$4,275  
**Total:** \$54,158  
Non-Homestead Cap: \$54,158

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/1984	1963	221	\$17,100	WD	<a href="#">View Instr</a>

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

## 2014 Certified Roll Exemptions

None

## Legal Description

BEG AT NW COR OF LT 7 SLY ALG W LI OF LT 665  
 FT FOR POB CONTINUE SLY 60 FT ELY 105 FT NLY  
 60 FT WLY 105 FT...

## Extra Features

None

## Parcel Information

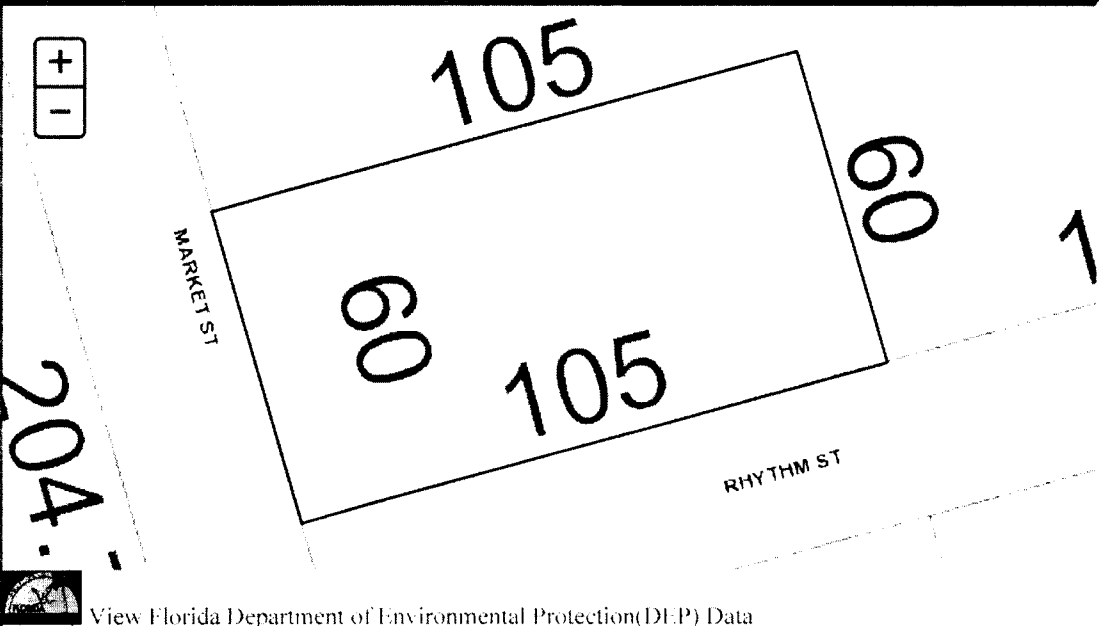
[Launch Interactive Map](#)

**Section Map Id:**  
 09-2S-30-3

**Approx. Acreage:**  
 0.1600

**Zoned:**   
 R-6

**Evacuation & Flood Information**  
[Open Report](#)



[View Florida Department of Environmental Protection \(DEP\) Data](#)

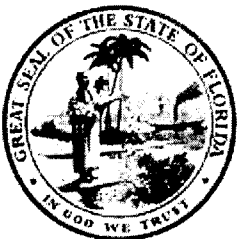
## Buildings

Building 1 - Address: 3434 MARKET ST, Year Built: 1958, Effective Year: 1958

### Structural Elements

**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1.00**  
**EXTERIOR WALL-BRICK-FACE**  
**FLOOR COVER-HARDWOOD/PARQET**  
**FOUNDATION-WOOD/SUB FLOOR**

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

**Tax Deed - Redemption Calculator**

**Account: 052281000 Certificate Number: 002979 of 2012**

Redemption Yes ▾ Application Date 09/19/2014 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 05/04/2015	Redemption Date 01/29/2015
Months	8	4
Tax Collector	\$3,396.50	\$3,396.50
Tax Collector Interest	\$407.58	\$203.79
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,810.33	\$3,606.54 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$56.52	\$28.26
Total Clerk	\$527.52	\$499.26 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$4,437.85	\$4,105.80 - 120 - 221 = 3764.80
	Repayment Overpayment Refund Amount	\$332.05

ACTUAL SHERIFF \$80.00

10/9/14 ADA KING FRANKLIN CAME IN FOR A QUOTE, GOING TO PAY  
Notes BEFORE AUCTION. EBH



**Submit**

**Reset**

**Print Preview**

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2012 TD 002979**

**Redeemed Date 01/29/2015**

**Name ADA KING FRANKLIN 4040 GARCON POINT RD MILTON FL 32583**

Clerk's Total = TAXDEED

~~\$527.52~~

Due Tax Collector = TAXDEED

~~\$3,810.33~~

3764.80

Postage = TD2

~~\$60.00~~

ResearcherCopies = TD6

~~\$0.00~~

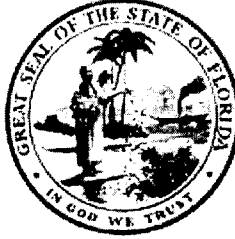
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC



**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 052281000 Certificate Number: 002979 of 2012**

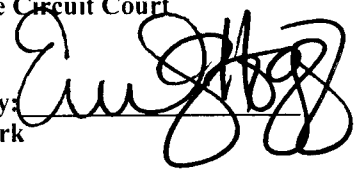
**Payor: ADA KING FRANKLIN 4040 GARCON POINT RD MILTON FL 32583      Date 01/29/2015**

Clerk's Check #                      2547677  
Tax Collector Check #              1

Clerk's Total                      ~~\$527.52~~  
Tax Collector's Total              ~~\$3,800.33~~  
Postage                              ~~\$60.00~~  
Researcher Copies                \$0.00  
Total Received                    ~~\$4,297.85~~

**3764.80**

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By:   
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

February 6, 2015

TRC-SPE LLC  
50 SOUTH 16<sup>TH</sup> STREET SUITE 195  
PHILADELPHIA PA 19102

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2012 TD 002979	\$471.00	\$28.26	\$499.26
		<b>TOTAL</b>	<b>\$499.26</b>

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division



-5-

REQUEST FOR NOTICE OF DEFAULT  
AND FORECLOSURE UNDER SUPERIOR  
MORTGAGES OR DEEDS OF TRUST

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

NOTICE TO BORROWER

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.

Signed, sealed and delivered in the presence of:

Alison Pippin  
Witness  
ALISON PIPPIN

Ada A. Dixon FKA Ada King Franklin (Seal)  
Borrower  
ADA A DIXON FKA ADA KING FRANKLIN  
3434 market STREET  
(Address)

PENSACOLA FL 32505  
(City, State, Zip Code)

Rex Hagood  
Witness  
Rex Hagood

Lowarn Dixon (Seal)  
Borrower  
Lowarn Dixon  
3434 Market Street  
(Address)

Pensacola FL 32505  
(City, State, Zip Code)

STATE OF FLORIDA

COUNTY OF: Escambia

The foregoing instrument was acknowledged before me this 6th day of February  
20 03 by Ada A DIXON FKA ADA KING FRANKLIN personally known to me or who has produced  
and Lowarn Dixon as identification and who did (did not) take an oath.

Valid Drivers License

(SEAL)

Phillip R. Hagood (Signature of Notary)  
Phillip R. Hagood (Notary's name - typed or printed)  
Notary Public  
(Serial number of notary, if any)



(Space Below This Line Reserved For Lender and Recorder)

RCD Feb 10, 2003 11:34 am  
Escambia County, Florida

ERNIE LEE MAGANA  
Clerk of the Circuit Court  
INSTRUMENT 2003-058085

Return To:  
Records Processing Services  
577 Lamont Road PO Box 8626  
Elmhurst, IL 60126 - 9498

OR BK 5066 PG1 136  
Escambia County, Florida  
INSTRUMENT 2003-058085

MTS DOC STAMPS PD & ESC CO \$ 141.75  
02/10/03 ENNIS LEE MORGAN, CLERK  
By: *[Signature]*

INTEGRAL TAX PD & ESC CO \$ 80.97  
02/10/03 ENNIS LEE MORGAN, CLERK  
By: *[Signature]*

812

2400  
141.75  
80.97

## MORTGAGE

317100

☐ If box is checked, this Mortgage secures future advances.

THIS MORTGAGE is made this 8TH day of FEBRUARY 20 03, between the Mortgagor,  
ADA A DIXON FKA ADA KING FRANKLIN AND LOWARN DIXON WIFE AND HUSBAND

(herein "Borrower"), and Mortgagee HOUSEHOLD FINANCE CORPORATION III  
a corporation organized and existing under the laws of DELAWARE whose address is  
4781-6 BAYOU BOULEVARD, PENSACOLA, FL 32603  
(herein "Lender").

The following paragraph preceded by a checked box is applicable.

☒ WHEREAS, Borrower is indebted to Lender in the principal sum of \$ 40,485.66,  
evidenced by Borrower's Loan Agreement dated FEBRUARY 8, 2003 and any extensions or renewals thereof  
(including those pursuant to any Renegotiable Rate Agreement) (herein "Note"), providing for monthly installments of  
principal and interest, (including any adjustments in the amount of payments or the contract rate if that rate is  
variable), with the balance of the indebtedness, if not sooner paid, due and payable on FEBRUARY 8, 2023;

☐ WHEREAS, Borrower is indebted to Lender in the principal sum of \$ \_\_\_\_\_, or so much  
thereof as may be advanced pursuant to Borrower's Revolving Loan Agreement dated \_\_\_\_\_  
and extensions and renewals thereof (herein "Note"), providing for monthly installments, and interest at the rate and  
under the terms specified in the Note, including any adjustments in the interest rate if that rate is variable, and  
providing for a credit limit stated in the principal sum above and an initial advance of \$ \_\_\_\_\_;

TO SECURE to Lender the repayment of (1) the indebtedness evidenced by the Note, with interest thereon,  
including any increases if the contract rate is variable; (2) future advances under any Revolving Loan Agreement; (3)  
the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this  
Mortgage; and (4) the performance of the covenants and agreements of Borrower herein contained, Borrower does  
hereby Mortgage, grant and convey to Lender and Lender's successors and assigns the following described property  
located in the County of ESCAMBIA State of Florida:

THE FOLLOWING REAL PROPERTY, SITUATE, LYING, AND BEING IN  
THE COUNTY OF ESCAMBIA, FLORIDA, TO WIT:

COMMENCE AT THE NORTHWEST CORNER OF LOT 7, SECTION 9,  
TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA,  
THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 7, A DISTANCE OF  
665.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE  
SOUTHERLY A DISTANCE OF 80.00 FEET; THENCE EASTERLY A  
DISTANCE OF 105.00 FEET; THENCE NORTHERLY A DISTANCE OF  
80.00 FEET; THENCE WESTERLY A DISTANCE OF 105.00 FEET TO THE  
POINT OF BEGINNING. TAX MAP OR PARCEL ID NO.:  
09-2S-30-0700-250-002

This instrument was prepared by: REX X. HAGOOD

(Name)

4781-6 BAYOU BOULEVARD, PENSACOLA, FL 32603

04-29-02 MTS

\*16400289608MTG9000FL0022810\*\*DIXON

ORIGINAL

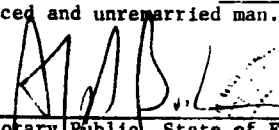
FL002281

ISS. 1981

1963 PAGE 222

STATE OF FLORIDA, COUNTY OF ESCAMBIA:

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of September, 1984, by WILLIAM R. GRAHAM, a divorced and unmarried man.

  
Notary Public, State of Florida

My Commission Expires: 2/23/87

(C-23)

Clk's Rec. Fee 7.00  
St. Doc. Stamp Tax 81.00  
TOTAL \$ 90.00

Q. 1963 PAGE 221  
BOOK

WARRANTY DEED

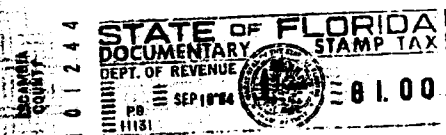
This instrument was prepared by  
ALAN B. BOOKMAN  
Emmanuel, Sheppard & Condon  
Attorneys at Law  
7th Floor Sun Bank Tower  
Post Office Drawer 1271  
Pensacola, Florida 32506

Our File No. 14,353

State of Florida, COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That I/We, WILLIAM R. GRAHAM, a divorced and  
unremarried man, and MARTHA D. GRAHAM, a divorced and unremarried woman,  
for and in consideration of Ten Dollars and other good and valuable considerations, the receipt of which is hereby ac-  
knowledge; to bargain, sell, convey and grant unto ADA KING FRANKLIN, a single woman,  
3434 Market Street, Pensacola, FL 32505 (whose mailing address is  
, her heirs,  
executors, administrators, successors and assigns, forever, the following described real property, situate, lying and being  
in the \_\_\_\_\_, County of Escambia \_\_\_\_\_, State of Florida, to-wit:

Commence at the Northwest corner of Lot 7, Section 9, Township  
2 South, Range 30 West, Escambia County, Florida, thence Southerly  
along the West line of Lot 7, a distance of 665.00 feet for the  
Point of Beginning; thence continue Southerly a distance of 60.00  
feet; thence Easterly a distance of 105.00 feet; thence Northerly  
a distance of 60.00 feet; thence Westerly a distance of 105.00 feet  
to the Point of Beginning.



FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLORIDA  
SEP 17 11 43 AM '84  
317349

Subject to taxes for the current year and to valid easements and restrictions of record affecting the above property,  
if any, which are not hereby reimposed.

To have and to hold, unto the said grantee, her heirs, successors 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 said grantors covenant that they are well seized of an indefens-  
ible estate in fee simple in said property and have a good right to convey the same; that it is free from liens and  
encumbrances, except as set forth above, and that the said grantors, their heirs, executors and administrators shall  
and will forever warrant and defend the said grantee, her heirs, executors, administrators, successors and  
assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons lawfully claiming the same.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 6th  
day of September, A.D., 1984.

Signed, sealed and delivered in the presence of:

Alfred A. Bookman  
Witnesses as to William R. Graham

Jane Meyer  
Jane Shuler  
Witnesses as to Martha D. Graham

William R. Graham (SEAL)

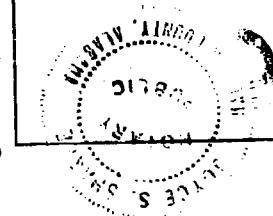
Martha D. Graham (SEAL)

STATE OF ALABAMA, COUNTY OF Madison

The foregoing instrument was acknowledged before me this 10th day  
of September, 1984, by MARTHA D. GRAHAM,  
a divorced and unremarried woman.

Joyce S. Sharpe  
Notary Public, State of ALABAMA  
My Commission Expires: 10-6-87 (Seal)

Clk's File For Record No.



(SEE OVER)

**SOUTHERN GUARANTY TITLE COMPANY**

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Janet Holley  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 5-4-2015

TAX ACCOUNT NO.: 05-2281-000

CERTIFICATE NO.: 2012-2979

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  
221 Palafox Place, 4th Floor/  
☒ Notify Escambia County, 190 Governmental Center, 32502  
☒ Homestead for \_\_\_\_\_ tax year.

Ada A. Dixon  
fka Ada King Franklin  
2708 North Z St.  
Pensacola, FL 32505

Unknown Tenants  
3434 Market St.  
Pensacola, FL 32505

Household Finance Corporation III  
26525 N. Riverwoods Blvd.  
Tax Dept.  
Mettawa, IL 60045  
Certified and delivered to Escambia County Tax Collector,  
this 9th day of February, 2015.

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.: 11963

February 9, 2015

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

1. That certain mortgage executed by Ada A. Dixon FKA Ada King Franklin and Lowarn Dixon, wife and husband in favor of Household Finance Corp. III dated 02/06/2003 and recorded 02/10/2003 in Official Records Book 5066, page 1136 of the public records of Escambia County, Florida, in the original amount of \$40,485.55.
2. MSBU Lien filed by Escambia County recorded in O.R. Book 4315, page 492, and O.R. Book 4446, page 226.
3. Taxes for the year 2011-2013 delinquent. The assessed value is \$54,158.00. Tax ID 05-2281-000.

**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.: 11963

February 9, 2015

**092S300700250002 - Full Legal Description**

BEG AT NW COR OF LT 7 SLY ALG W LI OF LT 665 FT FOR POB CONTINUE SLY 60 FT ELY 105 FT NLY 60 FT  
WLY 105 FT TO POB S/D OF SEC OR 1963 P 221

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

15-354

Redeemed

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 11963

February 9, 2015

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 02-09-1995, through 02-09-2015, and said search reveals the following:

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

Ada King Franklin NKA Ada A. Dixon

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: 

February 9, 2015