

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
4082.0000	06-3261-000	06/01/2012	LT 1 BLK H WELLES BROWNSVILLE PB 1 P 38 OR 5598 P 1452 SEC 31/33 P T2S R 30 CA 137

2013 TAX ROLL

GRANDBERRY JAMES JR
1421 NORTH U ST
PENSACOLA , Florida 32505

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

rmctl2013 (Matt Sheehan)

Applicant's Signature

07/07/2014

Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 7, 2014 / 140617

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 4082.0000**, 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: 06-3261-000**

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

Property Owner:
GRANDBERRY JAMES JR
1421 NORTH U ST
PENSACOLA, FLORIDA 32505

Legal Description:

LT 1 BLK H WELLES BROWNSVILLE PB 1 P 38 OR 5598 P 1452 SEC 31/33 P T2S R 30 CA 137

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	4082.0000	06/01/12	\$739.42	\$0.00	\$80.10	\$819.52

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	3385.0000	06/01/14	\$685.00	\$6.25	\$34.25	\$725.50

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

\$1,545.02
\$0.00
\$250.00
\$75.00
\$1,870.02
\$1,870.02
\$6.25

*Done this 7th day of July, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: April 1, 2012

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

OR BK 5411 PG1231
Escambia County, Florida
INSTRUMENT 2004-241138

Jurisdiction is retained to enter such further orders as
may be appropriate and necessary.

OR BK 5411 PG1235
Escambia County, Florida
INSTRUMENT 2004-241139

DONE AND ORDERED at Escambia County, Florida on this
the 11th day of May, 2004.


Special Master
Office of Environmental Code Enforcement

RCD May 18, 2004 12:38 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-241138

RCD May 18, 2004 12:38 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-241139

These costs will be suspended and will not be assessed against you if you fully cure the violation within the time provided above.

2 presents a serious threat to the public health, safety and welfare.

is irreparable or irreversible in nature and, as such, under Florida Statutes 162.09(2)(a), the fine shall not exceed \$5,000.00

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Master and may be added to any fines imposed pursuant to this order.

All monies owing hereunder shall constitute a lien on all your real and personal property including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Master to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Code Enforcement Division at 1190 West Leonard Street, Pensacola, Florida 32501 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

Correction shall include: removal of all trash and debris
and over growth in excess of 12 inches and
removal of all nuisance conditions

OR BK 5411 PG1233
Escambia County, Florida
INSTRUMENT 2004-241139

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 10 per day, commencing May 18 2004. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Code Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

☒ If the violation is not abated within the specified time period, then the County may elect to abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the your property.

☒ Costs in the amount of \$675.00 are hereby awarded in favor of Escambia County as the prevailing party against

THE OFFICE OF ENVIRONMENTAL CODE ENFORCEMENT

SPECIAL MASTER

IN AND FOR THE

COUNTY OF ESCAMBIA, STATE OF FLORIDA

OR BK 5411 PG1228
Escambia County, Florida
INSTRUMENT 2004-241138

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 03-06-0273

Location: 2000 Blk North S St.

N 70 FT OF LTS 19 & 20 BLK 44

HAZLEHURST PLAT DB 55 P 262 OR 3447

P 70 SEC 17/31 T 2S R 30

James Grandberry, Jr.
1708 W. DeSoto St.
Pensacola, FL 32505

O R D E R

This CAUSE having come before the Office of Environmental Code Enforcement Special Master on the Petition of the Environmental Code Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Master having considered the evidence before it, and the appropriate sections of the Escambia County Code of Ordinances, the Special Master makes the following findings of fact and conclusions of law:

✓
A violation of the following ordinance(s) has occurred:
Escambia County Ordinance 30-203(a)(6) & (c)
A violation of the ordinance(s) as set forth in the

Petition has not occurred.

THEREFORE, The Special Master being otherwise fully advised in the premises; it is hereby

ORDERED that: James Grandberry, Jr.

shall have until May 17, 2004 to comply with the order and to bring the violation into compliance.

Certified to be a true copy of
the original on file in this office
Witness my hand and official seal
ERNIE LEE, CLERK
Clerk of the Circuit Court
Escambia County, Florida
By: [Signature] D.C.
Date: May 17, 2004

Signed in the presence of

Donna Parker

Print or type name

Debbie Timbie

Print or type name

James Grandberry Jr

Print or type name

Print or type name

STATE OF FLORIDA:

COUNTY OF ESCAMBIA:

I hereby certify that on this day, before me, a Notary Public duly authorized in the state and county named above to take acknowledgements, personally appeared JAMES GRANDBERRY JR A SINGLE MAN

to me known to be the person(s) described as Mortgagor in and who executed the foregoing Mortgage, and acknowledged before me that said person(s) executed the same.

Witness my hand and official seal in the county and state named above this 1st day of March, 2005.

NOTARY PUBLIC, State of Florida at large

Notary Signature

My commission expires

(MONTH DAY, YEAR)

STATE OF FLORIDA:

COUNTY OF ESCAMBIA:

This instrument filed and recorded _____ day of _____, _____, in O.R. Book _____ on page _____ record verified. _____, Clerk of the Circuit Court.

By: _____ D.C.

"Mortgagor" and "Mortgages" are used for singular and plural as context requires.

6. If any payment provided for in that Note is not paid within ten days after it becomes due, or if any agreement in this Mortgage other than the agreement to make the payments is breached, the entire unpaid balance of that Note shall immediately become due at the option of the Mortgagee and in accordance with the terms of said Note and the Mortgagee may foreclose this Mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.

7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this Mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.

8. If this Mortgage is subject and subordinate to another mortgage, it is hereby expressly agreed that should any default be made in the payment of any installment of principal or of interest on said prior mortgage, the holder of this Mortgage may pay such installment of principal or such interest and the amount so paid with legal interest thereon from the time of such payment may be added to the indebtedness secured by this Mortgage and the accompanying Note shall be deemed to be secured by this Mortgage, and it is further expressly agreed that in the event of such default or should any suit be commenced to foreclose said prior mortgage then the amount secured by this Mortgage and the accompanying Note shall become and be due and payable at any time thereafter at the sole option of the owner or holder of this Mortgage.

9. If not prohibited by law or regulation, this Mortgage and all sums hereby secured shall become due and payable at the option of the Mortgagee and without notice to Mortgagor forthwith upon the conveyance of Mortgagor's title to all or any portion of said mortgaged property and premises, or upon the vesting of such title in any manner in persons or entities other than, or with, Mortgagor unless the purchaser or transferee assumes the indebtedness secured hereby with the consent of the Mortgagee.

10. Mortgagor may elect to have Mortgagee maintain an escrow fund for payment of real estate taxes, assessments, insurance premiums, or other obligations that might encumber the Real Estate if not timely paid when due. If Mortgagor so elects, Mortgagor shall pay to Mortgagee on the day Monthly Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Mortgagee, including, but not limited to Hazard Insurance and Flood Insurance; and (d) Mortgage Insurance premiums, if any, or any sums payable by Mortgagor to Mortgagee in lieu of the payment of Mortgage Insurance premiums. These items are called "Escrow Items." At origination or at any time during the term of the Note, Mortgagee may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Mortgagor, and such dues, fees and assessments shall be an Escrow Item. Mortgagor shall promptly furnish to Mortgagee all notices of amounts to be paid under this Section. Mortgagor shall pay Mortgagee the Funds for Escrow Items unless Mortgagee waives Mortgagor's obligation to pay the Funds for any or all Escrow Items. Mortgagee may waive Mortgagor's obligation to pay Mortgagee Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Mortgagor shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Mortgagee and, if Mortgagee requires, shall furnish to Mortgagee receipts evidencing such payment within such time period as Mortgagee may require. If Mortgagor is obligated to pay Escrow Items directly and fails to do so, Mortgagee may pay such amount and Mortgagor shall then be obligated to repay to Mortgagee any such amount. Mortgagee may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the notice provision of this Mortgage and, upon such revocation, Mortgagor shall pay to Mortgagee all Funds, and in such amounts, that are then required under this or other applicable Sections.

Mortgagee may, at any time, collect and hold Funds in an amount (a) sufficient to permit Mortgagee to apply the Funds at the time specified under the federal Real Estate Settlement Procedures Act and implementing regulations (collectively, "RESPA") and (b) not to exceed the maximum amount a Mortgagee can require under RESPA. Mortgagee shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity or in any Federal Home Loan Bank. Mortgagee shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Mortgagee shall not charge Mortgagor for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Mortgagee pays Mortgagor interest on the Funds and Applicable Law permits Mortgagee to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Mortgagee shall not be required to pay Mortgagor any interest or earnings on the Funds. Mortgagor and Mortgagee can agree in writing, however, that interest shall be paid on the Funds. Mortgagee shall give to Mortgagor, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Mortgagee shall account to Mortgagor for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Mortgagee shall notify Mortgagor as required by RESPA, and Mortgagor shall pay to Mortgagee the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Mortgagee shall notify Mortgagor as required by RESPA, and Mortgagor shall pay to Mortgagee the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Mortgage, Mortgagee shall promptly refund to Mortgagor any Funds held by Mortgagee.

☐ If checked, the following is applicable:

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE BALANCE DUE UPON MATURITY IS \$NONE TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

(Space above this line for recording data)

☐ If checked, the following is applicable:

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE BALANCE DUE UPON MATURITY IS
\$NONE TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE
MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MORTGAGE

JAMES GRANDBERRY JR A SINGLE MAN
(customer)

the Mortgagor,* in consideration

of the principal sum specified in the Note/Loan Agreement hereafter described, (herein "Note"), received from

AMERICAN GENERAL HOME EQUITY, INC.

(our name and full address)

6425 N PENSACOLA BLVD STE 3

PENSACOLA, FL 32505-1712

the Mortgagee,* hereby, on 03/01/05, mortgage to the Mortgagee the
MONTH/DAY/YEAR

real property (Property) in ESCAMBIA County, Florida, described as:

LOT 1 BLOCK H WELLES BROWNSVILLE ADDITION BEING A SUBDIVISION OF A
PORTION OF SECTION 31 AND 33 TOWNSHIP 2 SOUTH RANGE 30 WEST ESCAMBIA
COUNTY FLORIDA AS PER PLAT FILED FOR RECORD MAY 17 1932 AND RECORDED IN
PLAT BOOK 1 AT PAGE 38 OF THE PUBLIC RECORDS OF SAID COUNTY

3/1/05 DATE OF LOAN
ACTUAL AMOUNT \$20,000.00

as security for the payment of all sums due under that certain Note of even date herewith executed by Mortgagor* to Mortgagee* and agree:

1. To make all payments required by that Note and this Mortgage promptly when due.
2. To pay all taxes, assessments, liens and encumbrances on that property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest thereon from the date of payment at the same rate as specified in that Note, shall also be secured by this Mortgage.
3. To keep all buildings now or hereafter on that land insured against damage by fire and extended coverage, vandalism and malicious mischief in an amount sufficient to comply with any co-insurance clause, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at the same rate as specified in that Note, shall also be secured by this Mortgage. If any sum becomes payable under such policy, the Mortgagee may apply it to the indebtedness secured by this Mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this Mortgage.
4. To commit, permit, or suffer no waste, impairment, or deterioration of the mortgaged property.
5. To pay all expenses reasonably incurred by the Mortgagee because of the failure of the Mortgagor to comply with the agreements in that Note or this Mortgage, including reasonable attorney's fees. The cost thereof, with interest thereon from the date of payment at the same rate as specified in that Note, shall also be secured by this Mortgage.

This instrument was prepared by: AMERICAN GENERAL HOME EQUITY, INC.
6425 N PENSACOLA BLVD STE 3
PENSACOLA, FL 32505-1712

RECORD & RETURN TO:
WILSON, HARRELL, SMITH
& FARRINGTON, P.A.
307 SOUTH PALAFOX STREET
PENSACOLA, FL 32502
FILE # 1-39458

**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 that 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: North "V" Street

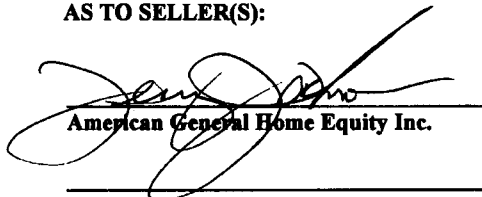
LEGAL ADDRESS OF: 1306 North "V" Street,
Pensacola, FL 32505

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


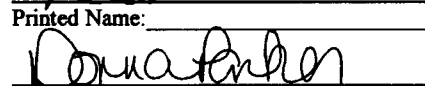
This form completed by:

WILSON, HARRELL, SMITH, BOLES &
FARRINGTON, P.A.
307 South Palafox Street
Pensacola, Florida 32502

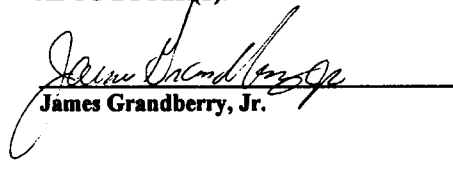
AS TO SELLER(S):


American General Home Equity Inc.


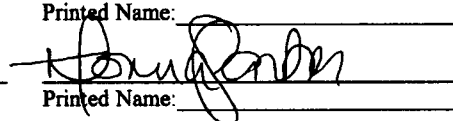
WITNESSES TO SELLER(S):


Printed Name: _____

Printed Name: _____

AS TO BUYER(S):


James Grandberry, Jr.

WITNESSES TO BUYER(S):


Printed Name: _____

Printed Name: _____

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

Prepared By: S. J. JACKSON
6425 N. PENSACOLA BLVD., STE. 3
PENSACOLA, FL 32505

File Number:
Parcel ID #: 31-2S-30-2000-010-008

WARRANTY DEED (CORPORATE)

This WARRANTY DEED, dated 3/1/05 by:
American General Home Equity Inc.
whose post office address is: 6425 N. PENSACOLA BLVD., STE. 3
PENSACOLA, FLORIDA 32505
hereinafter called the GRANTOR, to JAMES GRANDBERRY, JR., a single man
whose post office address is: 1421 NORTH "U" STREET, PENSACOLA, FL 32505

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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, viz:

LOT 1, BLOCK H, WELLES BROWNSVILLE ADDITION, BEING A SUBDIVISION
OF A PORTION OF SECTION 31 AND 33, TOWNSHIP 2 SOUTH, RANGE 30
WEST, ESCAMBIA COUNTY, FLORIDA, AS PER PLAT FILED FOR RECORD MAY 17,
1932 AND RECORDED IN PLAT BOOK 1 AT PAGE 38 OF THE PUBLIC RECORDS OF
SAID COUNTY.

PARCEL ID NO. 31-2S-30-2000-010-008

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any;
taxes and assessments for the year 2005 and subsequent years; and to all applicable zoning ordinances and/or restrictions
and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.
American General Home Equity Inc.
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Cheryl L. Mattis
Print Name: Cheryl L. Mattis
Signature: Ron Mattis
Print Name:

By: Steve Ritter
STEVE RITTER, VICE PRESIDENT

State of GEORGIA
County of CHEROKEE

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 3/1/05 by:

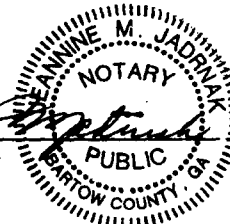
of STEVE RITTER, VICE PRESIDENT
American General Home Equity Inc.
on behalf of the corporation.

He/She is personally known to me or who has produced drivers license as identification.

RECORD & RETURN TO:
WILSON, HARRIS, SMITH
& FARRINGTON, P.A.
307 SOUTH PALAFOX STREET
PENSACOLA, FL 32502
FILE # 1-37458

Signature: Jeannine M. Jadrnak
Print Name: Jeannine M. Jadrnak

My Commission Expires August 11, 2006



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: 4-6-2015

TAX ACCOUNT NO.: 06-3261-000

CERTIFICATE NO.: 2012-4082

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

James Grandberry, Jr.
1421 North U St.
Pensacola, FL 32505

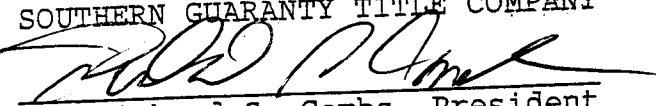
Springleaf Home Equity, Inc.
formerly American General Home Equity, Inc.
6425 N. Pensacola Blvd., Ste 3
Pensacola, FL 32505

Unknown Tenants
1306 North V St.
Pensacola, FL 32505

Escambia County Code Enforcement
3363 West Park Place
Pensacola, FL 32505

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11854

January 16, 2015

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

1. Mortgage executed by James Grandberry, Jr. to American General Home Equity, Inc. NKA Springleaf Home Equity, Inc., dated 03/01/2005 and recorded in Official Record Book 5598 on page 1454 of the public records of Escambia County, Florida. given to secure the original principal sum of \$20,000.00. Assignment of Rents and Leases recorded in O.R. Book 5598, page 1457.
2. Code Enforcement Lien filed by Escambia County recorded in O.R. Book 5411, page 1232.
3. Taxes for the year 2011 and 2013 delinquent. The assessed value is \$37,499.00. Tax ID 06-3261-000.

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.: 11854

January 16, 2015

**Lot 1, Block H, Welles Brownsville Addition, as per plat thereof, recorded in Plat Book 1,
Page 38, 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

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11854

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

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

James Grandberry, 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

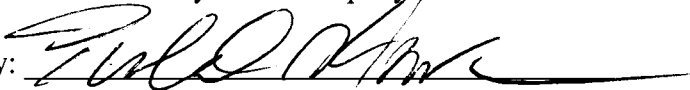
4. Taxes:

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: 

January 16, 2015