

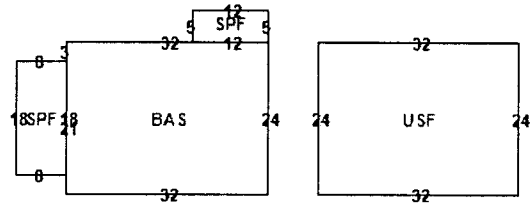
FLOOR COVER-HARDWOOD/PARQET
 FOUNDATION-WOOD/SUB FLOOR
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-6.00
 NO. STORIES-2.00
 ROOF COVER-COMPOSITION SHG
 ROOF FRAMING-GABL/HIP COMBO
 STRUCTURAL FRAME-WOOD FRAME

Areas - 1740 Total SF

BASE AREA - 768

SCRN PORCH FIN - 204

UPPER STORY FIN - 768



Building 2 - Address:421 S 1ST ST A, Year Built: 1936, Effective Year: 1936

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1.00

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-HARDWOOD/PARQET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-WALL/FLOOR FURN

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6.00

NO. STORIES-2.00

ROOF COVER-DIMEN/ARCH SHNG

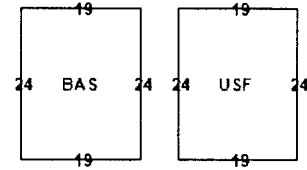
ROOF FRAMING-GABLE-HI PITCH

STRUCTURAL FRAME-WOOD FRAME

Areas - 912 Total SF

BASE AREA - 456

UPPER STORY FIN - 456



Images



7/12/11



7/12/11



3/24/03



3/24/03

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.



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: 512S307062009035
Account: 083240000
Owners: LEBLANC ANGELA MARIE
Mail: 423 S 1ST ST
 PENSACOLA, FL 32507
Situs: 423 S 1ST ST 32507
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: \$50,161
Land: \$14,250

Total: \$64,411
Save Our Homes: \$64,411

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/28/2008	6280	1151	\$67,500	QC	View Instr
10/2006	6017	1406	\$37,700	WD	View Instr
12/1999	4500	130	\$96,200	WD	View Instr
03/1993	3328	972	\$46,500	WD	View Instr
10/1992	3260	745	\$30,800	CT	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 9 AND S1/2 OF LT 10 BLK 35 2ND ADDN TO NEW WARRINGTON PB 1 P 35...

Extra Features

FRAME SHED

Parcel Information

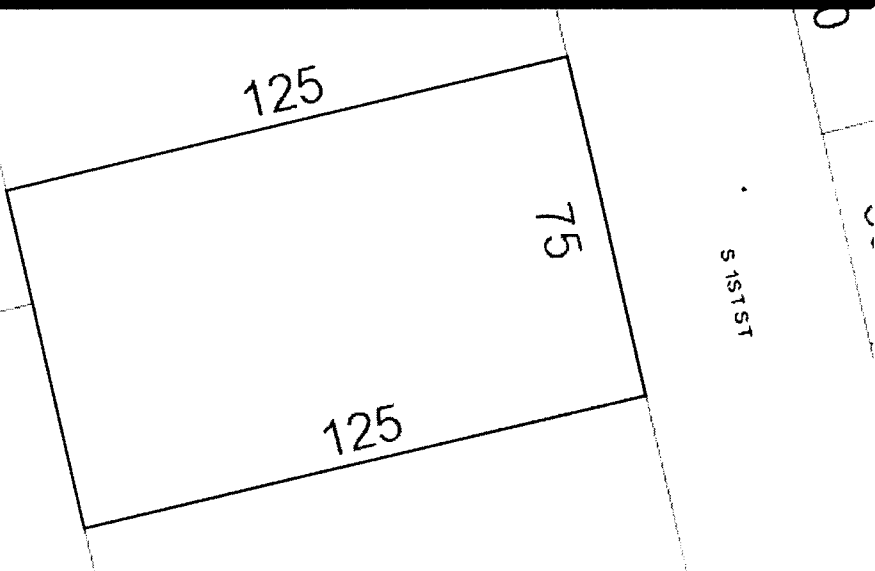
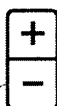
[Launch Interactive Map](#)

Section Map Id:
 CA214

Approx. Acreage:
 0.2100

Zoned:
 R-2

Evacuation & Flood Information
[Open Report](#)



Buildings

Building 1 - Address: 423 S 1ST ST, Year Built: 1936, Effective Year: 1936

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1.00
 EXTERIOR WALL-SIDING-SHT.AVG.

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
5091.0000	08-3240-000	06/01/2012	LT 9 AND S1/2 OF LT 10 BLK 35 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 4500 P 130 OR 6017 P 1406 OR 6280 P 1151 CA 214

2013 TAX ROLL

LEBLANC ANGELA MARIE
423 S 1ST ST
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)
Applicant's Signature

04/15/2014
Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 15, 2014 / 140046

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 5091.0000**, 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: 08-3240-000**

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

Property Owner:
LEBLANC ANGELA MARIE
423 S 1ST ST
PENSACOLA, FLORIDA 32507

Legal Description:

LT 9 AND S1/2 OF LT 10 BLK 35 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 4500 P 130 OR 6017 P 1406 OR 6280 P 1151 CA 214

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	5091.0000	06/01/12	\$794.05	\$0.00	\$39.70	\$833.75

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	4669.0000	06/01/13	\$794.86	\$6.25	\$39.74	\$840.85

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 (2013)
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

\$1,674.60
\$0.00
\$680.16
\$250.00
\$75.00
\$2,679.76
\$2,679.76
\$32,205.50
\$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.

REQUEST FOR NOTICE


Recording Requested By
Wells Fargo Bank NA
ACCT No.: 680-xxx-1107879-0xxx

WHEN RECORDED MAIL TO
Wells Fargo Bank NA
Attn: Home Equity LSC-FINAL DOCS.
PO Box 31557 MAC B6955-016
Billings, MT 59107

Request is hereby made that a copy of any Notice of Default or Notice of Sale under the deed of trust as follows: Deed of Trust recorded 3/27/2008 as Instrument no. **20080023535** in book **6305** at page **1903** in **ESCAMBIA, FL** County by **ANGELA MARIE LEBLANC**, as Trustors, and **NA** as Trustees and **WACHOVIA BANK, N. A. AKA WELLS FARGO BANK, N. A.** as Beneficiary. The property is identified with an APN of **UNKNOWN** with a legal description of **LOT 9 AND SOUTH 1/2 OF LOT(S) 10, BLOCK 35 OF SECOND ADDITION TO WARRINGTON.**

Please mail such notices to:
Wells Fargo Bank NA
Foreclosure Department
18700 NW Walker Road #92
Mac # P6053-022
Beaverton, OR 97006

By:



Samantha Houghton- VP Loan Documentation, Wells Fargo Bank

Authorized Signature

NOTICE: A copy of any Notice of Default and of any Notice of Sale will be sent only to the address contained in this recorded request. If our address changes, a new request must be recorded

STATE OF MONTANA
COUNTY OF Yellowstone } S.S.

On 08/22/2011 before me, Melissa L Fritz, Notary Public, personally appeared Samantha Houghton, VP Loan Documentation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Melissa L Fritz
Melissa L Fritz, Notary Public - Montana
My Commission Expires 05/01/2012

FOR NOTARY SEAL OR STAMP



I003FQDN

SCHEDULE A

KNOWN AS: 423 SOUTH FIRST STREET

ALL THAT CERTAIN LAND IN ESCAMBIA COUNTY, FLORIDA, TO-WIT:

LOT 9 AND SOUTH 1/2 OF LOT(S) 10, BLOCK 35 OF SECOND ADDITION TO
NEW WARRINGTON AS RECORDED IN PLAT BOOK 1, PAGE 35, ET SEQ., OF
THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS,
OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

N

Property, whether to the condominium unit or to the common elements of the Condominium Project, or, if the Property is part of a PUD or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by this Security Instrument as provided in Section 10.

E. Lender's Prior Consent. Grantor shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the Condominium Project or PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the "Constituent Documents" if the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Grantor does not pay condominium or PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the rate provided in the Debt Instrument and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

27. Grantor's Representations. If Grantor is not an individual, Grantor represents that it is a corporation, general partnership, limited partnership, limited liability company or other legal entity, duly organized, validly existing and in good standing under the laws of the state of organization, and it is authorized to do business in each other jurisdiction where its ownership of property or conduct of business legally requires such authorization; it has the power and authority to own its property and assets and carry on my business as now being conducted and contemplated; and it has the power and authority to execute, deliver and perform, and it has taken all necessary action to authorize the execution, delivery and performance of this deed of trust and all related documents.

**REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender at Wachovia Bank, National Association, Retail Credit Servicing, P.O. Box 50010, Roanoke, VA 24022 of any default under the superior encumbrance and of any sale or other foreclosure action.

BY SIGNING BELOW, Grantor accepts and agrees to the terms and covenants contained in this Security Instrument.

For Individual Grantors:

Signed, sealed and delivered in the presence of:

W. E. Noel Mitchell
Witness Signature

Kristin Noel Mitchell
Witness (Print Name)

David L. Hedges
Witness Signature

David L. Hedges
Witness (Print Name)

Angela Marie LeBlanc
Grantor **ANGELA MARIE LEBLANC**
Address **423 SOUTH FIRST STREET**
PENSACOLA FL 32507

Grantor
Address

Grantor
Address

Grantor
Address

Grantor
Address

Grantor
Address

Prepared By:

BRENNIA WILSON

Wachovia Bank, National Association

Retail Credit Servicing

P.O. Box 50010

Roanoke, VA 24022



Record and Return To:
Fiserv Lending Solutions
P.O. BOX 2590
Chicago, IL 60690

LEBLANC, ANGELA M

☒ If applicable:

This Mortgage is given in connection with the refinancing of an obligation secured by an existing mortgage, recorded in Official Records Book 6017, Page 1409, Public Records of Escambia County, Florida. As of the date of the refinancing, the unpaid principal balance of the original obligation, plus accrued but unpaid interest, secured by the existing mortgage, is equal to \$ 135,644.64. The principal balance of the new obligation secured by this Mortgage is \$ 121,672.00.

(Space Above This Line For Recording Data)

MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined elsewhere in this document. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated 25 February, 2008.

(B) "Borrower" means the parties obligated on the debt instrument.

(C) "Grantor" under this Security Instrument is _____

ANGELA MARIE LEBLANC, UNMARRIED

Grantor is the mortgagor under this Security Instrument.

(D) "Lender" is Wachovia Bank, National Association. Lender is a national banking association organized and existing under the laws of The United States of America. Lender's address is Wachovia Bank, National Association, 301 South College Street, VA 0343, Charlotte, N.C. 28288-0343. Lender is the mortgagee under this Security Instrument.

(E) "Debt Instrument" means the promissory note signed by Borrower and dated 02/25/08.

The Debt Instrument states that Lender is owed (U.S. \$ 121,672.00) plus interest to be repaid in regular Periodic Payments and in full not later than 03/01/38.

(F) "Property" means the property that is located at 423 SOUTH FIRST STREET
PENSACOLA FL 32507

("Property Address")

and that is further described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means all amounts owed now or hereafter under the Debt Instrument, including without limitation principal, interest, any prepayment charges, late charges and other fees and charges due under the Debt Instrument, and also all sums due under this Security Instrument, plus interest.

(H) "Applicable Law" means all controlling applicable federal law and, to the extent not preempted by federal law, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Grantor or the Property by a condominium association, homeowners association or similar organization.

(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic

REQUEST FOR NOTICE

Recording Requested By
Wells Fargo Bank NA
ACCT No.: 680-xxx-1109537-0xxx

WHEN RECORDED MAIL TO
Wells Fargo Bank NA
Attn: Home Equity LSC-FINAL DOCS.
PO Box 31557 MAC B6955-016
Billings, MT 59107

Request is hereby made that a copy of any Notice of Default or Notice of Sale under the deed of trust as follows: Deed of Trust recorded 3/24/2008 as Instrument no. 2008022272 in book 6303 at page 1899 in ESCAMBIA, FL County by ANGELA MARIE LEBLANC, as Trustors, and NA as Trustees and WACHOVIA BANK, N. A. AKA WELLS FARGO BANK, N. A. as Beneficiary. The property is identified with an APN of UNKNOWN with a legal description of LOT 9 AND SOUTH 1/2 OF LOT(S) 10, BLOCK 35 OF SECOND ADDITION TO WARRINGTON.

Please mail such notices to:
Wells Fargo Bank NA
Foreclosure Department
18700 NW Walker Road #92
Mac # P6053-022
Beaverton, OR 97006

By:



Authorized Signature

Samantha Houghton- VP Loan Documentation, Wells Fargo Bank
NA

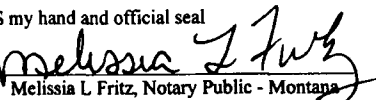
NOTICE: A copy of any Notice of Default and of any Notice of Sale will be sent only to the address contained in this recorded request. If our address changes, a new request must be recorded

STATE OF MONTANA
COUNTY OF Yellowstone } S.S.

On 08/22/2011 before me, Melissa L Fritz, Notary Public, personally appeared Samantha Houghton, VP Loan Documentation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature


Melissia L Fritz, Notary Public - Montana

My Commission Expires 05/01/2012

FOR NOTARY SEAL OR STAMP



I0242544

SCHEDULE A

KNOWN AS: 423 SOUTH FIRST STREET

ALL THAT CERTAIN LAND IN ESCAMBIA COUNTY, FLORIDA, TO-WIT:

LOT 9 AND SOUTH 1/2 OF LOT(S) 10, BLOCK 35 OF SECOND ADDITION TO
NEW WARRINGTON AS RECORDED IN PLAT BOOK 1, PAGE 35, ET SEQ., OF
THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS,
OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

Property, whether to the condominium unit or to the common elements of the Condominium Project, or, if the Property is part of a PUD or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by this Security Instrument as provided in Section 10.

E. Lender's Prior Consent. Grantor shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the Condominium Project or PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the "Constituent Documents" if the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Grantor does not pay condominium or PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the rate provided in the Debt Instrument and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

27. Grantor's Representations. If Grantor is not an individual, Grantor represents that it is a corporation, general partnership, limited partnership, limited liability company or other legal entity, duly organized, validly existing and in good standing under the laws of the state of organization, and it is authorized to do business in each other jurisdiction where its ownership of property or conduct of business legally requires such authorization; it has the power and authority to own its property and assets and carry on my business as now being conducted and contemplated; and it has the power and authority to execute, deliver and perform, and it has taken all necessary action to authorize the execution, delivery and performance of this deed of trust and all related documents.

**REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender at Wachovia Bank, National Association, Retail Credit Servicing, P.O. Box 50010, Roanoke, VA 24022 of any default under the superior encumbrance and of any sale or other foreclosure action.

BY SIGNING BELOW, Grantor accepts and agrees to the terms and covenants contained in this Security Instrument.

For Individual Grantors:

Signed, sealed and delivered in the presence of:

W. E. Noel Mitchell

Witness Signature

Angela Marie LeBlanc

Grantor **ANGELA MARIE LEBLANC**
Address **423 SOUTH FIRST STREET**
PENSACOLA

FL 32507

Kristin Noel Mitchell

Witness (Print Name)

Grantor
Address

[Signature]

Witness Signature

Grantor
Address

David L. Hedges

Witness (Print Name)

Grantor
Address

Grantor
Address

Grantor
Address

Prepared By:

BRENNA WILSON

Wachovia Bank, National Association

Retail Credit Servicing

P.O. Box 50010

Roanoke, VA 24022

Return To:



Record and Return To: —
Fiserv Lending Solutions —
P.O. BOX 2590 —
Chicago, IL 60690 —

LEBLANC, ANGELA M

☐ If applicable:

This Mortgage is given in connection with the refinancing of an obligation secured by an existing mortgage, recorded in Official Records Book _____, Page _____, Public Records of _____ County, Florida. As of the date of the refinancing, the unpaid principal balance of the original obligation, plus accrued but unpaid interest, secured by the existing mortgage, is equal to \$ _____. The principal balance of the new obligation secured by this Mortgage is \$ _____.

(Space Above This Line For Recording Data)

MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined elsewhere in this document. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated **25 February, 2008**.

(B) "Borrower" means the parties obligated on the debt instrument.

(C) "Grantor" under this Security Instrument is _____

ANGELA MARIE LEBLANC, UNMARRIED

Grantor is the mortgagor under this Security Instrument.

(D) "Lender" is Wachovia Bank, National Association. Lender is a national banking association organized and existing under the laws of The United States of America. Lender's address is Wachovia Bank, National Association, 301 South College Street, VA 0343, Charlotte, N.C. 28288-0343. Lender is the mortgagee under this Security Instrument.

(E) "Debt Instrument" means the promissory note signed by Borrower and dated **02/25/08**.

The Debt Instrument states that Lender is owed (U.S. \$ **23048.95**) plus interest to be repaid in regular Periodic Payments and in full not later than **03/14/28**.

(F) "Property" means the property that is located at **423 SOUTH FIRST STREET**

PENSACOLA FL 32507

("Property Address")

and that is further described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means all amounts owed now or hereafter under the Debt Instrument, including without limitation principal, interest, any prepayment charges, late charges and other fees and charges due under the Debt Instrument, and also all sums due under this Security Instrument, plus interest.

(H) "Applicable Law" means all controlling applicable federal law and, to the extent not preempted by federal law, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Grantor or the Property by a condominium association, homeowners association or similar organization.

(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic

(Space above this line reserved for recording office use only)

SELLERS(S):

Angela Marie LeBlanc 'I & Noel Mitchell

Signature

Printed Name: Angela Marie LeBlanc

Date: 1/28/08

WITNESSES:

Name: Kristin Noel Mitchell

Address: 21 E Garden St. Pensacola, FL 32502

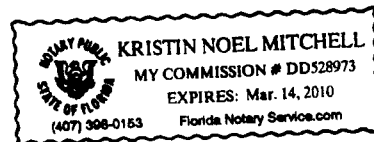
Name: Steven Bromley

Address: 21 E Garden St. Pensacola FL 32502

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me on this date: 1/28/2008 by
Kris Strop and Angela Marie LeBlanc, who is/are known to
me or produced the following Florida Drivers License as identification.

Kristin Noel Mitchell
Notary Public -- State of Florida
Printed Name: Kristin Noel Mitchell
(Seal)



Prepared By: Kristin Noel Mitchell
Wachovia Bank
21 E. Garden St.
Pensacola, FL 32502

QUITCLAIM DEED

(Space above this line reserved for recording office use only)

THIS QUITCLAIM DEED, made on this date of 1/28/2008, between
Kris Stroop and Angela Marie Le Blanc, ("Grantors"),
of Escambia County, State of Florida and
Angela Marie Le Blanc, a single woman, (Grantees"),
of Escambia County, State of Florida. 423 S. 1st St. Pensacola, FL 32507

WITNESSETH, that Grantors, for and in consideration of the sum of \$10.00, and other good and valuable
consideration in hand paid by Grantees, the receipt of which is acknowledged, quitclaim to Grantees and Grantees'
heirs, executors, administrators, and assigns forever all of the right, title, and interest of Grantor in the following
described land situated in Escambia County, Florida:

Legal Description:

Lot 9 and S 1/2 Lot 10 Block 35,
2nd addition to New Warrington
PB 1 PG 35 OR 4500 P130 OR 6017 P1406 CA 214

Physical Address: 423 South 1st Street Pensacola, FL 32507

Property Appraiser's Parcel I.D. No. 512S307062009035


SELLER(S):




Signature
Printed Name: KRIS STROOP

Date: 1/28/08

WITNESSES:


Name: Kristin Noel Mitchell
Address: 21 E Garden St. Pensacola FL 32502


Name: Steven Browder
Address: 21 E. Garden St. Pensacola FL 32502

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: 9-2-2014

TAX ACCOUNT NO.: 08-3240-000

CERTIFICATE NO.: 2012-5091

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

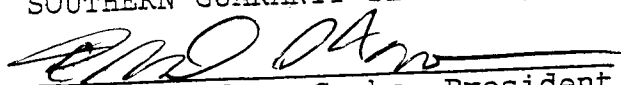
 X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for 2013 tax year.

Angela Marie LeBlanc
423 South 1st St.
Pensacola, FL 32507

Wells Fargo Bank NA
Foreclosure Dept.
18700 NW Walker Rd. #92
Mac # P6053-022
Beaverton, OR 97006

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11226

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 Angela Marie LeBlanc in favor of Wachovia Bank NKA Wells Fargo Bank dated 02/25/2008 and recorded 03/24/2008 in Official Records Book 6303, page 1899 of the public records of Escambia County, Florida, in the original amount of \$23,048.95. Request for Notice recorded in O.R. Book 6759, page 1273.
2. That certain mortgage executed by Angela Marie LeBlanc in favor of Wachovia Bank NKA Wells Fargo Bank dated 02/25/2008 and recorded 03/27/2008 in Official Records Book 6305, page 1903 of the public records of Escambia County, Florida, in the original amount of \$121,672.00. Request for Notice recorded in O.R. Book 6759, page 1274.
3. Taxes for the year 2011-2013 dellinquent. The assessed value is \$64,411.00. Tax ID 08-3240-000.

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.: 11226

May 28, 2014

Lot 9 and South 1/2 of Lot 10, Block 35, Second Addition to New Warrington, as per plat thereof, recorded in Plat Book 1, Page 35, 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.: 11226

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:

Angela Marie LeBlanc

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

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. 05091, 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 9 AND S1/2 OF LT 10 BLK 35 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 4500 P 130
OR 6017 P 1406 OR 6280 P 1151 CA 214

SECTION 51, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 083240000 (14-640)

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

ANGELA MARIE LEBLANC

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:

ANGELA MARIE LEBLANC
423 S 1ST ST
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

423 S 1ST ST 32507



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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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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 # 05091 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:

ANGELA MARIE LEBLANC 423 S 1ST ST PENSACOLA, FL 32507	WELL FARGO BANK NA FORECLOSURE DEPT 18700 NW WALKER RD #92 MAC # P6053-022 BEAVERTON OR 97006
---	---

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

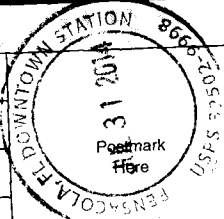



By:
Emily Hogg
Deputy Clerk

7013 2630 0000 0141 9841

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

Postage	\$.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49



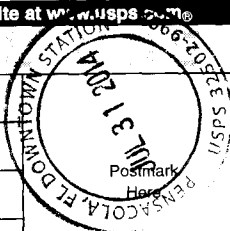
Sent To: WELL FARGO BANK NA [14-640]
 FORECLOSURE DEPT
 18700 NW WALKER RD #92
 MAC # P6053-022
 BEAVERTON OR 97006

PS Form 3849

7013 2630 0000 0141 9841

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

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: ANGELA MARIE LEBLANC [14-640]
 423 S 1ST ST
 PENSACOLA, FL 32507

PS Form 3849

12/05091

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Post Property:

423 S 1ST ST 32507



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

By:
Emily Hogg
Deputy Clerk

2014 JUL 31 10 00 AM

083240000

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

14-640

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO14CIV034085NON

Agency Number: 14-010687

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 05091 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE ANGELA MARIE LEBLANC

Defendant:

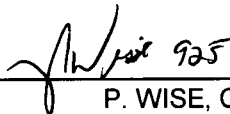
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/31/2014 at 9:48 AM and served same at 1:28 PM on 8/5/2014 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY FROM INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 925

P. WISE, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: JLBRYANT