

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Jul 29, 2014 / 140703**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 5937.0000** , 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: 09-3245-000**

**Certificate Holder:**  
KEVIN C TANG FOUNDATION  
4747 EXECUTIVE DR., STE 510  
SAN DIEGO, CALIFORNIA 92121

**Property Owner:**  
ENGLISH GREGORY S & LINDA J  
8828 KLONDIKE RD  
PENSACOLA , FLORIDA 32526

**Legal Description:**  
BEG 930 FT N OF SW COR OF LT 1 N 137 FT 6 IN E 647 FT 6 IN S 67 FT 6 IN E 78 FT 6 IN S 70 FT W 726 FT TO POB OR 5398 P 1533

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	5937.0000	06/01/12	\$1,148.16	\$0.00	\$57.41	\$1,205.57

**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
2014	4996.0000	06/01/14	\$1,115.67	\$6.25	\$55.78	\$1,177.70

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

\$2,383.27
\$0.00
\$250.00
\$75.00
\$2,708.27
\$2,708.27
\$6.25

\*Done this 29th day of July, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: May 4, 2015

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

### Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**KEVIN C TANG FOUNDATION  
4747 EXECUTIVE DR., STE 510  
SAN DIEGO, California, 92121**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
5937.0000	09-3245-000	06/01/2012	BEG 930 FT N OF SW COR OF LT 1 N 137 FT 6 IN E 647 FT 6 IN S 67 FT 6 IN E 78 FT 6 IN S 70 FT W 726 FT TO POB OR 5398 P 1533

**2013 TAX ROLL**

ENGLISH GREGORY S & LINDA J  
8828 KLONDIKE RD  
PENSACOLA , Florida 32526

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.

jsherpa (John Lemkey)  
Applicant's Signature

07/29/2014  
Date

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B  
Pensacola, Florida 32503  
Telephone: 850-478-8121  
Facsimile: 850-476-1437

15-368  
Redeemed

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 11943

February 9, 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 02-09-1995, through 02-09-2015, and said search reveals the following:

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

Gregory S. English and Linda J. English, husband and wife

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

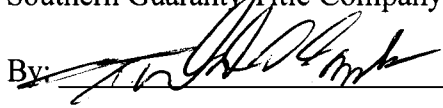
4. Taxes:

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:  \_\_\_\_\_

February 9, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11943

February 9, 2015

**112S31130900000 - Full Legal Description**

BEG 930 FT N OF SW COR OF LT 1 N 137 FT 6 IN E 647 FT 6 IN S 67 FT 6 IN E 78 FT 6 IN S 70 FT W 726 FT TO  
POB OR 5398 P 1533

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11943

February 9, 2015

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

1. Code Enforcement Lien filed by Escambia County recorded in O.R. Book 7285, page 1559.
2. Taxes for the year 2011 and 2013 delinquent. The assessed value is \$64,254.00. Tax ID 09-3245-000.

**PLEASE NOTE THE FOLLOWING:**

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 5-4-2015

TAX ACCOUNT NO.: 09-3245-000

CERTIFICATE NO.: 2012-5937

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

YES NO

- Notify City of Pensacola, P.O. Box 12910, 32521  
221 Palafox Place, 4th Floor/  
  Notify Escambia County, 190 Governmental Center, 32502
- Homestead for \_\_\_\_\_ tax year.

Gregory S. English  
Linda J. English  
8828 Klondike Rd.  
Pensacola, FL 32526

Unknown Tenants  
1404 N. 69th Ave.  
Pensacola, FL 32506

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

Certified and delivered to Escambia County Tax Collector,  
this 9th day of February, 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.

2004-05-05  
372-00

OR BK 5398 PG1533  
Escambia County, Florida  
INSTRUMENT 2004-234961

DEED DOC STAMPS PD @ ESC CO \$ 392.00  
05/05/04 ERNIE LEE HAGANA, CLERK

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
**CHARLES F. JAMES, IV**  
CLARK PARTINGTON HART LARRY BOND & STACKHOUSE  
125 WEST ROMANA STREET, SUITE 800  
PENSACOLA, FLORIDA 32502  
File # 04-0532  
Property Appraisers Parcel Identification (Folio) Numbers:  
**11-2S-31-1309-000-000**

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 16th day of April, A.D. 2004 by **JAMES H. TAYLOR**, a single man, herein called the Grantor, to **GREGORY S. ENGLISH** and **LINDA J. ENGLISH**, husband and wife whose post office address is **8823 KLONDIKE ROAD, PENSACOLA, FLORIDA 32526**, hereinafter called the Grantees:

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

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ESCAMBIA County, State of Florida, viz:

**BEGIN 930.00 FEET NORTH OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 1, SECTION 11, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 137 FEET 6 INCHES; THENCE EAST 647 FEET 6 INCHES; THENCE SOUTH 67.00 FEET 6 INCHES; THENCE EAST 78.00 FEET 6 INCHES; THENCE SOUTH 70.00 FEET; THENCE WEST 726.00 FEET TO THE POINT OF BEGINNING.**

**LESS AND EXCEPT THAT PORTION FOR COUNTY ROAD RIGHT-OF-WAY.**

Subject to: zoning, easements, restrictions, reservations and other requirements imposed by governmental authorities, restrictions and matters appearing on the plat or otherwise common to the subdivision, valid easements and minerals reservations of record affecting the property, if any, which are not hereby reimposed; taxes for the current year and subsequent years.

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 Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Jessie Gibson  
Witness

Jessie Gibson  
Witness #1 Printed Name

Charles F. James IV  
Witness

CHARLES F. JAMES IV  
Witness #2 Printed Name

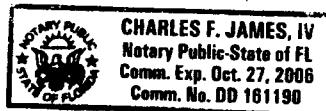
James H. Taylor L.S.  
**JAMES H. TAYLOR**  
29502 HIGHWAY 90, SEMINOLE, ALABAMA 36574

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16th day of April, 2004 by JAMES H. TAYLOR, who ( ) is personally known to me or (x) has produced drivers license as identification.

SEAL

Charles F. James IV  
Notary Signature



RCD May 05, 2004 09:26 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-234961

**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, and if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statements.

Name of Roadway: NORTH 69TH AVENUE

Legal Address of Property: 1404 NORTH 69TH AVENUE, PENSACOLA, FLORIDA 32506

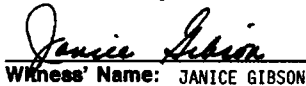
The County (X) has accepted ( ) has not accepted the abutting roadway for maintenance.

This form completed by: CLARK PARTINGTON HART LARRY BOND & STACKHOUSE  
P. O. BOX 13010, PENSACOLA, FL 32591-3010

**AS TO SELLER:**

  
Witness' Name: CHARLES F. JAMES, IV

  
JAMES H. TAYLOR

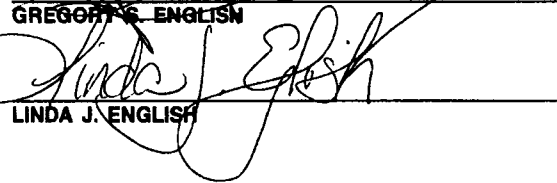
  
Witness' Name: JANICE GIBSON

**AS TO BUYER(S):**

  
Witness' Name: CHARLES F. JAMES, IV

  
GREGORY S. ENGLISH

  
Witness' Name: JANICE GIBSON

  
LINDA J. ENGLISH



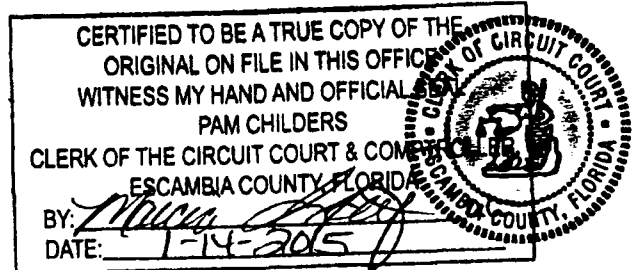
**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER  
ESCAMBIA COUNTY FLORIDA,**

**VS.**

**CASE NO: CE#14-08-02357  
LOCATION: 480 Jacobi Rd  
PR# 402N312000009017**

**English, Greg & English, Linda  
8828 Klondike Rd  
Pensacola, FL 32526  
RESPONDENT**



**ORDER**

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent or representative, thereof, <sup>N/A</sup> ~~NAMED ABOVE~~, as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues

- 42-196 (a) Nuisance Conditions
- 42-196 (b) Trash and Debris
- 42-196 (c) Inoperable Vehicle(s); Described \_\_\_\_\_

42-196 (d) Overgrowth

30-203 Unsafe Building; Described as  Main Structure  Accessory Building(s)  
 (a)  (b)  (c)  (d)  (e)  (f)  (g)  (h)  (i)  (j)  (k)  (l)  (m)  (n)  (o)  
 (p)  (q)  (r)  (s)  (t)  (u)  (v)  (w)  (x)  (y)  (z)  (aa)  (bb)  (cc)  (dd)

94-51 Obstruction of County Right-of-Way (ROW)

82-171 Mandatory Residential Waste Collection

82-15 Illegal Burning

82-5 Littering Prohibited

LDC Article 6 Commercial in residential and non permitted use

LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits

LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in  
the premises; it is hereby ORDERED that RESPONDENT  
shall have until 2/05, 2015 to correct the violation and to bring the violation

into compliance. Corrective action shall include:

- Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- Immediately cease burning and refrain from future burning
- Remove all refuse and dispose of legally and refrain from future littering
- Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- Obtain necessary permits or cease operations
- Acquire proper permits or remove sign(s)
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 50.00 per day, commencing 2/06/, 2015. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental 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 take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 6,100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT**.

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 will certify to the Special Magistrate all costs 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 Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

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

**DONE AND ORDERED** at Escambia County, Florida on the 6<sup>th</sup> day of May, 2015.

  
\_\_\_\_\_  
Robert O Beasley  
Special Magistrate  
Office of Environmental Enforcement