

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Sep 19, 2014 / 140732**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 3440.0000** , 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: 05-5219-000**

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

Property Owner:
KIDD MILDRED NEAL
1024 ALEXANDRIA DR
PENSACOLA , FLORIDA 32505

Legal Description:
LT 28 BLK 17 2ND ADDN TO MAYFAIR PB 4 P 53 OR 4371 P 407/418

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	3440.0000	06/01/12	\$470.78	\$0.00	\$52.18	\$522.96

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	2773.0000	06/01/14	\$607.28	\$6.25	\$30.36	\$643.89
2013	3132.0000	06/01/13	\$661.80	\$6.25	\$33.09	\$701.14

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

\$1,867.99
\$0.00
\$200.00
\$125.00
\$2,192.99
\$2,192.99
\$27,996.00
\$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.

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:

Certificate No.	Parcel ID Number	Date	Legal Description
3440.0000	05-5219-000	06/01/2012	LT 28 BLK 17 2ND ADDN TO MAYFAIR PB 4 P 53 OR 4371 P 407/418

2013 TAX ROLL

KIDD MILDRED NEAL
1024 ALEXANDRIA DR
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

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

15-358
Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11920

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:

Mildred Neal Kidd

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

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11920

February 5, 2015

**Lot 28, Block 17, Mayfair Second Addition, as per plat thereof, recorded in Plat Book 4,
Page 53, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11920

February 5, 2015

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

1. That certain mortgage executed by Mildred Neal Kidd in favor of Members First Credit Union dated 08/24/2007 and recorded 08/30/2007 in Official Records Book 6209, page 944 of the public records of Escambia County, Florida, in the original amount of \$43,100.00.
2. Judgment filed by CACH, LLC recorded in O.R. Book 6248, page 1756.
3. Taxes for the year 2011-2013 delinquent. The assessed value is \$56,831.00. Tax ID 05-5219-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: 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.: 05-5219-000

CERTIFICATE NO.: 2012-3440

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 2014 tax year.

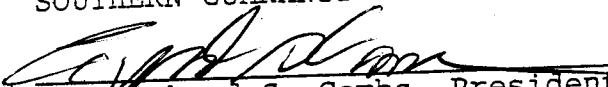
Mildred Neal Kidd
1024 Alexandria Dr.
Pensacola, FL 32505

Members First Credit Union
64 S. Reus St.
Pensacola, FL 32502

CACH, LLC
370 17th St., Ste 5000
Denver, CO 80202

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.

DEED DOC STAMPS PD @ ESC CO \$ 448.00
02/11/99 CONIE LEE JARVIS, CLERK
By: Sally United

WARRANTY DEED

FILE NO. 99-18437
DOC. 248.00
REC: 97.50
TOTAL _____
STATE OF FLORIDA
COUNTY OF Escambia

Tax ID # 15-2S-30-1000-028-018

KNOW ALL MEN BY THESE PRESENTS: That
Jewel D. Hedlicka, a single woman

2916 W. Hwy 90 #20 32506, Grantor

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto Mildred Neal Kidd

Address: 1024 Alexandria Pensacola, Florida, Grantee

grantee's 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 28, Block 17, Second Addition Mayfair, Section 15, Township 2 South, Range 30 West, Escambia County, Florida, according to plat thereof recorded in Plat Book 4 at page 53 of the public records of said county.

Prepared By:
✓ Linda D. Stearns
Southland Title of Pensacola, Inc.
1120 N. 12th Ave.
Pensacola, FL 32501

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.
Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on February 9, 1999

Linda D Stearns
LINDA D STEARNS
Myrtle Stearns
Myrtle Stearns

Jewel D. Hedlicka (Seal)
Jewel D. Hedlicka
Myrtle Stearns, Sec (Seal)
Attorney in fact (Seal)
_____ (Seal)

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 9th day of February, 1999 by Jewel D. Hedlicka, a single woman

who is/are personally known to me or who has/have produced Drivers Licenses as identification and who did take an oath

My Commission expires: _____
(Seal)

Linda D Stearns
Notary Public
Serial Number: _____

LINDA D. STEARNS
Notary Public, State of FL
Comm. Exp. April 3, 2001
Comm. No. 06617214

PREPARED BY

DEBORAH D. ECHMAN
SENIOR LOAN OFFICER
MEMBERS FIRST CREDIT UNION
OF FLORIDA

WHEN RECORDED, MAIL TO

TITLE OFFICES, LLC
99 SOUTH ALCANIZ STREET
SUITE B
PENSACOLA, FLORIDA 32502
07P-08036

MORTGAGE

SPACE ABOVE IS FOR RECORDER'S USE

THIS MORTGAGE is made on August 24, 2007, between the Mortgagor,

MILDRED N. KIDD, a single woman

(herein "Borrower"), and the Mortgagee, Members First Credit Union of Florida, a corporation organized and existing under the laws of the State of Florida, whose address is 64 South Reus St. Pensacola Florida 32502 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 43,100.00, which indebtedness is evidenced by Borrower's note dated 08/24/2007 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on 09/01/2014;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of ESCAMBIA, State of Florida:

Lot 28, Block 17, SECOND ADDITION MAYFAIR, Section 15, Township 2 South, Range 30 West, Escambia County, Florida, according to plat thereof recorded in Plat Book 4, at page 53, of the public records of said County.

which has the address of 1024 ALEXANDRIA DRIVE,
(Street)
PENSACOLA, Florida 32505 (herein "Property Address");
(City) (Zip Code)

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

PA 8-30-07

**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.

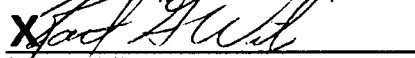
NOTICE TO BORROWER

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

Signed and delivered in the presence of:

X 
Signature of Witness

JULIE A. MESSER
Name of Witness Typed, Printed or Stamped

X 
Signature of Witness

KATHY G. WILSON
Name of Witness Typed, Printed or Stamped

X
Signature of Witness

Name of Witness Typed, Printed or Stamped

X
Signature of Witness

Name of Witness Typed, Printed or Stamped

X 
Signature of Borrower

MILDRED N KIDD

Name of Borrower Typed, Printed or Stamped

X
Signature of Borrower

Name of Borrower Typed, Printed or Stamped

X
Signature of Borrower

Name of Borrower Typed, Printed or Stamped

X
Signature of Borrower

Name of Borrower Typed, Printed or Stamped

STATE OF Florida, ESCAMBIA County ss:

The foregoing instrument was acknowledged before me this August 24, 2007 (date)
by MILDRED N. KIDD

who is personally known to me or who has produced driver license as identification and who
did not take an oath

X 
Signature of Person Taking Acknowledgment

JULIE A. MESSER
Name of Acknowledger Typed, Printed or Stamped

Title or Name

Serial Number, if Any

**JULIE A. MESSER
NOTARY PUBLIC - STATE OF FLORIDA
COMM. EXP 03/21/08
COMM. NO. DD 301907**

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

CASE NO: 2006 SC 5892

CACH, LLC,

Plaintiff,

DEFAULT FINAL JUDGMENT

vs.

MILDRED N KIDD ,

Defendant(s)

IT IS HEREBY ORDERED AND ADJUDGED THAT:

Plaintiff whose address is 370 17th St., Ste. 5000, Denver, CO 80202 shall recover from
Defendant(s), MILDRED N KIDD , the principal sum of \$1,806.07, attorney's fees in the amount
of \$ 140 , court costs in the amount of \$200.00, interest in the amount of \$948.56, the
total of which shall bear interest at the rate of 11% per annum for all the above let execution
issue.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete Florida Rules Form 1.977 (Fact Information Sheet) and
return it to the Plaintiff's attorney, within 45 days from the date of this Final Judgment unless it
is satisfied or a motion for new trial or notice of appeal is filed.

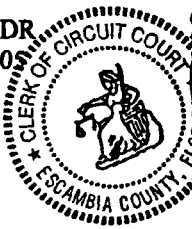
Jurisdiction of this case is retained to enter further orders that are proper to compel the
Defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney.

DONE AND ORDERED at ESCAMBIA County, Florida on this 13 day of
June, 2007.


COUNTY COURT JUDGE

Copies furnished to:
LAW OFFICES OF ANDREU & PALMA, LLP
701 SW 27th Avenue, Ste. 1201
Miami, FL 33135.

MILDRED N KIDD
1024 ALEXANDRIA DR
PENSACOLA FL 32505



Certified to be a true copy
of the original on file in this office
I witness my hand and official seal
ERDIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
Date 11-16-07

COUNTY CLERK DIVISION
FILED & RECORDED

2007 JUN 14 A 9 27

ERDIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

06-06346

Case: 2006 SC 005892



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Dkt: CC1033 Pg#: