

## 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>
3117.0000	05-3147-000	06/01/2012	LT 3 BLK 9 MONTCLAIR UNIT NO 2 PB 4 P 100 OR 6006 P 1285 SEC 10/12 T 2S R 30 W

**2013 TAX ROLL**

THOMAS ARCHIE M  
3189 TWO SISTERS WAY  
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 / 140731

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 3117.0000** , 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: 05-3147-000**

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

**Property Owner:**  
THOMAS ARCHIE M  
3189 TWO SISTERS WAY  
PENSACOLA , FLORIDA 32505

**Legal Description:**

LT 3 BLK 9 MONTCLAIR UNIT NO 2 PB 4 P 100 OR 6006 P 1285 SEC 10/12 T 2S R 30 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 TAX DEED APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	3117.0000	06/01/12	\$546.98	\$0.00	\$60.62	\$607.60

**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	2505.0000	06/01/14	\$758.66	\$6.25	\$37.93	\$802.84
2013	2880.0000	06/01/13	\$428.01	\$6.25	\$21.40	\$455.66
2011	3260.0000	06/01/11	\$604.82	\$6.25	\$30.24	\$641.31

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

\$2,507.41
\$0.00
\$200.00
\$125.00
\$2,832.41
\$2,832.41
\$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.

Recorded in Public Records 04/06/2010 at 02:13 PM OR Book 6577 Page 635,  
Instrument #2010021443, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

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

**CITIFINANCIAL SERVICES, INC.**  
5007 N Davis Highway #17  
Pensacola FL 32503

Plaintiff,

vs.

**ARCHIE THOMAS,**  
S.S.#: [REDACTED]

Case No.: 2009CC6181

Defendant(s).

**JUDGMENT AFTER DEFAULT**

This action was heard after entry of default against defendant and **IT IS ADJUDGED**  
that Plaintiff, Citifinancial Services, Inc., recovers from Defendant, Archie Thomas, the sum of  
\$6905.36 on principal, \$350.00 for attorney's fees, costs in the sum of \$350.00, and prejudgment  
interest of \$831.43 making a total of \$8436.79 that shall bear interest at the prevailing rate of 6%  
per year as provided for by Florida Statute and for which let execution issue

**DONE AND ORDERED** in Escambia County, Florida, on March 31, 2010.

  
\_\_\_\_\_  
County Judge

cc: Kenneth L. Salomone, Esq., 1701 W. Hillsboro Blvd, Suite 202, Deerfield Beach, FL 33442; and  
Archie Thomas, 4504 Chantilly Way, Pensacola FL 32505



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

BY Ernie Lee Magaha DC  
DATE 5-11-2010

Case: 2009 CC 006181

00060094540

Dkt: CC1033 Pg#: 1

Executed this 1-3-2013.

**TM PROPERTY SOLUTIONS, LLC, ITS SUCCESSORS AND ASSIGNS**

By: Regina Monts  
Title: Authorized Agent

Witness: Amanda D. Malone

Witness: Chelsea Jago

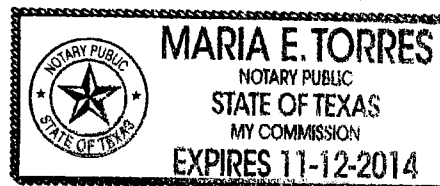
**ACKNOWLEDGMENT**

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on 1-3-2013 by Regina Monts the Authorized Agent of TM PROPERTY SOLUTIONS, LLC, ITS SUCCESSORS AND ASSIGNS, A Delaware Limited Liability Company on behalf of said limited liability company.

Maria E. Torres  
Notary Public in and for the State of TEXAS  
Notary's Printed Name: Maria E. Torres  
My Commission Expires: 11-12-2014



For \$82,000.00 dated 10/3/2006

Prepared by, Recording Requested by and Return to:

Charles Brown  
Brown & Associates  
2316 Southmore  
Pasadena, TX 77502  
713-941-4928  
Loan 107908  
Client ID: TM/AOL



## ASSIGNMENT OF MORTGAGE

***FOR VALUE RECEIVED***, TM PROPERTY SOLUTIONS, LLC, ITS SUCCESSORS AND ASSIGNS, whose address is 2600 S. Shore Blvd., Suite 300, , does hereby assign and transfer to **INVERSE INVESTMENTS, LLC, ITS SUCCESSORS AND ASSIGNS**, forever without recourse, whose address is 18866 Stone Oak Pkwy, # 103-105, San Antonio, TX 78258, all its right, title and interest in and to the described Mortgage executed by **ARCHIE THOMAS, A SINGLE MAN** to **NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK** for **\$82,000.00** dated **10/3/2006** of record on **10/6/2006** in Book **6006** Page **1290** at Document Number **2006101461**, in the **ESCAMBIA** County Clerk's Office, State of **FLORIDA**.

Property Address: 4504 CHANTILLY WAY, PENSACOLA, FLORIDA 32505

Legal Description: LOT 3, BLOCK 9 OF MONTCLAIR, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 100, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

**EXHIBIT "A"**

Lot 3, Block 9 of MONTCLAIR, UNIT NO 2, according to the Plat thereof as recorded in Plat Book 4, Page(s) 100, of the Public Records of Escambia County, Florida.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.  
Signed, sealed and delivered in the presence of:

<u>Willremar Starberry</u> Willremar Starberry	<u>Archie Thomas</u> (Seal) ARCHIE THOMAS -Borrower
---	--

<u>Mary K. Paif</u> Mary K. Paif	_____ (Address) _____ (Seal) -Borrower
-------------------------------------	--

_____ (Seal) -Borrower	_____ (Seal) -Borrower
---------------------------	---------------------------

_____ (Address) _____ (Seal) -Borrower	_____ (Address) _____ (Seal) -Borrower
--	--

_____ (Address) _____ (Seal) -Borrower	_____ (Address) _____ (Seal) -Borrower
--	--

_____ (Address)	_____ (Address)
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(O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(P) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

#### TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, the following described property located in the County [Type of Recording Jurisdiction] of Escambia [Name of Recording Jurisdiction]:

See Attached Exhibit  
(A)

Parcel ID Number: which currently has the address of  
4504 CHANTILLY WAY, [Street]  
PENSACOLA [City], Florida 32505 [Zip Code]  
("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."



Lender's address is **3232 Newmark Drive, Miamisburg, OH 45342**

Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated **October 3, 2006**

The Note states that Borrower owes Lender

**EIGHTY TWO THOUSAND & 00/100** Dollars  
(U.S. \$ **82,000.00**) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **November 1, 2036**

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> Second Home Rider                                |
| <input type="checkbox"/> Balloon Rider                    | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider                                 |
| <input type="checkbox"/> VA Rider                         | <input type="checkbox"/> Biweekly Payment Rider         | <input checked="" type="checkbox"/> Other(s) [specify] <b>Occup Rider</b> |

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(K) "Escrow Items" means those items that are described in Section 3.

(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

Return To:

National City Bank  
P.O. Box 8800  
Dayton, OH 45401-8800

This document was prepared by:  
PAULA CHRISTENSEN

National City Bank  
P.O. Box 8800  
Dayton, OH 45401-8800

1005-1314663

(Space Above This Line For Recording Data)

0004871799

## MORTGAGE

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **October 3, 2006**,  
together with all Riders to this document.

(B) "Borrower" is

**ARCHIE THOMAS A Single Man**

Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is **National City Mortgage a division of  
National City Bank**  
Lender is a **National Banking Association**  
organized and existing under the laws of **United States**

FLORIDA -Single Family- Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3010 1/01

VMP -6(FL) (0005).01

Page 1 of 10

Initials: *A.T.*

VMP MORTGAGE FORMS - (800)521-7201



FROM : ESCAMBIA COUNTY ROAD DEPT FAX FAX NO. : 8509372126

Apr. 06 2006 08:42AM P2

*Mary***RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

1146003

**ATTENTION:** Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet County standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V required this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name Street: Chantilly WayLegal Address of Property: 4504 Chantilly Way

The County ☒ **has accepted** ☐ **has not accepted** the above abutting roadway for maintenance at the above address.

This form completed by:

**Public Works, Roads & Bridges Division  
601 Hwy 297A  
Cantonment, Florida 32533**

**AS TO SELLER (S)**

Seller's Name \_\_\_\_\_

Witness' Name \_\_\_\_\_

Seller's Name \_\_\_\_\_

Witness' Name \_\_\_\_\_

**AS TO BUYER (S)**

*Archie Thomas*  
Buyer's Name ARCHIE THOMAS

*Mary K. Part*  
Witness' Name Mary K. Part

Buyer's Name \_\_\_\_\_

Witness' Name \_\_\_\_\_

**TITLE FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS  
Effective 4/5/95**

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2005.

**In Witness Whereof**, the grantor has hereunto set their hand (s) and seal(s) the day and year first above written.

Chancay, Inc., a Florida Corporation

Chris Morris

By:

Chris Morris, Director

*Signed, sealed and delivered in our presence:*

Catherine Ruday  
Catherine Ruday

Witness Signature  
Signature

Witness

Print Name: Wanda H. Strauss  
Wanda H. Strauss

Print Name:

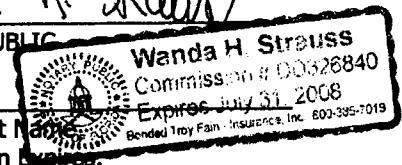
State of FL

County of Escambia

**The Foregoing Instrument Was Acknowledged** before me on **September 19, 2006**, by **Chancay, Inc., a Florida Corporation** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Wanda H. Strauss  
NOTARY PUBLIC

Notary Print Name  
My Commission Expires:



Prepared by  
Mary Pait, an employee of  
First American Title Insurance Company  
2065 Airport Road, Suite 200  
Pensacola, Florida 32504  
(850)473-0044

Return to: Grantee

File No.: 1005-1314663

**WARRANTY DEED**

This indenture made on **September 19, 2006** A.D., by

**Chancay, Inc., a Florida Corporation**

whose address is: , **3940 W. Kelley Rd**  
hereinafter called the "grantor", to **Tallahassee, FL 32311**

**Archie M. Thomas, a single man**

whose address is: **4504 Chantilly Way, Pensacola, FL 32505**

hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia County, Florida**, to-wit:

Lot 3, Block 9 of MONTCLAIR, UNIT NO 2, according to the Plat thereof as recorded in Plat Book 4, Page(s) 100, of the Public Records of Escambia County, Florida.

Parcel Identification Number: **10-2S-30-1000-003-009**

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject** to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

# 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.: 05-3147-000

CERTIFICATE NO.: 2012-3117

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.

Archie M. Thomas  
3189 Two Sisters Way  
Pensacola, FL 32505


Unknown Tenants  
4504 Chantilly Way  
Pensacola, FL 32505

Inverse Investments, LLC  
18866 Stone Oak Pkwy., #103-105  
San Antonio, TX 78258

Citifinancial Services, Inc.  
5007 N. Davis Hwy. #17  
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,  
this 5th 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.: 11911

February 5, 2015

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

1. Mortgage executed by Archie M. Thomas to National City Mortgage, a division of National City Bank, dated 10/03/2006 and recorded in Official Record Book 6006 on page 1290 of the public records of Escambia County, Florida. given to secure the original principal sum of \$82,000.00 Assignment to Invese Investments, LLC recorded in O.R. Book 6958, page 913.
2. Judgment filed by Citifinancial Services, Inc. recorded in O.R. Book 6591, page 637.
3. Taxes for the year 2010-2013 delinquent. The assessed value is \$38,829.00. Tax ID 05-3147-000.

**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.: 11911

February 5, 2015

**Lot 3, Block 9, Montclair, Unit No. 2, as per plat thereof, recorded in Plat Book 4, 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

15-357

## **OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 11911

February 5, 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 02-05-1995, through 02-05-2015, and said search reveals the following:

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

Archie M. Thomas

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

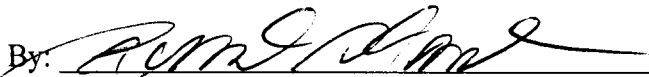
4. Taxes:

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 5, 2015

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
05-3147-000		SEE BELOW	06	102S30-1000-003-009

**\*Reminder\* REAL ESTATE 2014 48904.0000**  
**PRIOR YEARS TAXES DUE**

**THOMAS ARCHIE M**  
**3189 TWO SISTERS WAY**  
**PENSACOLA FL 32505**

**4504 CHANTILLY WAY**  
**LT 3 BLK 9**  
**MONTCLAIR UNIT NO 2**  
**PB 4 P 100**

**TD TAX DEED APPLICATION-See Tax Roll For Full Legal Description**

**OFFICE**  
**(850) 438-6500**  
**Ext. 3252**

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	38,829		38,829	256.91
PUBLIC SCHOOLS					
By Local Board	2.0850	38,829		38,829	80.96
By State Law	5.2370	38,829		38,829	203.35
WATER MANAGEMENT	0.0390	38,829		38,829	1.51
SHERIFF	0.6850	38,829		38,829	26.60
M.S.T.U. LIBRARY	0.3590	38,829		38,829	13.94
<b>TOTAL MILLAGE 15.0215 AD VALOREM TAXES</b>					<b>583.27</b>

12/31/17

**RETAIN THIS**  
**PORTION**  
**FOR**  
**YOUR**  
**RECORDS**

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	RATE	AMOUNT
NFP FIRE - 595-4960		85.00
<b>NON-AD VALOREM ASSESSMENTS</b>		<b>85.00</b>

**PLEASE**  
**PAY ONLY**  
**ONE**  
**AMOUNT**  
**SHOWN IN**  
**YELLOW**  
**SHADED**  
**AREA**

**COMBINED TAXES AND ASSESSMENTS**

**668.27**

**PAY ONLY**  
**ONE AMOUNT**

**See reverse side for**  
**important information**

IF PAID BY PLEASE PAY			Mar 31 2015 \$668.27	Apr 30 2015 \$688.32	May 29 2015 \$688.32
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**AMOUNT**  
**DUE**  
**IF PAID**  
**BY**

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
05-3147-000		SEE ABOVE	06	102S30-1000-003-009

**\*Reminder\* REAL ESTATE 2014 48904.0000**  
**PRIOR YEARS TAXES DUE**

**THOMAS ARCHIE M**  
**3189 TWO SISTERS WAY**  
**PENSACOLA FL 32505**

**4504 CHANTILLY WAY**  
**LT 3 BLK 9**  
**MONTCLAIR UNIT NO 2**  
**PB 4 P 100**

**TD TAX DEED APPLICATION-See Tax Roll For Full Legal Description**  
**(850) 438-6500 Ext. 3252**

**PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR • P.O. BOX 1312 • PENSACOLA, FL 32591-1312**

**CURRENT**  
**YEAR**  
**TAXES**  
**BECOME**  
**DELINQUENT**  
**APRIL 1**

IF PAID BY PLEASE PAY			Mar 31 2015 \$668.27	Apr 30 2015 \$688.32	May 29 2015 \$688.32
--------------------------	--	--	-------------------------	-------------------------	-------------------------

**RETURN WITH**  
**PAYMENT**

0000000000 0000066827 0000000489040000 0001 4

## 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 May 4, 2015, 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 **TRC-SPE LLC US BANK, CUSTODIAN FOR TRC-SPE** holder of **Tax Certificate No. 03117**, 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 3 BLK 9 MONTCLAIR UNIT NO 2 PB 4 P 100 OR 6006 P 1285 SEC 10/12 T 2S R 30 W**

**SECTION 10, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 053147000 (15-357)**

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

**ARCHIE M THOMAS**

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 May, which is the **4th day of May 2015**.

Dated this 2nd day of April 2015.

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:

**ARCHIE M THOMAS**  
3189 TWO SISTERS WAY  
PENSACOLA, FL 32505

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



By:  
Emily Hogg  
Deputy Clerk

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### Post Property:

4504 CHANTILLY WAY 32505



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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**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 # 03117 of 2012**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 2, 2015, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ARCHIE M THOMAS 3189 TWO SISTERS WAY PENSACOLA, FL 32505	ARCHIE M THOMAS C/O TENANTS 4504 CHANTILLY WAY PENSACOLA FL 32505
INVERSE INVESTMENTS LLC 18866 STONE OAK PKWY #103-105 SAN ANTONI TX 78258	CITIFINANCIAL SERVICES INC 5007 N DAVIS HWY #17 PENSACOLA FL 32503

WITNESS my official seal this 2nd day of April 2015.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

15-357

**Document Number:** ECSO15CIV014309NON

**Agency Number:** 15-006427

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 03117 2012

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE ARCHIE M THOMAS

**Defendant:**

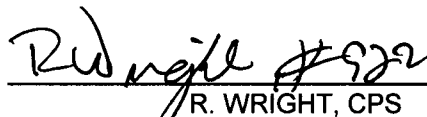
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 4/2/2015 at 8:58 AM and served same at 12:05 PM on 4/2/2015 in ESCAMBIA COUNTY, FLORIDA,  
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERK'S OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

#922  
R. WRIGHT, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: DLRUPERT

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**Post Property:**

**4504 CHANTILLY WAY 32505**

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



By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
 2015 APR - 2 A 8:58  
 ESCAMBIA COUNTY, FL  
 SHERIFF'S OFFICE  
 CIVIL UNIT



**WARNING**

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**Personal Services:**

**ARCHIE M THOMAS**  
3189 TWO SISTERS WAY  
PENSACOLA, FL 32505

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



By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
 2015 APR 22 10 01 AM  
 CIVIL COURT  
 CLERK OF THE CIRCUIT COURT  
 ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

15-351

**Document Number:** ECSO15CIV014420NON

**Agency Number:** 15-006486

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 03117 2012

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: ARCHIE M THOMAS

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 4/2/2015 at 9:01 AM and served same on ARCHIE M THOMAS , at 7:15 AM on 4/10/2015 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

By:

*RW Wright #922*

R. WRIGHT, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

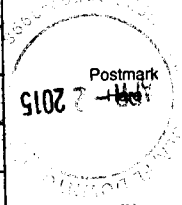
7008 1830 0000 0243 2121

**U.S. Postal Service<sup>TM</sup>**  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://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 To  
 INVERSE INVESTMENTS LLC [15-357]  
 18866 STONE OAK PKWY #103-105  
 SAN ANTONI TX 78258

PS Form 38

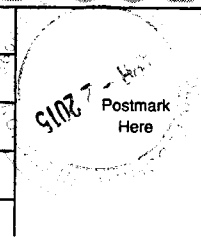
7008 1830 0000 0243 2138

**U.S. Postal Service<sup>TM</sup>**  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
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Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49



Sent To  
 CITIFINANCIAL SERVICES INC  
 [15-357]  
 5007 N DAVIS HWY #17  
 PENSACOLA FL 32503

PS Form 38

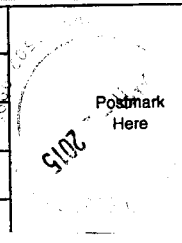
7008 1830 0000 0243 2114

**U.S. Postal Service<sup>TM</sup>**  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

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**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 To  
 ARCHIE M THOMAS [15-357]  
 C/O TENANTS  
 4504 CHANTILLY WAY  
 PENSACOLA FL 32505

PS Form 38

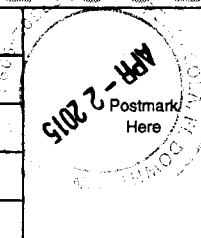
7008 1830 0000 0243 2107

**U.S. Postal Service<sup>TM</sup>**  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://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 To  
 ARCHIE M THOMAS [15-357]  
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 PENSACOLA, FL 32505

PS Form 38

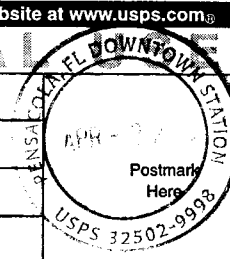
7011 3500 0000 0205 0815

**U.S. Postal Service<sup>TM</sup>**  
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Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49



Sent To  
 THELMA GUYTON [13-357]  
 C/O WANDA L BROOKS  
 616 NORTH J ST  
 PENSACOLA FL 32501

PS Form 38

12/3117

## SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

ARCHIE M THOMAS [15-357]  
3189 TWO SISTERS WAY  
PENSACOLA, FL 32505

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Archie Thomas* ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

*Archie Thomas* ☐ Agent  
☐ Addressee

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.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7008 1830 0000 0243 2107

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

## SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

INVERSE INVESTMENTS LLC [15-357]  
18866 STONE OAK PKWY #103-105  
SAN ANTONI TX 78258

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *[Signature]* ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

*Archie Thomas* ☐ Agent  
☐ Addressee

C. Date of Delivery

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.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7008 1830 0000 0243 2121

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

12/3117

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

**CERTIFIED MAIL<sup>®</sup>**



7000 1830 0000 0243 2114

neopost  
04/02/2015  
**US POSTAGE**  
\$06.48  
ZIP 32502  
041L11221084



ARCHIE M THOMAS [15-357]  
C/O TENANTS  
4504 CHANTILLY WAY XIE  
PENSACOLA FL 3

322 DE 1009 0004/30/15  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 32502583335 \*2187-065594-02-43

3250205833  
32502583335

Redeemed  
12/31/17

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

**CERTIFIED MAIL<sup>TM</sup>**



7008 1830 0000 0243 2138

neopost<sup>®</sup>  
04/02/2015

**US POSTAGE**

**\$06.48<sup>0</sup>**



ZIP 32502  
041L11221084

*Handwritten signature/initials*

CITIFINANCIAL SERVICES  
[15-357]  
5007 N DAVIS HWY  
PENSACOLA FL 32

NIXIE 322 FE 1009 0004/05/15  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 32502583335 \*2187-06592-02-43

3250332502-058332

12/3/17

THE ESCAMBIA SUN-PRESS, LLC  
PUBLISHED WEEKLY SINCE 1948



(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared  
MICHAEL P. DRIVER

NOTICE OF APPLICATION FOR  
TAX DEED

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PB 4 P 100 OR 6006 P 1285 SEC 10/12  
T 2S R 30 W

SECTION 10, TOWNSHIP 2 S,  
RANGE 30 W

TAX ACCOUNT NUMBER 053147000  
(15-357)

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Dated this 2nd day of April 2015.

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
By: (SEAL)  
Emily Hogg  
Deputy Clerk

oaw-4w-04-02-09-16-23-2015

NOTICE in the matter of SALE  
05/04/2015 - TAX CERTIFICATE # 03117  
in the CIRCUIT Court  
was published in said newspaper in the issues of  
APRIL 2, 9, 16, 23, 2015

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 23RD  
APRIL A.D., 20 15

PAULA D. TURNER

NOTARY PUBLIC

