



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.

Last Updated:04/24/2014 (tc 1582)

Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

**Back** 

Navigate Mode Account O Reference Printer Friendly Version

**General Information** 

Reference:

502S305010013022

**Account:** 

080542000

Owners:

SINGER CEDRIC K & MONIQUE C

Mail:

205 MARINE DR

Situs:

PENSACOLA, FL 32507 205 MARINE DR 32507

Use Code:

SINGLE FAMILY RESID 🔑

**Taxing** 

**COUNTY MSTU** 

**Authority:** Tax Inquiry:

Open Tax Inquiry Window

Tax Inquiry link courtesy of Janet Holley

Escambia County Tax Collector

01/1978 1251 463

2013 Certified Roll Assessment

Improvements:

\$39,681

Land:

\$9,500

Total:

\$49,181

Save Our Homes:

\$49,181

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Official Records Sale Date Book Page Value Type (New Window)

\$3,400 WD

02/1995 3728 879 \$49,900 WD 03/1986 2195 195 \$34,800 WD

03/1979 1310 208 \$29,900 WD

View Instr View Instr View Instr View Instr

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

2013 Certified Roll Exemptions

HOMESTEAD EXEMPTION

**Legal Description** 

LT 13 BLK 22 2ND ADDN TO AERO VISTA PB 2 P 22 OR 3728 P 879 SEC 50/51 T 2S R 30...

**Extra Features** 

None

Parcel

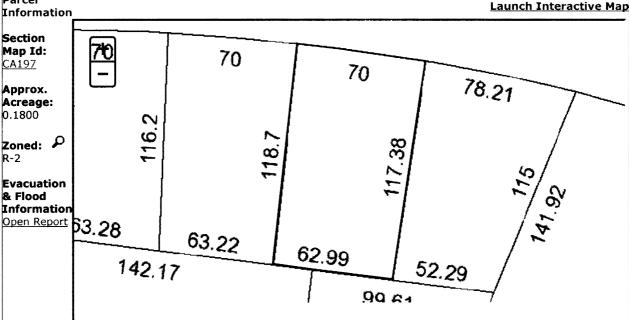
Information Section

Map Id: CA197

Approx. Acreage: 0.1800

Zoned: 🔑 R-2

**Evacuation** & Flood



#### **Buildings**

Building 1 - Address: 205 MARINE DR, Year Built: 1979, Effective Year: 1979

Structural Elements

**DECOR/MILLWORK-AVERAGE DWELLING UNITS-1.00 EXTERIOR WALL-BRICK-FACE** FLOOR COVER-CARPET

**Application Number: 140044** 

## 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:

Certificate No.

**Parcel ID Number** 

Date

**Legal Description** 

4788.0000

08-0542-000

06/01/2012

LT 13 BLK 22 2ND ADDN TO AERO VISTA PB 2 P 22 OR 3728 P 879 SEC 50/51 T 2S R 30 CA 197

#### **2013 TAX ROLL**

SINGER CEDRIC K & MONIQUE C 205 MARINE DR PENSACOLA , Florida 32507

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)

04/15/2014

FORM 513 (r.12/00)

#### TAX COLLECTOR'S CERTIFICATION

Application Date / Number Apr 15, 2014 / 140044

This is to certify that the holder listed below of Tax Sale Certificate Number 2012 / 4788.0000 , 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: 08-0542-000

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

Property Owner: SINGER CEDRIC K & MONIQUE C 205 MARINE DR PENSACOLA, FLORIDA 32507

**Legal Description:** 

LT 13 BLK 22 2ND ADDN TO AERO VISTA PB 2 P 22 OR 3728 P 879 SEC 50/51 T 2S R 30 CA 197

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	4788.0000	06/01/12	\$541.29	\$0.00	\$49.28	\$590.57

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	4408.0000	06/01/13	\$516.42	\$6.25	\$25.82	\$548.49

			70.00.00	70.20	¥-0.0-	40.00
4 - 4 -						
1. I otal	of all Certificates in Applic	cant's Possessio	on and Cost of the Ce	ertificates F	Redeemed by	
Applic	ant or Included (County)				_	\$1,139.06
2. Total	of Delinquent Taxes Paid	by Tax Deed A	pplication			\$0.00
3. Total	of Current Taxes Paid by	Tax Deed Appli	cant (2013)			\$467.56
4. Owne	rship and Encumbrance I	Report Fee	, ,			\$250.00
5. Tax D	eed Application Fee	•				\$75.00
6. Total	Certified by Tax Collector	to Clerk of Cou	rt			\$1,931.62
	of Court Statutory Fee					
8. Clerk	of Court Certified Mail Ch	arge				
9. Clerk	of Court Advertising Chai	rge				
10. Sherif	fs Fee					
11						
12. Total	of Lines 6 thru 11					\$1,931.62
13. Intere	st Computed by Clerk of	Court Per Florid	a Statutes(%)			
14. One-l	Half of the assessed value	e of homestead	property. If applicable	e pursuant	to section	
	02, F.S.					\$24,590.50
15. Statut	ory (Opening) Bid; Total	of Lines 12 thru	14			
16. Rede	mption Fee					\$6.25
17. Total	Amount to Redeem					

\*Done this 15th day of April, 2014

By Candice Leuts

Date of Sale: September 2, 2014

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

Recorded in Public Records 10/25/2010 at 12:58 PM OR Book 6650 Page 1205, Instrument #2010069937, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This Instrument Was Prepared By And Is To Be Returned To: Amy Carillion, Emerald Coast Utilities Authority 9255 Sturdevant Street Pensacola, Florida 32514-0311



#### **NOTICE OF LIEN**

# STATE OF FLORIDA COUNTY OF ESCAMBIA

Customer: Cedric K Singer

Account Number: 315155-90650

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer: LT 13 BLK 22 2ND ADDN TO AERO VISTA PB 2 P 22 OR 3728 P 879 SEC 50/51 T 2S R 30 CA 197

Amount of Lien: \$ 75.89 \_\_, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law. This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended. Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect. STATE OF FLORIDA COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me this 22\_ day of \_\_\_, 20 \_\_\_\_\_, by <u>Amy Carillion</u> the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath. [Notary Seal] M. BROWN My Comm. Exp. Nov. 22, 2913 DD# 942024 ID# 782227 Notary Public - State of Florida Personally Known Other I.D.

RWK:ls Revised 04/24/08

OR Bk3728 Pg0894 INSTRUMENT 00190924

Print Name LYDIA G. DAVIS

Print Name MARILYN UNGER

Monique C. Singer

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 24th day of February 1995, by Cedric K. Singer and Monique C. Singer , who is/are personally known to me or who has/have produced a current driver's license as identification and who did take an oath.

NOTARY PUBLIC
Print Name
Commission No.:
My Commission Expires:

CC201611

OFFICIAL NOTARY SEAL

MARILYN UNGER

CC201611

CC201611

OFFICE MY COMMISSION EXP.

JUNE 27,1996

Instrument 00190924
Filed and recorded in the public records
FEBRUARY 27, 1995
at 03:31 P.M.
in Book and Page noted above or hereon and record verified
JOE A. FLOWERS,
COMPTROLLER
Escambia County,
Florida

Received \$20.00
in payment of Taxes due on
in payment of Taxes due on
Class 'C' Intangible Personal
Property, pursuant to FL Statutes
JOE A. FLOWERS,
COMPTROLLER
Escambia County, FL

#### **MISCELLANEOUS**

- 4.01 SUCCESSORS AND ASSIGNS. This Mortgage shall inure to the benefit of and be binding upon Borrower and Lender and their respective heirs, executors, legal representatives, successors, successors-in-title and assigns. Whenever a reference in this Mortgage is made to "Borrower" or "Lender" such reference shall be deemed to include a reference to the heirs, executors, legal representatives, successors, successors-in-title and assigns of Borrower and Lender, as the case may be. The foregoing shall not authorize the encumbrance, pledge, conveyance, transfer or assignment of all or any portion of Borrower's interest in the Premises without the prior written consent of Lender.
- 4.02 SEVERABILITY. If any provision of this Mortgage or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Mortgage and the application of such provisions to other persons or circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.
- 4.03 APPLICABLE LAW. This instrument shall be governed by and construed in accordance with the laws of the State of Florida.
- 4.04 TIME OF THE ESSENCE. Time is of the essence with respect to each and every covenant, agreement and obligation of Borrower under this Mortgage, the Note(s) and any and all other instruments now or hereafter evidencing, securing or otherwise relating to the Indebtedness.
- 4.05 ATTORNEY'S FEES. The enforcement of the Note(s), this Mortgage or any other obligation evidencing, securing or otherwise relating to the Indebtedness, Lender shall be entitled to recover from Borrower all costs and reasonable attorney's fees. The meaning of the term "legal fees" or "attorney's fees" or other references to the fees of attorneys or counsel, wherever used in this Mortgage, shall be deemed to include, without limitation, all reasonable legal fees relating to litigation or appeals at any and all levels of courts and administrative tribunals.

IN WITNESS WHEREOF, Homebuyer has executed this Mortgage as of the date first above written.

Signed, sealed and delivered in the presence of:

Print Name LYDIA G. DAVIS

Print Name MARILYN UNGER

**BORROWER:** 

THIS INSTRUMENT PREPARED BY:
NEIGHBORHOOD ENTERPRISE FOUNDATION, INC.
POST OFFICE BOX 8178
PENSACOLA, FLORIDA 32505

34.00

#### MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE (hereinafter referred to as to "Mortgage"), is made and entered into the 24th day of February 1995, between the Mortgagors, Cedric K. Singer and Monique C. Singer, Husband and Wife, (herein "Borrower"), and the Mortgagee, ESCAMBIA COUNTY, a political subdivision of the State of Florida, whose address is 223 Palafox Street, Pensacola, Florida 32597, (hereafter "Lender").

#### WITNESSETH:

- 1.01 PREMISES. For and in consideration of an Indebtedness from Borrower to Lender in the principal sum of Ten Thousand Dollars (\$\frac{10,000.00}{0}\$), which Indebtedness is evidenced by the Grant and Loan Agreement for Participation in the Escambia County Affordable Housing Initiative ("Loan Agreement") and Borrower's Note of even date herewith (herein "Note"). In order to secure the Indebtedness and other obligations of Borrower hereinafter set forth, Borrower does hereby grant, bargain, sell, convey, assign, transfer, pledge and set over unto Lender and the successors, successors in title, and assigns of County all of the following land and interest in land, estates, easements, rights, improvements, personal property, fixtures, equipment, furniture, furnishings, appliances, and appurtenances (herein referred to individually and collectively as the "Premises").
- A. LAND. All those certain tracts, pieces or parcels of land (herein "Property") located in the County of Escambia, State of Florida, described as follows:
  - Lot 13, Block 22, Second Addition to Aero Vista, a subdivision of a portion of Sections 50 and 51, Township 2South, Range 30 West, according to plat recorded in Plat Book 2 at Pages 22A and 22B of the Public Records of Escambia County, Florida.
- APPURTENANCES. All easements, rights-of-way, strips and of land, vaults, streets, ways, alleys and passages, sewer rights, water rights and powers, minerals, flowers, shrubs, trees and other emblements now or hereafter located on the land or under or above the same or any part of parcel thereof and all estates, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances, reversions and remainders. whatsoever, in any way belonging, relating or appertaining to the Premises or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Homebuyer (hereinafter sometimes referred to as "Appurtenances").

BK: 6410 PG: 631 Last Page

**RECORDED AS RECEIVED** 

Lot 13, Block 22, SECOND ADDITION TO AERO VISTA, according to the map or plat thereof, as recorded in Plat Book 2, Page 22A and 22B, of the Public Records of Escambia County, Florida

MORTGAGE (Continued)

Page 7

Loan No: 000000009003402016

Indebtedness. The word "Indebtedness" means all principal and interest payable under the Note and any amounts expended or advanced by Lender to discharge obligations of Grantor or expenses incurred by Lender to enforce obligations of Grantor under this Agreement, together with interest on such amounts as provided in this Agreement, and any and all other present or future, direct or contingent liabilities or indebtedness of any person who signs the Note to the Lender of any nature whatsoever, whether classified as secured or unsecured, except that the word "Indebtedness" shall not include any debt subject to the disclosure requirements of the Federal Truth-In-Lending Act if, at the time such debt is incurred, any legally required disclosure of the lien afforded hereby with respect to such debt shall not have been made.

Lender. The word "Lender" means Regions Bank, its successors and assigns. The words "successors or assigns" mean any person or company that acquires any interest in the Note.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender.

Note. The word "Note" means the promissory note dated December 16, 2008, in the original principal amount of \$22,951.11 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The final maturity date of the Note is December 16, 2018.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

CEDRIC K SINGER

X MONDUE SHIPER
WITNESSES:

X Shannon C. Thomas

X Month Phillim Ametha L. William

INDIVIDUA	L ACKNOWLEDGMENT
STATE OF FLOW DA	)
COUNTY OF ESCHMUSIA	) ss )
The foregoing instrument was acknowledged before me this by CEDRIC K SINGER , who is personally known to me or w	
	(Signature of Person-Laking Acknowledgment)
JANESTHER J. CANNON Notary Public - State of FL	Name of Acknowledger Typed, Printed or Stamped)
Comm. Exp: Jan. 16, 2010 Comm. No. DD505233	(Title or Rank)
	(Serial Number, if any)

WHEN RECORDED MAIL TO: Regions Bank Loan Operations-Consumer Document Control P.O. Box 1984 Birmingham, AL 35201

This Mortgage prepared by:

Name: Brooke Schweitzer Company: Regions Bank Address: P.O. BOX 830721, BIRMINGHAM, AL 35283

20083241604000





\*DOC485029270100000000900340201600000000

#### MORTGAGE

THIS MORTGAGE dated 12/16/2008, is made and executed between CEDRIC K SINGER, whose address is 205 MARINE DR, PENSACOLA, FL 32507; MONIQUE SINGER AKA MONIQUE C SINGER, whose address is 205 MARINE DR, PENSACOLA, FL 32507; husband and wife (referred to below as "Grantor") and Regions Bank, whose address is P.O. Box 830721, Birmingham, AL 35283 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royaltris relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in ESCAMBIA County, State of Florida:

See EXHIBIT A, which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 205 MARINE DR, PENSACOLA, FL 32507.

Grantor presently assigns to Lender all of Grantor's right, title, and Interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$22,951.11, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until Grantor's interest in any or all of the Property is foreclosed, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in good condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and warlwes any future claims against Lender for indemnity or ontribution

# **This Warranty Deed**

OR BK3728 Pg0879

54130 349.30 Made this 24th day of February

A.D. 19 95

Lawrence J. Wartenbe and Lynne Anne Wartenbe, his wife

hereinafter called the grantor, to

Cedric K. Singer and Monique C. Singer, his wife

D S PD Deed \$349.30 Molt \$0.00 ASUN \$0.00 FERRITARY 27. 1995

whose post office address is:

205 Marine Drive

and

Pensacola, Florida 32507

FEBRUARY 27, 1999 Joe A. Flowers, Comptroller Cert Reg. 59-2043328-27-01 BY: 1 Dec 10.C.

Grantees' SSN: hereinafter called the grantee:

(Whenever used herein the term "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 \$ 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 County, Florida, viz:

Lot 13, Block 22, Second Addition to Aero Vista, a subdivision of a portion of Sections 50 and 51, Township 2 South, Range 30 West, according to plat recorded in Plat Book 2 at Pages 22A and 22B of the Public Records of Escambia County, Florida.

Subject to covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 50-28-30-5010-013-022
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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 95

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered i	n our presence:	_		
Patricia H. Wo	relburn	Laure	Martin	LS
Patricia H. Woo	odburn	Name & Address:	Lawrence J. Wartenbe	е
		Lynn	Une Wartentiel	LS
	nstrument 00190	Namic/fix Address:	Lynne Anne Wartenbe	
110	led and recorded in the			LS
a	EBRUARY 27, 1995 t 03:31 P.M. n Book and Page noted	Name & Address:		
	oove or hereon			LS
State of Florida E	OE A. FLOWERS, COMPTROLLER scambia County,	Nusre: & Address:		
County of Escambia F	lorida	2465 4	of Bohmings	10.95

The foregoing instrument was acknowledged before me this 24th day of February by

Lawrence J. Wartenbe and Lynne Anne Wartenbe, his wife

who is personally known to me or who has produced and who did not take an oath.

File No: 95-M-3983

a current driver's license as identification

Print Name: Notary Public My Commission Ex

PREPARED BY: Stephen R. Moorhead, Esquire McDonald, Fleming, Moorhead & Ferguson 4300 Bayou Boulevard, Suites 12 & 13 Pensacola, Florida 32503



# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121

FAX (850) 476-1437

Email: rcsgt@aol.com

Janet Holley Escambia County Tax Collector

Escambia County Tax Collector P.O. Box 1312 P.O. Box 1312	
Pensacola, FL 32596	
CERTIFICATION:	TITLE SEARCH FOR TDA
TAX DEED SALE DATE: 9-2-2014	
TAX ACCOUNT NO.: 08-0542-000	
CERTIFICATE NO.: 2012-4788	
In compliance with Section 197.256 is a list of names and addresses of agencies having legal interest in described property. The above reference submitted as proper notifications.	or claim against the above
YES NO	
X Notify City of Pensacola	a, P.O. Box 12910, 32521  221 Palafox Place, 4th Floor/
X Notify Escambia County,	221 Palafox Place, 401 Floor, 190 Governmental Center, 32502
X Homestead for 2013 tax	year.
Cedric K. Singer Monique C. Singer 205 Marine Dr. Pensacola, FL 32507	Escambia County P.O. Box 8178 Pensacola, FL 32505 and 223 Palafox Place
Regions Bank P.O. Box 830721 Birmingham, AL 35383	Pensacola, FL 32502  ECUA 9255 Sturdevant St. Pensacola, FL 32514
Certified and delivered to Escamb this 28th day of May , 20	oia County Tax Collector,

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.: 11224 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 Cedric K. Singer and Monique C. Singer in favor of Regions Bank dated 12/16/2008 and recorded 12/30/2008 in Official Records Book 6410, page 623 of the public records of Escambia County, Florida, in the original amount of \$22,951.11.
- 2. That certain mortgage executed by Cedric K. Singer and Monique C. Singer in favor of Escambia County dated 02/24/1995 and recorded 02/27/1995 in Official Records Book 3728, page 886 of the public records of Escambia County, Florida, in the original amount of \$10,000.00.
- 3. Utility Lien filed by ECUA recorded in O.R. Book 6650, page 1205.
- 4. Taxes for the year 2011-2013 delinquent. The assessed value is \$49,181.00. Tax ID 08-0542-000.

#### 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.: 11224 May 28, 2014

Lot 13, Block 22, Second Addition to Aero Vista, as per plat thereof, recorded in Plat Book 2, Page 22A & 22B, 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.: 11224 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:

Cedric K. Singer and Monique C. Singer

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

May 28, 2014

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. 04788**, 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 13 BLK 22 2ND ADDN TO AERO VISTA PB 2 P 22 OR 3728 P 879 SEC 50/51 T 2S R 30 CA 197

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 080542000 (14-642)

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

#### CEDRIC K SINGER and MONIQUE C SINGER

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.

**Personal Services:** 

MONIQUE C SINGER 205 MARINE DR PENSACOLA, FL 32507

COMPTROLLER OF THE PARTY OF THE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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**Post Property:** 

**205 MARINE DR 32507** 

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

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COMP ROLL TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

### STATE OF FLORIDA COUNTY OF ESCAMBIA

# CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

#### **CERTIFICATE # 04788 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:

		CEDRIC K S			MONIQUE		
_		PENSACOLA	, FL 32	507	PENSACOL	A, FL 32507	
	REGIONS BANK P O BOX 830721 BIRMINGHAM AL 35383		OF 221		UNTY ATTOR PLACE STE 4:		
		JA 55 STURDEV/ NSACOLA, FL		NE:	CAMBIA COU IGHBORHOO 3 PALAFOX F NSACOLA FL	DD ENTERPR PL	ISE
			РОВС	X 8	COUNTY 178 A FL 32505		

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

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

NOER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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.	A. Signature  A. Signature  Addressee  B. Besilved by (Partied India)  C. Date of Delivery  C. Date of Delivery  C. Date of Delivery
Article Addressed to:	□ D. Is delivery address different from item 1? □ Yes ' If YES, enter delivery address below: □ No
ECUA [14-642] 9255 STURDEVANT ST PENSACOLA, FL 32514	3. Service Type  Certified Mail
	4. Restricted Delivery? (Extra Fee)
Article Number (Transfer from service label) 7013 25	30 0000 0141 9636
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.  Article Addressed to:  ESCAMBIA COUNTY [14-642]	B. Received by (Printed Name)  D. Is delivery address different from Item 17  If YES, enter delivery address below:  No
<ul> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece or on the front if space permits.</li> <li>Article Addressed to:</li> </ul>	B. Received by (Printed Name) C. Date of Delivery address different from Item 1? Yes





19/0mgg

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#### **Personal Services:**

**CEDRIC K SINGER** 205 MARINE DR PENSACOLA, FL 32507

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily

Emily Hogg Deputy Clerk

# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

14-642

# NON-ENFORCEABLE RETURN OF SERVICE

**Document Number: ECSO14CIV034226NON** 

Agency Number: 14-010794

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 04788 2012

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: CEDRIC K SINGER AND MONIQUE C SINGER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 7/31/2014 at 9:52 AM and served same on CEDRIC K SINGER , in ESCAMBIA COUNTY, FLORIDA, at 7:46 AM on 8/7/2014 by leaving 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, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: UYANDA HALL, RESIDENT, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIDA

D.

P. WISE, CPS

Service Fee: Receipt No: \$40.00 BILL

Printed By: DLRUPERT

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#### **Personal Services:**

MONIQUE C SINGER 205 MARINE DR PENSACOLA, FL 32507

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

14-642

# NON ENFORCEABLE RETURN OF SERVICE

Agency Number: 14-010795

**Document Number: ECSO14CIV034227NON** 

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04788 2012

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: CEDRIC K SINGER AND MONIQUE C SINGER

**Defendant:** 

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

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DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIDA

Ву:

P. WISE, CPS

Service Fee: Receipt No:

\$40.00 BILL

Printed By: DLRUPERT

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**Post Property:** 

**205 MARINE DR 32507** 

COUNT TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

# **ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA**

14-642

# NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 14-010689

**Document Number: ECSO14CIV034109NON** 

Court: TAX DEED County: ESCAMBIA

Case Number: CERT # 04788 2012

Attorney/Agent: **PAM CHILDERS** CLERK OF COURT TAX DEED

Plaintiff:

RE CEDRIC K SINGER AND MONIQUE C SINGER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/31/2014 at 9:48 AM and served same at 12:50 PM on 8/5/2014 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

Service Fee:

\$40.00

Receipt No:

**BILL** 

Printed By: JLBRYANT

# WASHISTAN WASHING

P.O. Box 333 Pensacola, FL 32591-0333 CLERK OF THE CIRCUIT COURT & CC OFFICIAL RECORDS DIVISI PAM CHILDERS 221 Palafox Place



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