

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 15, 2014 / 140036

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 3967.0000** , 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: 06-2473-000**

**Certificate Holder:**  
PPF HOLDINGS III LTD.  
U.S. BANK CUSTODIAN FOR PPF HO  
P.O. BOX 645051  
CINCINNATI, OHIO 45264

**Property Owner:**  
REASE WILLIE M JR  
711 WOODLAND DR  
PENSACOLA , FLORIDA 32503

**Legal Description:**  
LT 16 BLK C NORTH HILL RE S/D PB 1 P 62 OR 5990 P 1307

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	3967.0000	06/01/12	\$1,235.04	\$0.00	\$76.93	\$1,311.97

**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
2013	3605.0000	06/01/13	\$1,187.88	\$6.25	\$59.39	\$1,253.52

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant (2013)
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
- 
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....( %)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$2,565.49
\$0.00
\$993.18
\$250.00
\$75.00
\$3,883.67
\$3,883.67
\$6.25

\*Done this 15th day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: September 2, 2014

\* 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,

**PPF HOLDINGS III LTD.  
U.S. BANK CUSTODIAN FOR PPF HO  
P.O. BOX 645051  
CINCINNATI, Ohio, 45264**

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>
3967.0000	06-2473-000	06/01/2012	LT 16 BLK C NORTH HILL RE S/D PB 1 P 62 OR 5990 P 1307

**2013 TAX ROLL**

REASE WILLIE M JR  
711 WOODLAND DR  
PENSACOLA , Florida 32503

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

tda2012 (Taimur Jamil)  
Applicant's Signature

04/15/2014  
Date



# 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:** 182S303101016003  
**Account:** 062473000  
**Owners:** REASE WILLIE M JR  
**Mail:** 711 WOODLAND DR  
 PENSACOLA, FL 32503  
**Situs:** 710 W JORDAN ST 32501  
**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

### 2013 Certified Roll Assessment

**Improvements:** \$49,077  
**Land:** \$8,550  
**Total:** \$57,627  
Save Our Homes: \$0

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/2006	5990	1307	\$43,500	WD	<a href="#">View Instr</a>
10/2002	4995	1880	\$100	SM	<a href="#">View Instr</a>
12/1997	4261	970	\$100	QC	<a href="#">View Instr</a>
11/1997	4281	261	\$100	QC	<a href="#">View Instr</a>

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

### 2013 Certified Roll Exemptions

None

### Legal Description

LT 16 BLK C NORTH HILL RE S/D PB 1 P 62 OR 5990 P 1307

### Extra Features

None

### Parcel Information

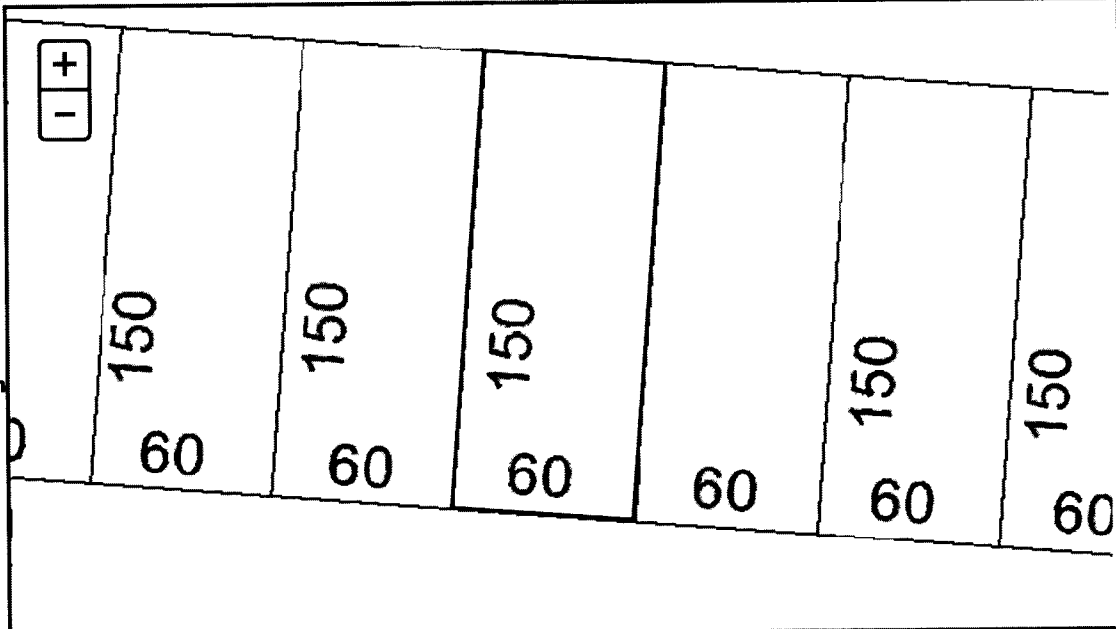
[Launch Interactive Map](#)

**Section Map Id:**  
 18-2S-30

**Approx. Acreage:**  
 0.2100

**Zoned:**   
 R-2

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



### Buildings

Building 1 - Address: 710 W JORDAN ST, Year Built: 1950, Effective Year: 1960

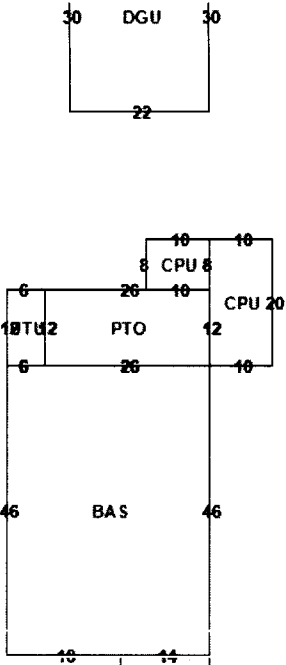
#### Structural Elements

**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1.00**  
**EXTERIOR WALL-BRICK-COMMON**  
**FLOOR COVER-TILE/STAIN CONC/BRICK**

FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6.00  
NO. STORIES-1.00  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-HIP  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2894 Total SF

BASE AREA - 1472  
CARPORT UNF - 280  
DET GARAGE UNF - 660  
OPEN PORCH FIN - 98  
PATIO - 312  
UTILITY UNF - 72



Images



1/9/03



2/12/14



2/12/14

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.

# **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.: 11216

May 28, 2014

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32569

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 05-28-1994, through 05-28-2014, and said search reveals the following:

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

Willie M. Rease, Jr.

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

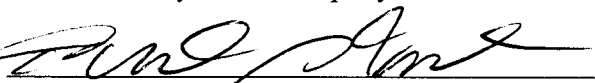
4. Taxes:

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: 

May 28, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11216

May 28, 2014

**Lot 16, Block C, North Hill Resubdivision, being a part of North Hill, Pensacola Investment Company's subdivision of a portion of Section 18, Township 2 South, Range 30 West, as per plat thereof, recorded in Plat Book 1, Page 62, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11216

May 28, 2014

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

1. That certain mortgage executed by Willie M. Rease, Jr. in favor of Robert E. Dale, Jr. dated 11/19/2007 and recorded 12/28/2007 in Official Records Book 6268, page 630 of the public records of Escambia County, Florida, in the original amount of \$20,000.00.
2. Tax Lien filed by IRS recorded in O.R. Book 6182, page 998.
3. Judgment filed by State of Florida/Escambia County recorded in O.R. Book 6668, page 872.
4. Taxes for the year 2011-2013 delinquent. The assessed value is \$57,627.00. Tax ID 06-2473-000.

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: rcsgrt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-2-2014

TAX ACCOUNT NO.: 06-2473-000

CERTIFICATE NO.: 2012-3967

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 State of Florida/ Escambia County, 190 Governmental Center, 32502  
    X Homestead for     tax year.

Willie M. Rease, Jr.  
711 Woodland Dr.  
Pensacola, FL 32503

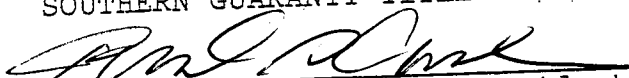
Robert E. Dale, Jr.  
164 Mikemo Way  
Pensacola, FL 32504

Unknown Tenants  
710 W. Jordan St.  
Pensacola, FL 32501

Internal Revenue Service  
400 W. Bay St. Ste 35045  
Jacksonville, FL 32202-4437

Certified and delivered to Escambia County Tax Collector,  
this 28th day of May, 2014.

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.



18.50  
304.50

Prepared by/Return to:  
Elizabeth Lyons  
LandAmerica Lawyers Title  
721 East Gregory Street  
Pensacola, FL 32502

Folio/Parcel ID#: 18-25-30-3101-016-003 (Account # 06

File/Case No: 06060007534

(Space Above This Line for Recording Data)

### WARRANTY DEED

THIS Warranty Deed made this 8th day of September, 2006,

BETWEEN Yolanda B. Montgomery, an unmarried person,

whose address is 455 Carlton Avenue, Apt 12S, Brooklyn, NY 11238,

hereinafter called the Grantor, and

William M. Rease, Jr., an unmarried person

whose address is 711 Woodland Drive, Pensacola, FL 32503, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, their heirs and assigns forever, the following described land, situate, lying and being in the County of Escambia State of Florida to wit:

Lot 16, Block C in North Hill Resubdivision, being a part of North Hill, Pensacola Investment Company's Subdivision of a portion of Section 18, Township 2 South, Range 30 West, according to the plat of said resubdivision recorded in Plat Book 1, at Page 62, of the Public Records of Escambia County, Florida.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year of 2006 and subsequent years, which are not yet due and payable.

And the said Grantor hereby covenants with the 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 person whomsoever, and that the land is free of all encumbrances, except taxes for the current year and subsequent years, restrictions, limitations, covenants, and easements of record if any. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as context requires.)

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Carol L. O'Neale

Witness # 1 Signature

Print Name: Carol L. O'Neale

Elaine Thomas

Witness # 2 Signature

Print Name: ELOISE THOMAS

State of New York

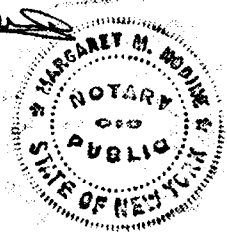
County of New York

The foregoing instrument is acknowledged before me this September 7th, 2006 by Yolanda B. Montgomery, an unmarried person, who: (Check One) is/are personally known to me or  
who has/have produced a Driver's License as identification.

Margaret M. Nodine  
Notary Public

Expiration Date: 9/7/06

MARGARET M. NODINE  
NOTARY PUBLIC, State of New York  
No. 01N06071125  
Qualified in New York County  
Commission Expires Jan 6, 2007



(Seal)

File/Case No: 06060007534

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

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 Ordinances Chapter 1-29.2, Article V requires 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 acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 710 W. Jordan Street  
Legal Address of 710 W. Jordan Street, Pensacola, FL 32503  
Property:

The County ( ☒ ) has accepted ( ☐ ) has not accepted the abutting roadway for maintenance.

This form completed by: Yolanda B. Montgomery  
455 Carlton Avenue, Apt 12S  
Brooklyn, NY 11238

**WITNESSES AS TO SELLER(S):**

Carol L. O'Neale Yolanda B. Montgomery  
Witness #1 Signature Yolanda B. Montgomery  
Print Name: Carol L. O'Neale

Elaine Thomas  
Witness #2 Signature  
Print Name: ELOISE THOMAS

**WITNESSES AS TO BUYER(S):**

Carolyn R. Doss Willie M. Rease, Jr.  
Witness #1 Signature  
Print Name: Carolyn R. Doss Willie M. Rease, Jr.

Elizabeth Lyons  
Witness #2 Signature  
Print Name: Elizabeth Lyons

This form approved by the  
Escambia County Board of  
County Commissioners  
Effective: 4/15/95

This Document Prepared By and Return to:

Integrity Title and Escrow Services, LLC.  
308 South Jefferson Street  
Pensacola, FL 32502

*Return to:*  
INTEGRITY TITLE  
AND ESCROW SERVICES, LLC  
308 S. JEFFERSON STREET  
PENSACOLA, FL 32502  
*200715*

## Real Estate Mortgage

THIS MORTGAGE made this **19th** day of **November** A.D. 2007 between  
**Willie M. Reese, Jr., an unmarried man**

herein called Mortgagor, in consideration of the sum named in the promissory note herein described received from **Robert E. Dale Jr**

herein called Mortgagee, (the terms "Mortgagor" and "Mortgagee" include all parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns; the term "note" includes all promissory notes described herein) Mortgagor hereby mortgages to Mortgagee the real property in **Escambia** County, **Florida**, described as:

**LOT 16, BLOCK C, NORTH HILL RESUBDIVISION, BEING A PART OF NORTH HILL, PENSACOLA INVESTMENT COMPANY'S SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 62, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

**The rate is 15.9% interest only, payable monthly, maturing in 60 months.**

**There is a prepayment penalty of 5% for any principal payment paid in the first 48 months.**

**Late fee of 10% of past due payment, if not paid within 5 days of the due date.**

**In case of default, the interest rate shall be 18%, and there will be a 5% default penalty, in lieu of the prepayment penalty**

*Loan Amount \$20,000.00*

TOGETHER with all easements, connected therewith, improvements now or hereafter made thereon, fixtures attached thereto, any furniture or furnishings located thereon or therein and any reversions, remainders, rents, issues and profits thereof as security for the payment of the promissory note, a copy of which is attached.

AND Mortgagor hereby covenants:

1. That Mortgagor is in actual possession and seized of said real property in fee simple with full power and lawful right to mortgage the same; that said property is free from all liens and encumbrances except as set forth herein; that Mortgagor fully warrants the title to said real property and will defend the same against lawful claims of all persons whomsoever.
2. To pay all money required by said note and this mortgage, or either, promptly when due.
3. To pay all taxes, assessments, levies, liabilities, obligations and encumbrances of every description now on or which may hereafter accrue on said property, this mortgage and the debt secured hereby, or any of these, when due. If any part thereof is not paid when due, Mortgagee may pay it without waiving the option to foreclose this mortgage or any other right hereunder.
4. To pay all costs and expenses together with reasonable attorney's fees (including appellate proceedings) incurred by Mortgagee because of any default by Mortgagor under this mortgage and said note, or either.
5. To keep the improvements now or hereafter on said property insured against loss by fire or other hazards included in the terms "extended coverage" and "other perils" in the amount secured by this mortgage by an insurer approved by Mortgagee. The policy shall be held by and made payable to Mortgagee by standard New York mortgagee clause without contribution as Mortgagee's interest may appear. If any money becomes payable under such policy, then all checks for said money will be made payable to Mortgagor and Mortgagee and the proceeds shall be first applied to restore the mortgaged property to the condition it was immediately before the loss occurred and if there be any excess or if the property not so restored then Mortgagee may apply the same to the payments last due on the debt secured hereby or may permit Mortgagor to use it, or any part thereof, for other purposes without waiving or impairing any lien or right hereunder. If Mortgagor fails to obtain such policy, Mortgagee may procure it and pay therefor without waiving the option to foreclose this mortgage or any other right hereunder.
6. To permit, commit or suffer no waste, impairment or deterioration of said property or any part thereof.
7. That if said property, or any part thereof, is taken by eminent domain, Mortgagee shall have the right to receive and apply all money paid for such taking to the payments last due on the debt secured hereby or may permit Mortgagor to use it, or any part thereof, for other purposes without waiving or impairing any lien or right under this mortgage. If the remaining part of said property is inadequate security for the unpaid balance of said debt, Mortgagee may accelerate payment thereof immediately.
8. That if Mortgagee shall hold another mortgage or lien on said property, a default under such other mortgage or lien shall constitute a default under this mortgage also. Any default under this mortgage shall likewise constitute a default under such other mortgage or lien. If foreclosure proceedings under any mortgage or lien (whether held by Mortgagee or another) affecting said property are instituted, this shall constitute a default under this mortgage.
9. That Mortgagee may forbear to enforce defaults under this mortgage and said note, or either, or may extend the time for payment of any money secured hereby or may take other or additional security and may deal directly with any owner of said property in all respects pertaining to this mortgage and said note, or either, without notice to or the consent of any person liable under this mortgage and said note, or either, and without discharging or affecting the liability of any person liable under this mortgage and said note, or either.

**Real Estate Mortgage - Page 2**

10. That the rents, profits, income, issues and revenues of said property (including any personal property located thereon or therein) are assigned and pledged as further security for the payment of the debt secured hereby with the right (but no duty) on the part of Mortgagee to demand and receive and apply them on said debt at any time after a default hereunder. If suit is instituted to foreclose or reform this mortgage or to determine the validity or priority thereof, Mortgagee shall be entitled to appointment of a receiver pendente lite without notice for said property and of all rents, income, profits, issues and revenue thereof. It is covenanted and agreed that the court shall forthwith appoint a receiver of said property and of such rents, income, profits, issues and revenues. Such appointment shall be made as a matter of strict right to Mortgagee without reference to the adequacy or inadequacy of the value of the property hereby mortgaged or to the solvency or insolvency of Mortgagor.

11. That if any dispute arises involving said note and this mortgage, or either, wherein Mortgagee incurs any costs (regardless of whether or not legal proceedings are instituted) or if any action or proceeding (including appellate proceedings) shall be maintained by any person other than Mortgagee wherein Mortgagee is made a party, all expenses incurred by Mortgagee to prosecute or defend the rights created by this mortgage and said note, or either, together with reasonable attorney's fees and costs, whether same be rendered for negotiation, trial or appellate work, shall be paid by Mortgagor.

12. That if any money secured hereby is not fully paid within **THIRTY (30)** days after it becomes due, or if any covenant or agreement of said note and this mortgage, or either, is breached, Mortgagee shall have the option to accelerate payment of the entire principal and any other money secured hereby as immediately due and payable without notice. Time is of the essence of this mortgage. Any payment made by Mortgagee under paragraphs 3, 4, 5, or 11 shall bear interest at the maximum legal rate from the date of payment and shall be secured by this mortgage. No waiver of or failure to enforce any default or obligation under this mortgage and said note, or either, shall constitute a waiver of any subsequent default or of the terms of either instrument. If there is any conflict between the terms of this mortgage and said note, the terms of this mortgage shall prevail.

**In Witness Whereof**, the mortgagor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Russ Campbell  
Witness

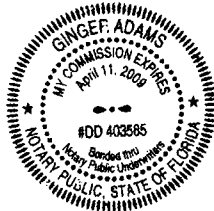
Printed Name: Ginger Adams  
Witness

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 19th day of November, 2007 by Willie M. Rease, Jr., an unmarried man

he is personally known to me or he has produced his Florida driver's license as identification.

Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



Form 668 (Y)(c) (Rev. February 2004)	4811 Department of the Treasury - Internal Revenue Service <b>\$ 10.00 DUE Notice of Federal Tax Lien</b>
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Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	Serial Number 376015607	For Optional Use by Recording Office
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As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer WILLIE M REASE JR  
BETTER TRUCKING & DEMOLITION

Residence 711 WOODLAND DR  
PENSACOLA, FL 32503-2768

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1120	12/31/2005	77-0627936	09/25/2006	10/25/2016	6183.28
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 6183.28

This notice was prepared and signed at JACKSONVILLE, FL , on this,

the 05th day of July , 2007.

Signature <i>R. A. Mitchell</i> for THERESA HARLEY	Title ACS (800) 829-3903	23-00-0008
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 60025X

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY  
190 GOVERNMENTAL CENTER  
PENSACOLA, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2010 CO 027274 A  
CODE ENFORCMENT CITATION NO: CE101000290  
/ DOB: 01/01/1953

WILLIE MOSES REASE JR  
711 WOODLAND DRIVE  
PENSACOLA FL 32503

ERNE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2010 DEC 14 P 3:01  
COUNTY CRIMINAL DIVISION  
FILED & RECORDED

JUDGMENT AGAINST DEFENDANT FOR CODE ENFORCEMENT CIVIL PENALTY

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$200.00, to the Clerk of the Court, which the Court has determined to be the defendant's liability for civil infraction under Escambia County Resolution R98-171;

It is further ordered and adjudged that, in accordance with Section 162.21, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 14<sup>th</sup> day of December, 2010.

  
JUDGE JOHN F SIMON

ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of hereof had been furnished to defendant by delivery by mail, this 15 day of December, 2010



ERNE LEE MAGAHA  
CLERK OF THE CIRCUIT COURT

By:   
Deputy Clerk

  
Dkt ID: 00066072638 / JUDCO / Case: 2010 CO 027274 A

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03967 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 31, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

WILLIE M REASE JR 711 WOODLAND DR PENSACOLA, FL 32503	WILLIE M REASE JR OR UNKNOWN TENANTS 710 W JORDAN ST PENSACOLA FL 32501
ROBERT E DALE JR 164 MIKEMO WAY PENSACOLA FL 32504	IRS COLLECTION ADVISORY GROUP 400 W BAY STREET STE 35045 JACKSONVILLE FL 32202
ESCAMBIA COUNTY/STATE OF FLORIDA COUNTY CRIMINAL 190 GOVERNMENTAL CENTER PENSACOLA FL 32502	

WITNESS my official seal this 31th day of July 2014.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## 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 September 2, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That PPF HOLDINGS III LTD holder of Tax Certificate No. 03967, 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 16 BLK C NORTH HILL RE S/D PB 1 P 62 OR 5990 P 1307

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062473000 (14-655)

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

**WILLIE M REASE JR**

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 Tuesday in the month of September, which is the 2nd day of September 2014.

Dated this 31st day of July 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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### Post Property:

710 W JORDAN ST 32501



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**WILLIE M REASE JR**  
711 WOODLAND DR  
PENSACOLA, FL 32503

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:   
Emily Hogg  
Deputy Clerk

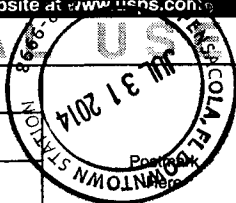
7006 1830 0000 0238 3638

**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: WILLIE M REASE JR [14-655]  
 OR UNKNOWN TENANTS  
 710 W JORDAN ST  
 PENSACOLA FL 32501

PS Form Instructions

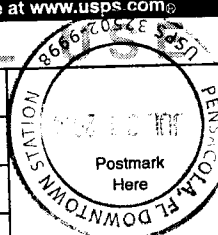
7292 9820 0000 0238 3621

**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: WILLIE M REASE JR [14-655]  
 711 WOODLAND DR  
 PENSACOLA, FL 32503

PS Form Instructions

7006 1830 0000 0238 3645

**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: ROBERT E DALE JR [14-655]  
 164 MIKEMO WAY  
 PENSACOLA FL 32504

PS Form Instructions

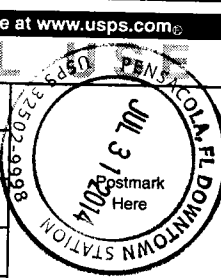
7292 9820 0000 0238 3621

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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: IRS COLLECTION ADVISORY GROUP  
 [14-655]  
 400 W BAY STREET  
 STE 35045  
 JACKSONVILLE FL 32202

PS Form Instructions

12/03/2017

## 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:

ROBERT E DALE JR [14-655]  
164 MIKEMO WAY  
PENSACOLA FL 32504

2. Article Number

(Transfer from service label)

7008 1830 0000 0238 3645

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf 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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

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4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7008 1830 0000 0238 3621

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WILLIE M REASE JR [14-655]  
711 WOODLAND DR  
PENSACOLA, FL 32503

## 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:

WILLIE M REASE JR [14-655]  
OR UNKNOWN TENANTS  
710 W JORDAN ST  
PENSACOLA FL 32501

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf 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 0238 3638

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

12/3967

**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.
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1. Article Addressed to:

IRS COLLECTION ADVISORY GROUP  
[14-655]  
400 W BAY STREET  
STE 35045  
JACKSONVILLE FL 32202

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X Brad Mc Culloch ☐ Agent  
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

Brad Mc Culloch

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 0238 3652

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

14-655

**NON ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO14CIV034185NON

**Agency Number:** 14-010699

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 03967 2012

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE WILLIE M REASE JR

**Defendant:**

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

Received this Writ on 7/31/2014 at 9:49 AM and served same at 6:30 AM on 8/1/2014 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

  
E. HARRIS, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: DLRUPERT

**WARNING**

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**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, That **PPF HOLDINGS III LTD** holder of **Tax Certificate No. 03967**, 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 16 BLK C NORTH HILL RE S/D PB 1 P 62 OR 5990 P 1307**

**SECTION 18, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 062473000 (14-655)**

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**WILLIE M REASE JR**

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 Tuesday** in the month of September, which is the **2nd day of September 2014**.

Dated this 31st day of July 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

**Post Property:**

**710 W JORDAN ST 32501**



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

By:  
Emily Hogg  
Deputy Clerk

2014 JUL 31 PM 4:00  
03967

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

14-655

**NON ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO14CIV034168NON

**Agency Number:** 14-010752

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 03967, 2012

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: WILLIE M REASE JR

**Defendant:**

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

Individual

Received this Writ on 7/31/2014 at 9:51 AM and served same on WILLIE M REASE JR , at 10:00 AM on 8/4/2014 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: \_\_\_\_\_

*K. Lucas 919*  
K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT



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**Personal Services:**

**WILLIE M REASE JR**  
711 WOODLAND DR  
PENSACOLA, FL 32503

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



By:  
Emily Hogg  
Deputy Clerk

14 JUL 31 4 45 PM  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA