

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Jul 7, 2014 / 140609**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 3836.0000** , 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: 06-1883-000**

Certificate Holder:
CAP ONE AS COLL ASSN RMCTL2013
PO BOX 54426
NEW ORLEANS, LOUISIANA 70154

Property Owner:
GREEN LESLYNNE L
94 SHORELINE DR
GULF BREEZE , FLORIDA 32561

Legal Description:
BEG AT SW COR OF LT 6 N ALG W LI 102 69/100 FT FOR POB CONT N ALG W LI 52 69/100 FT E PARL TO S LI 150 FT S PARL TO W LI 52 69/100 FT W PARL TO S LI ...

See attachment for full legal description.

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	3836.0000	06/01/12	\$849.72	\$0.00	\$92.05	\$941.77

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

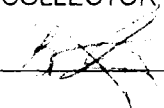
Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2014	3155.0000	06/01/14	\$803.38	\$6.25	\$40.17	\$849.80
2013	3500.0000	06/01/13	\$820.35	\$6.25	\$41.02	\$867.62
2011	3971.0000	06/01/11	\$889.33	\$6.25	\$183.05	\$1,078.63

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

\$3,737.82
\$0.00
\$250.00
\$75.00
\$4,062.82
\$4,062.82
\$6.25

*Done this 7th day of July, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: April 6, 2015

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

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

7/7/2014

FULL LEGAL DESCRIPTION
Parcel ID Number: 06-1883-000

July 11, 2014
Tax Year: 2011
Certificate Number: 3836.0000

BEG AT SW COR OF LT 6 N ALG W LI 102 69/100 FT FOR POB CONT N ALG W LI 52 69/100 FT E PARL TO S LI 150
FT S PARL TO W LI 52 69/100 FT W PARL TO S LI 150 FT TO POB PORT OF LT 7 BLK R 2ND ADDN TO PINECREST
PB 2 P 34 OR 4770 P 595

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**CAP ONE AS COLL ASSN RMCTL2013
PO BOX 54426
NEW ORLEANS, Louisiana, 70154**

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
3836.0000	06-1883-000	06/01/2012	BEG AT SW COR OF LT 6 N ALG W LI 102 69/100 FT FOR POB CONT N ALG W LI 52 69/100 FT E PARL TO S LI 150 FT S PARL TO W LI 52 69/100 FT W PARL TO S LI 150 FT TO POB PORT OF LT 7 BLK R 2ND ADDN TO PINECREST PB 2 P 34 OR 4770 P 595

2013 TAX ROLL

GREEN LESLYNNE L
94 SHORELINE DR
GULF BREEZE , Florida 32561

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.

rmctl2013 (Matt Sheehan)
Applicant's Signature

07/07/2014
Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11848

January 16, 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 County, , solely as revealed by records maintained from 01-15-1995, through 01-15-2015, and said search reveals the following:

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

Leslynn L. Green

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: 

January 16, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11848

January 16, 2015

172S301402060018 - Full Legal Description

BEG AT SW COR OF LT 6 N ALG W LI 102 69/100 FT FOR POB CONT N ALG W LI 52 69/100 FT E PARL TO S LI 150 FT S PARL TO W LI 52 69/100 FT W PARL TO S LI 150 FT TO POB PORT OF LT 7 BLK R 2ND ADDN TO PINECREST PB 2 P 34 OR 4770 P 595

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11848

January 16, 2015

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

1. That certain mortgage executed by Leslyne L. Green in favor of Craig A. Vigodsky dated 10/01/2010 and recorded 10/29/2010 in Official Records Book 6652, page 946 of the public records of County, Florida, in the original amount of \$6,500.00.

2. Taxes for the year 2010-2013 delinquent. The assessed value is \$45,412.00. Tax ID 06-1883-000.

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: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 4-6-2015

TAX ACCOUNT NO.: 06-1883-000

CERTIFICATE NO.: 2012-3836

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
- Notify Escambia County, 190 Governmental Center, 32502
- Homestead for _____ tax year.

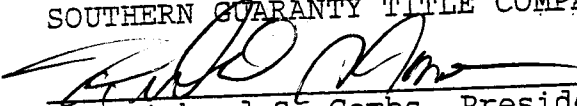
Leslyne L. Green
94 Shoreline Dr.
Gulf Breeze, FL 32561

Unknown Tenants
2504 North Q St.
Pensacola, FL 32505

Craig A. Vigodsky
900 N. Palafox St.
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,
this 23rd day of January, 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.

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC
358 WEST NINE MILE ROAD
PENSACOLA, FLORIDA 32534
Property Appraisers Parcel Identification (Folio) Number: 172s30-1402-060-018
Incidental to the issuance of a title insurance policy

#172S301402D6001B

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 8TH day of June, 2006 by Tadeusz Budny, A SINGLE MAN whose post office address is 2373 HORIZON DRIVE, SIERRA, AZ 85635 herein called the grantor, to Leslyne L. Green, A Married PERSON, whose post office address is 2504 North Q Street, Pensacola, FL 32505, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

See Exhibit "A"

Subject to easements, restrictions and reservations of record and taxes for the year 2006 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, and hereby 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 31, 2005.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Leslyne Snyder
Witness #1 Printed Name

[Signature]
Witness #2 Signature

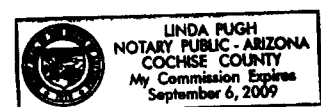
Bradley Snyder
Witness #2 Printed Name

[Signature]
Tadeusz Budny

STATE OF Arizona
COUNTY OF Cochise

The foregoing instrument was acknowledged before me this 12th day of June, 2006 by Tadeusz Budny who is personally known to me or has produced AZ ID as identification.

SEAL



[Signature]
Notary Public
Linda Pugh
Printed Notary Name

My Commission Expires:

File Number: 06-2367

EXHIBIT "A"

Begin at the Southwest corner of Lot 6, in Block R, Second Addition to Pinecrest Subdivision; thence North along the West line of Block R, 102.69 feet for a Point of Beginning; thence continue North along the West line of Block R, 52.69 feet; thence East and parallel to the South line of Block R, 150 feet; thence South and parallel to the West line of Block R, 52.69 feet; thence West and parallel to the South line of Block R, 150 feet to the Point of Beginning, being a portion of Lot 7, Block R, Second Addition to Pinecrest, a subdivision of a portion of Section 17, Township 2 South, Range 30 West, according to Plat of said Subdivision recorded in Plat Book 2, Page 34, of the Public Records of Escambia County, Florida.

This instrument prepared by:
Craig A. Vigodsky
900 North Palafox Street
Pensacola, Florida 32501

MORTGAGE DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS INDENTURE, Made this 1 day of October, 2010, Leslyne L. Green, a married woman hereinafter called the Mortgagor whose post office address is 94 Shoreline Drive, Gulf Breeze, Florida 32561, and Craig A. Vigodsky, a single man of 900 North Palafox Street, Pensacola, Florida 32501 hereinafter called the Mortgagee,

WITNESSETH, That the said Mortgagor, for and in consideration of TEN and no/100 (\$10.00) DOLLARS and other good and valuable consideration, to him in hand paid by the said Mortgagees, the receipt whereof is hereby acknowledged, granted, bargained, and sold to the said Mortgagees, their heirs and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to wit:

See attached Exhibit "A"


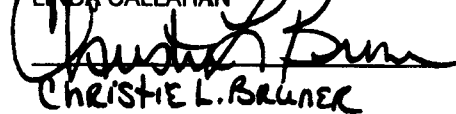
Mortgagor affirms this property is not her homestead.

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

PROVIDED ALWAYS, That if said Mortgagor, her heirs, legal representative or assigns, shall pay unto the said Mortgagees, their legal representatives or assigns, a certain promissory noted dated the 1 day of October, 2010, signed by Leslyne Green in the original principal sum of \$6,500.00 and shall pay all sums payable hereunder, and perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said promissory note and of this mortgage, and shall duly pay all taxes, and also insurance premiums reasonably required and all costs and expenses including a reasonable attorney's fee, which said Mortgagees may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

In Witness Whereof, the said Mortgagors hereunto set their hands and seals this 1 day of October, 2010.

Signed, sealed and delivered
in the presence of:

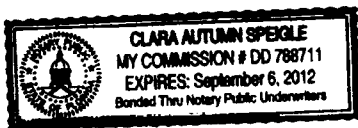

LINDA CALLAHAN

CHRISTIE L. BRUNER


LESLYNNE L. GREEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid in the County aforesaid to take acknowledgments, personally appeared Leslyne L. Green who provided 66053266810 as identification and who is known to be the person described in and who executed the foregoing instrument and who acknowledged before me that she executed the same.

Witness my hand and official seal in the County and State last aforesaid this, 1 day of October, 2010.




NOTARY PUBLIC

10/29/2010 11:26 office

(FAX)

P.002/002

DR. 0001 00. 00 West Page

File Number: 06-2367

EXHIBIT "A"

Begin at the Southwest corner of Lot 6, in Block R, Second Addition to Pinecrest Subdivision; thence North along the West line of Block R, 102.69 feet for a Point of Beginning; thence continue North along the West line of Block R, 52.69 feet; thence East and parallel to the South line of Block R, 150 feet; thence South and parallel to the West line of Block R, 52.69 feet; thence West and parallel to the South line of Block R, 150 feet to the Point of Beginning, being a portion of Lot 7, Block R, Second Addition to Pinecrest, a subdivision of a portion of Section 17, Township 2 South, Range 30 West, according to Plat of said Subdivision recorded in Plat Book 2, Page 34, of the Public Records of Escambia County, Florida.