

DR-512
R.05/88

Application Number: 140642

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

CAP ONE AS COLL ASSN RMCTL2013

PO BOX 54426

NEW ORLEANS, Louisiana, 70154

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

Certificate No.	Parcel ID Number	Date	Legal Description
6341.0000	09-5015-190	06/01/2012	LOT 90 BLK A BAYOU GRANDE VILLA PB 8 P 4 OR 3706 P 121 SEC 33/4 T2/3S R31W

2013 TAX ROLL

WALDMAN JAMES L
1104 WATSON AVE
PENSACOLA , Florida 32503

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

rmctl2013 (Matt Sheehan)

Applicant's Signature

07/07/2014

Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 7, 2014 / 140642

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 6341.0000**, 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: 09-5015-190**

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

Property Owner:
WALDMAN JAMES L
1104 WATSON AVE
PENSACOLA, FLORIDA 32503

Legal Description:
LOT 90 BLK A BAYOU GRANDE VILLA PB 8 P 4 OR 3706 P 121 SEC 33/4 T2/3S R31W

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	6341.0000	06/01/12	\$591.36	\$0.00	\$92.89	\$684.25

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

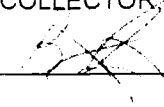
Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2014	5398.0000	06/01/14	\$581.72	\$6.25	\$29.09	\$617.06

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

\$1,301.31
\$0.00
\$250.00
\$75.00
\$1,626.31
\$1,626.31
\$6.25

*Done this 7th day of July, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: Aug 12 2015

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

BAYOU GRANDE VILLA ASSOCIATION, INC.

8510 Matador Camino
Pensacola, FL 32507

CLAIM OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

BAYOU GRANDE VILLA ASSOCIATION, INC. 8510 MATADOR

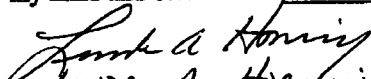
CAMINO, PENSACOLA, FL. 32507, being duly sworn says that in pursuance of a contract with James Waldman. It claims the following lien, to the value of \$1,304.77 of the following described real property, Lot 90 Block A **BAYOU GRANDE VILLA**, a subdivision of a portion of Section 4, Township 3 South, Range 31 W, Escambia County, Fl. According to plat book 8 at page 4 of the public records. Owned by James Waldman, whose interest in such property is **OWNERSHIP.** There is an unpaid amount of \$1,304.77 for which an amount it claims a lien of the real property herein described. In addition, from the filing date of this lien the amount owed will increase monthly by the amount of assessments owed for the month plus interest at three quarters of one percent (9%) on the total unpaid, plus a **\$75.00** filing and service fee.

CORPORATE SEAL


THELMA M MacINNIS, TREASURER
BGVA

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the undersigned Notary Public. Personally appeared Thelma MacInnis, known to me to be the Individual described by said name who executed foregoing instrument and acknowledged before me he executed the same for uses and purposes therein set fourth, and has produced a **Drivers License #** M25283349-5880 FL. As identified. Given under my hand and official this 25th day of Oct 2013.


LINDA A. HORNING, Notary



LINDA A. HORNING
State of Florida
My Comm. Exp. Feb. 7, 2016
Comm. # EE 146919

A copy of this instrument was furnished to _____

By mail on _____ day of _____ Year _____.

BAYOU GRANDE VILLA ASSOCIATION, INC.

8510 Matador Camino

Pensacola FL 32507

CLAIM OF LIEN

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

BAYOU GRANDE VILLA ASSOCIATION, INC. 8510 MATADOR CAMINO,

PENSACOLA FL 32507, being duly sworn says that in pursuance of a contract with

JAMES WALDMAN

It claims the following lien,
to the value of 406,26 of the following described real property, Lot 90

Block A **BAYOU GRANDE VILLA**, a subdivision of a portion of Section 4,
Township 3 South, Range 31 W, Escambia County, FL., according to plat book 8 at page
4 of the public records. Owned by **JAMES WALDMAN**

whose
interest in such real property is **OWNERSHIP**. there is an unpaid amount of 406,26
for which an amount it claims a lien of the real property herein described. In addition,
from the filing date of this lien, the amount owed will increase monthly by the amount of
assessments owed for the month plus interest at three quarters of one percent (9 % per
year) on the total unpaid balance, plus a **\$50.00** filing and service fee.

CORPORATE SEAL

Jim Black

Jim Black, Treasurer B.G.V.A.

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Before the undersigned Notary Public, personally appeared Jim Black, known to me to be
the individual described by said name who executed foregoing instrument and
acknowledged before me that he executed the same for the uses and purposes therein set
fourth, and has produced a **Driver's License # B420 445-50-302-0**
As identified. Given under my hand and official seal this 15 day of MARCH 2010

Linda A. Horning
LINDA A. HORNING, Notary Public

LINDA A. HORNING
Notary Public, State of Florida
My Comm. Expires Feb. 7, 2012
Comm. No. DD 750806

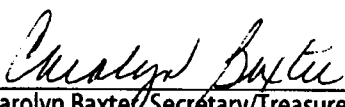
A copy of this instrument was furnished to _____
By mail on _____ day of _____ Year _____

BAYOU GRANDE VILLA ASSOCIATION, INC
8510 Matador Camino ~ Pensacola, FL 32507
850-456-5851 ~ jcbaxter503@yahoo.com

CLAIM OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

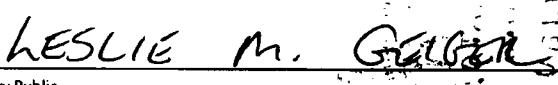
BAYOU GRANDE VILLA ASSOCIATION, INC., 8510 MATADOR CAMINO, PENSACOLA, FL 32507, being duly sworn says that in pursuance of a contract with Waldman, James. It claims the following lien, to the value of \$94.00 of the following described real property, Lot 90, Block A, Bayou Grande Villa, a subdivision of a portion of Section 4, Township 3 South, Range 31 W, Escambia County, FL, according to plat book 8 at page 4 of the public records. Owned by Waldman, James, whose interest in such real property is OWNERSHIP. There is an unpaid amount of \$94 for which amount it claims a lien of the real property herein described. In addition, from the filing date of this lien, the amount owed will increase monthly by the amount of assessments owed for that month plus interest at three quarters of one percent (9% per year) on the total unpaid balance, plus a \$20.00 filing and service fee.


Carolyn Baxter, Secretary/Treasurer

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the undersigned Notary Public, personally appeared Carolyn H. Baxter, known to me to be the individual described by said name who executed foregoing instrument and acknowledged before me that she executed the same for the uses and purposes therein set forth, and has produced a Driver's License # B236-108-47-809-0 as identification. Given under my hand and official seal this 10 day of March A.D. 2008.




Notary Public

My commission Expires: October 13, 2011

A copy of this instrument was furnished to Waldman, James by MAIL on 10 day of March 2008

Prepared by: Carolyn Baxter, Secretary/Treasurer

IN THE COUNTY CIVIL COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

CASE NO.: 08-CC-536
DIV.: V

CORAL COVE GROUP, LLC.,

Plaintiff,

v.

JAMES LEE WALDMAN and
CAMELLA JANE WALDMAN,

Defendants.

FINAL JUDGMENT

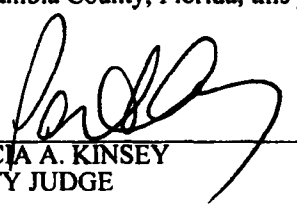
THIS CAUSE came on to be heard upon Plaintiff's Affidavit of Default and the Court after reviewing the file and noting that a Stipulation was entered into and being otherwise fully advised in the premises, it is therefore,

ORDERED AND ADJUDGED that the Plaintiff, CORAL COVE GROUP, LLC, of P.O. Box 952674, Lake Mary, FL 32795, shall have and recover from the Defendant(s), JAMES LEE WALDMAN and CAMELLA JANE WALDMAN, the principal sum of \$2,500.00, for all of which let execution issue. It is further

ORDERED AND ADJUDGED that the Defendant(s), JAMES LEE WALDMAN and CAMELLA JANE WALDMAN, shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments and serve it on R. EDWARD COOLEY, ESQ., Shepherd, McCabe & Cooley, 1450 S.R. 434 West, Suite 200, Longwood, FL 32750, within forty five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed. It is further

ORDERED AND ADJUDGED that jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant(s), JAMES LEE WALDMAN and CAMELLA JANE WALDMAN, to complete form 1.977, including all required attachments, and serve it on CORAL COVE GROUP, LLC, of P.O. Box 952674, Lake Mary, FL 32795.

DONE AND ORDERED in Chambers in Pensacola, Escambia County, Florida, this 24 day of June, 2008..


PATRICIA A. KINSEY
COUNTY JUDGE

Copies furnished to:

CORAL COVE GROUP, LLC, P.O. Box 952674, Lake Mary, FL 32795

JAMES LEE WALDMAN and CAMELLA JANE WALDMAN, 2561 Granada Camino, Pensacola, FL 32507

\\Server\network\WPPFILES\Tolbert\Waldman\FJ.1.wpd

Case: 2008 CC 000536

00081445832

Dkt: CC1033 Pg#:

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
FLORIDA COUNTY, FL
JUN 24 P 3:03
COUNTY CIVIL DIVISION
FILED & RECORDED

FAXSR: At 02/20/2008 01:41:05 PM Page 4

CONTINUATION SHEET

CUSTOMER: WALDMAN
FILE NO: 200001000189

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE STATE OF FLORIDA IN THE COUNTY OF ESCAMBIA IN DEED BOOK 3706 PAGE 121 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 90, BLOCK A, BAYOU GRANDE VILLA, A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 8 AT PAGE 4 OF THE PUBLIC RECORDS OF SAID COUNTY.

TOGETHER WITH THE MOBILE HOME SITUATED THEREON WHICH IS AFFIXED TO THE AFOREMENTIONED REAL PROPERTY AND INCORPORATED THEREIN.

Signed in the presence of:

Sally Henderson
SALLY HENDERSON

Print or type name

Donna Parker
DONNA PARKER

Print or type name

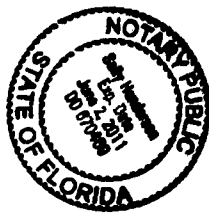
James L. Waldman (Seal)
JAMES L. WALDMAN

Print or type name

Camelia J. Waldman (Seal)
CAMELIA J. WALDMAN

Print or type name

STATE OF FLORIDA:

County ESCAMBIAThe foregoing instrument was acknowledged before me this 22nd day of February, 2008 by
MONTH YEARJAMES L. WALDMAN AND CAMELIA J. WALDMAN, HUSBAND AND WIFEor who has produced FLORIDA DRIVERS LICENSE
(Type of Identification)who is personally known to me
and who did (did not) take an oath.Sally Henderson
(Signature of Person Taking Acknowledgment)

SALLY HENDERSON

(Name of Acknowledger)

NOTARY

(Rank/Title of Acknowledger)

DD670469

(Serial No. if any of Acknowledger)

STATE OF FLORIDA:

COUNTY OF ESCAMBIA

This instrument filed and recorded _____ day of _____, _____ in O.R.

Book _____ on page _____ record verified. _____, Clerk of the Circuit Court.

By: _____ D.C.

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

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

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

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

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

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

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

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

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

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

☐ If checked, the following is applicable:

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

(Space above this line for recording data)

☐ If checked, the following is applicable:

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

MORTGAGE

JAMES L. WALDMAN AND CAMELIA J. WALDMAN, HUSBAND AND WIFE

(customer)

the Mortgagor,* in consideration

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

AMERICAN GENERAL HOME EQUITY, INC.

(our name and full address)

6425 PENSACOLA BLVD STE 3

PENSACOLA, FL 32505-1701

the Mortgagee,* hereby, on 02/22/08, mortgage to the Mortgagee the
MONTH DAY YEAR
real property (Property) in ESCAMBIA County, Florida, described as:

SEE ATTACHED CONTINUATION SHEET

ACTUAL AMOUNT \$40600.00

SUBJECT PROPERTY IS NOT THE HOMESTEAD PROPERTY

PROPERTY ADDRESS: 2561 GRANADA CAMINO, PENSACOLA, FL 32507

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

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

This instrument was prepared by: AMERICAN GENERAL HOME EQUITY, INC.
6425 PENSACOLA BLVD STE 3
PENSACOLA, FL 32505-1701

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 accept roads for maintenance that have been built of 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 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 statement.

Name of Roadway: Granada Camino
Legal Address of Property: 2561 Granada Camino, Pensacola, FL 32507

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

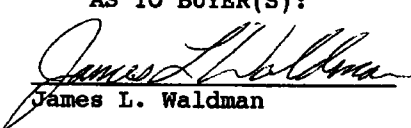
If not, it will be the responsibility of _____
_____ to maintain, repair and improve the roadway.

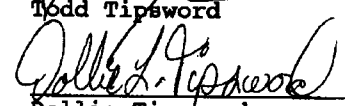
This form completed by: Smith, Sauer, DeMaria & Johnson
510 East Zaragoza Street
Pensacola, Florida 32501

Information provided by Escambia County, Florida)
AS TO SELLER(S):

AS TO BUYER(S):

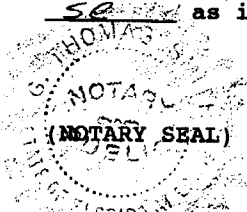

Todd Tipword


James L. Waldman

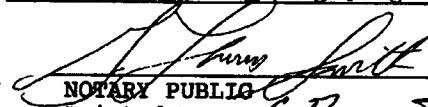

Dollie Tipword

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6th day of January, 1995, by James L. Waldman, () who is personally known, or (X) who has produced a Florida Drivers License as identification.


(NOTARY SEAL)

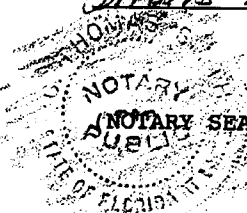
STATE OF FLORIDA
COUNTY OF ESCAMBIA


NOTARY PUBLIC

Printed Name: G. Thomas Smith
My Commission Expires: _____

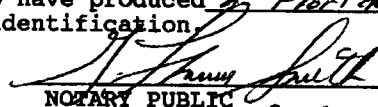
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 01, 1995
BONDED THRU AGENT'S NOTARY BROKERAGE

The foregoing instrument was acknowledged before me this 6th day of January, 1995, by Todd Tipword and Dollie Tipword, () who are personally known, or (X) who have produced a Florida Drivers License as identification.


(NOTARY SEAL)

Instrument 00181069

Filed and recorded in the
Public records
JANUARY 10, 1995
at 01:10 P.M.
In Book and Page noted
above or hereon
and record verified
JOE A. FLOWERS,
COMPTROLLER
Escambia County,
Florida


NOTARY PUBLIC

Printed Name: G. Thomas Smith
My Commission Expires: _____

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 01, 1995
BONDED THRU AGENT'S NOTARY BROKERAGE

10.50
30.00
325.50

OR Bk3706 Pg0121
INSTRUMENT 00181069

This instrument prepared by:
G. THOMAS SMITH, ESQUIRE
Smith, Sauer, DeMaria & Johnson
P.O. Box 12446
Pensacola, FL 32582-2446

D S PD Deed \$315.00
Mort 80.00 ASUM 80.00
JANUARY 10, 1995
Joe A. Flowers, Comptroller
Cert. Reg. 58-2043328-27-01
BY *J. Cantrell* D.C.

WARRANTY DEED

THIS INDENTURE made this 6th day of January, 1995 by Todd Tipsword and Dollie Tipsword, husband and wife, **GRANTORS**, and James L. Waldman, a single man, as **GRANTEE**, whose post office address is 2561 Granada Camino, Pensacola, Florida, 32507, and whose social security number is 263-71-5552.

WITNESSETH:

That said Grantors, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the Grantees, their heirs, legal representatives, successors and assigns, forever the following described land situated, lying and being in Escambia County, Florida, to-wit:

Lot 90, Block A, Bayou Grande Villa, a subdivision of a portion of Section 4, Township 3 South, Range 31 West, Escambia County, Florida, according to plat recorded in Plat Book 8 at page 4 of the public records of said county.

PARCEL IDENTIFICATION NUMBER: 33-2S-31-2400-090-001.

SUBJECT TO taxes for the current and subsequent years, zoning ordinances, restrictions, reservations, limitations and easements of record.

Said Grantors hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hand and seal the day and year first above written.

WITNESSES:

Printed Name: Linda Sauer

Printed Name: G. Thomas Smith

Printed Name: Todd Tipsword

Printed Name: Dollie Tipsword

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6th day of January, 1995 by Todd Tipsword and Dollie Tipsword () who are personally known or () who have produced Florida Drivers License as identification.



G. Thomas Smith
NOTARY PUBLIC

Printed Name: G. Thomas Smith

State of FLORIDA at large

My commission expires:

NOTARY PUBLIC; STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES JUNE 01, 1995

BONDED THRU AGENT'S NOTARY BROKERAGE

SOUTHERN GUARANTY TITLE COMPANY

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

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

Email: rcsgrt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 4-6-2015

TAX ACCOUNT NO.: 09-5015-190

CERTIFICATE NO.: 2012-6341

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
☒ Notify Escambia County, 190 Governmental Center, 32502
☒ Homestead for _____ tax year.

James L. Waldman
1104 Watson Ave.
Pensacola, FL 32503

Bayou Grande Villa Assoc., Inc.
8510 Matador Camino
Pensacola, FL 32507

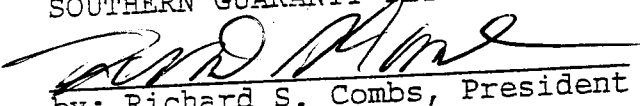
Unknown Tenants
2561 Granada Camino
Pensacola, FL 32507

Coral Cove Group, Inc.
P.O. Box 952674
Lake Mary, FL 32795

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

Certified and delivered to Escambia County Tax Collector,
this 23rd day of January, 2015.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11871

January 20, 2015

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

1. That certain mortgage executed by James L. Waldman and Camelia J. Waldman in favor of American General Home Equity, Inc. NKA Springleaf Home Equity, Inc. dated 02/22/2008 and recorded 02/25/2008 in Official Records Book 6291, page 153 of the public records of Escambia County, Florida, in the original amount of \$40,600.00.
2. Apparent Judgment filed by Coral Cove Group, LLC recorded in O.R. Book 6346, page 671.
3. Homeowners Association Lien filed by Bayou Grande Villa Association, Inc. recorded in O.R. Book 6299, page 1988; O.R. Book 6569, page 679; and O.R. Book 7093, page 49.
4. Taxes for the year 2011 and 2013 delinquent. The assessed value is \$33,250.00. Tax ID 09-5015-190.

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.: 11871

January 20, 2015

**Lot 90, Block A, Bayou Grande Villa, as per plat thereof, recorded in Plat Book 8, Page 4,
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.: 11871

January 20, 2015

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 01-16-1995, through 01-16-2015, and said search reveals the following:

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

James L. Waldman

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

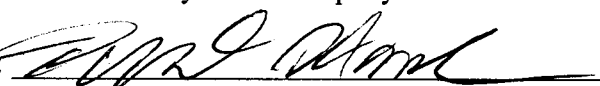
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

January 20, 2015

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 April 6, 2015, 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 CAPITAL ONE AS COLL ASSN RMCTL2013 holder of Tax Certificate No. 06341, 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:

LOT 90 BLK A BAYOU GRANDE VILLA PB 8 P 4 OR 3706 P 121 SEC 33/4 T2/3S R31W

SECTION 33, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 095015190 (15-294)

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

JAMES L WALDMAN

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 Monday in the month of April, which is the 6th day of April 2015.

Dated this 5th day of March 2015.

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:

JAMES L WALDMAN
1104 WATSON AVE
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 6, 2015, 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 **CAPITAL ONE AS COLL ASSN RMCTL2013** holder of **Tax Certificate No. 06341**, 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:

LOT 90 BLK A BAYOU GRANDE VILLA PB 8 P 4 OR 3706 P 121 SEC 33/4 T2/3S R31W

SECTION 33, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 095015190 (15-294)

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

JAMES L WALDMAN

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** Monday in the month of April, which is the **6th** day of **April 2015**.

Dated this 5th day of March 2015.

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

Post Property:

2561 GRANADA CAMINO 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 6, 2015, 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 **CAPITAL ONE AS COLL ASSN RMCTL2013** holder of **Tax Certificate No. 06341**, 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:

LOT 90 BLK A BAYOU GRANDE VILLA PB 8 P 4 OR 3706 P 121 SEC 33/4 T2/3S R31W

SECTION 33, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 095015190 (15-294)

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

JAMES L WALDMAN

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** Monday in the month of April, which is the **6th day of April 2015**.

Dated this 5th day of March 2015.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 06341 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 5, 2015, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES L WALDMAN 1104 WATSON AVE PENSACOLA, FL 32503	JAMES L WALDMAN C/O TENANTS 2561 GRANADA CAMINO PENSACOLA FL 32507
SPRINGLEAF HOME EQUITY INC FKA AMERICAN GENERAL HOME EQUITY INC 6425 PENSACOLA BLVD STE 3 PENSACOLA FL 32505	BAYOUGRANDE VILLA ASSOC INC 8510 MATADOR CAMINO PENSACOLA FL 32507
CORAL COVE GROUP INC PO BOX 952674 LAKE MARY FL 32795	

WITNESS my official seal this 5th day of March 2015.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

12/6341

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JAMES L WALDMAN [15-294]
1104 WATSON AVE
PENSACOLA, FL 32503

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
X *David Gates* ☒ Agent ☐ Addressee
- B. Received by (Printed Name)
David Gates
- C. Date of Delivery
3-10-15
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

2. Article Number

(Transfer from service label)

7008 1830 0000 0237 5909

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BAYOUGRANDE VILLA ASSOC INC
[15-294]
8510 MATADOR CAMINO
PENSACOLA FL 32507

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
X *Phil Macchini* ☐ Agent ☐ Addressee
- B. Received by (Printed Name)
Phil Macchini
- C. Date of Delivery
3/9/15
- D. Is delivery address different from item 1? ☒ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7008 1830 0000 0237 5930

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SPRINGLEAF HOME EQUITY INC FKA
AMERICAN GENERAL HOME EQUITY
INC [15-294]
6425 PENSACOLA BLVD STE 3
PENSACOLA FL 32505

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
X *Shirley* ☐ Agent ☐ Addressee
- B. Received by (Printed Name)
Shirley
- C. Date of Delivery
3/9/15
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7008 1830 0000 0237 5923

12/6341

SENDER: COMPLETE THIS SECTION

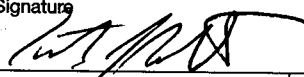
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORAL COVE GROUP INC [15-294]
PO BOX 952674
LAKE MARY FL 32795

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent☐ Addressee

B. Received by (Printed Name)

Timothy Tolbert

C. Date of Delivery

3/9/15

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

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7008 1830 0000 0237 5947

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

12/6341

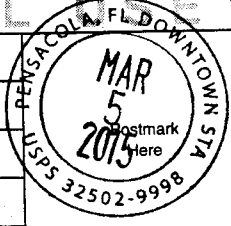
7008 1830 0000 0237 5923

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

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



Sent To: SPRINGLEAF HOME EQUITY INC FKA
AMERICAN GENERAL HOME EQUITY
INC [15-294]
6425 PENSACOLA BLVD STE 3
PENSACOLA FL 32505

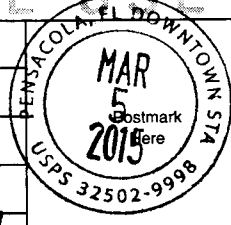
7008 1830 0000 0237 5947

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

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



Sent To: CORAL COVE GROUP INC [15-294]
PO BOX 952674
LAKE MARY FL 32795

7008 1830 0000 0237 5930

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

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



Sent To: BAYOUGRANDE VILLA ASSOC INC
[15-294]
8510 MATADOR CAMINO
PENSACOLA FL 32507

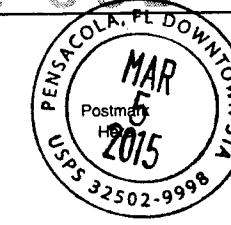
7008 1830 0000 0237 5916

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

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



Sent To: JAMES L WALDMAN [15-294]
C/O TENANTS
2561 GRANADA CAMINO
PENSACOLA FL 32507

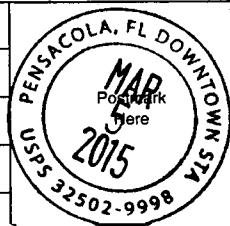
7008 1830 0000 0237 5909

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

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



Sent To: JAMES L WALDMAN [15-294]
1104 WATSON AVE
PENSACOLA, FL 32503

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 April 6, 2015, 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 CAPITAL ONE AS COLL ASSN RMCTL2013 holder of Tax Certificate No. 06341, 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:

LOT 90 BLK A BAYOU GRANDE VILLA PB 8 P 4 OR 3706 P 121 SEC 33/4 T2/3S R31W

SECTION 33, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 095015190 (15-294)

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

JAMES L WALDMAN

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 Monday in the month of April, which is the 6th day of April 2015.

Dated this 5th day of March 2015.

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:

JAMES L WALDMAN
1104 WATSON AVE
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 6, 2015, 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 **CAPITAL ONE AS COLL ASSN RMCTL2013** holder of **Tax Certificate No. 06341**, 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:

LOT 90 BLK A BAYOU GRANDE VILLA PB 8 P 4 OR 3706 P 121 SEC 33/4 T2/3S R31W

SECTION 33, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 095015190 (15-294)

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

JAMES L WALDMAN

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** Monday in the month of April, which is the **6th day of April 2015**.

Dated this 5th day of March 2015.

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:

JAMES L WALDMAN
1104 WATSON AVE
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

15- 294

Document Number: ECSO15CIV009836NON

Agency Number: 15-005474

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 06341 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE: JAMES L WALDMAN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 3/5/2015 at 9:34 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for JAMES L WALDMAN , Writ was returned to court UNEXECUTED on 3/16/2015 for the following reason:

UNABLE TO MAKE CONTACT AT 1104 WATSON ROAD, AFTER NUMEROUS ATTEMPTS, PRIOR TO SERVE BY DATE. NO OTHER INFORMATION GAINED THROUGH DUE DILIGENCE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

V B 000 923

V. BELL, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: DLRUPERT



Chris Jones - Escambia County Property Appraiser

33-2S-31-2

Reference: 332S312400090001

Account: 095015190

Section Map: 33-2S-31-2

Situs: 2561 GRANADA CAMINO

Complex:

BAYOU GRANDE VILLA PB 8 P 4

Owner: WALDMAN JAMES L

Mailing Address:

1104 WATSON AVE

PENSACOLA, FL 32503

Last Sale: 1/1995, \$45,000

Property Use: VACANT RESIDENTIAL

Approx. Acreage: 0.2200

Bldg. Count: 0

Total heated Area: 0

Zoned: R-5; WATER

MATADO
CAMINO

GRANADA CAMINO

33-2S-31-2

SAN LUCAS CALZADA

35m

100ft

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 April 6, 2015, 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 CAPITAL ONE AS COLL ASSN RMCTL2013 holder of Tax Certificate No. 06341, 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:

LOT 90 BLK A BAYOU GRANDE VILLA PB 8 P 4 OR 3706 P 121 SEC 33/4 T2/3S R31W

SECTION 33, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 095015190 (15-294)

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

JAMES L WALDMAN

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 Monday in the month of April, which is the 6th day of April 2015.

Dated this 5th day of March 2015.

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

Post Property:

2561 GRANADA CAMINO 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

15-294

Document Number: ECSO15CIV009768NON

Agency Number: 15-005520

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 06341 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE JAMES L WALDMAN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 3/5/2015 at 9:36 AM and served same at 8:12 AM on 3/6/2015 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

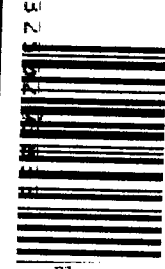
By: _____

G. FALLER JR., CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: JLBRYANT

REGISTERED MAIL™



77-80-97800-7872 * 5555520525 :CB
RETURN TO SENDER
UNDELIVERABLE
REASON: NO ADDRESSEE
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

ST/80/8000 600T EF 22E -- EIXINDO 0237 5916

neopost
03/05/2015
US POSTAGE
FIRST CLASS PER
\$06.48
ZIP 32502
041L11221084



VACANT

JAMES L WALDMAN [15-294]
C/O TENANTS
2561 GRANADA CAMINO
PENSACOLA FL 32507

3250732607 0007

12/6841

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
09-5015-190		SEE BELOW	06	332S31-2400-090-001

REAL ESTATE 2014 130718.0000
 PRIOR YEARS TAXES DUE

WALDMAN JAMES L
 1104 WATSON AVE
 PENSACOLA FL 32503

2561 GRANADA CAMINO
 LOT 90 BLK A
 BAYOU GRANDE VILLA
 PB 8 P 4

TD TAX DEED APPLICATION-See Tax Roll For Full Legal Description

OFFICE
 (850) 438-6500
 Ext. 3252

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	33,250		33,250	220.00
PUBLIC SCHOOLS					
By Local Board	2.0850	33,250		33,250	69.33
By State Law	5.2370	33,250		33,250	174.13
WATER MANAGEMENT	0.0390	33,250		33,250	1.30
SHERIFF	0.6850	33,250		33,250	22.78
M.S.T.U. LIBRARY	0.3590	33,250		33,250	11.94
TOTAL MILLAGE 15.0215 AD VALOREM TAXES					499.48

Redeemed 12/6341

RETAIN THIS
 PORTION
 FOR
 YOUR
 RECORDS

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
NFP FIRE - 595-4960		11.00
NON-AD VALOREM ASSESSMENTS		11.00

PLEASE
 PAY ONLY
 ONE
 AMOUNT
 SHOWN IN
 YELLOW
 SHADED
 AREA

COMBINED TAXES AND ASSESSMENTS

510.48

**PAY ONLY
 ONE AMOUNT**

See reverse side for
 important information

If Paid By Please Pay	Mar 31 2015 \$510.48	Apr 30 2015 \$525.79			
--------------------------	-------------------------	-------------------------	--	--	--

AMOUNT
 DUE
 IF PAID
 BY

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
09-5015-190		SEE ABOVE	06	332S31-2400-090-001

REAL ESTATE 2014 130718.0000
 PRIOR YEARS TAXES DUE

WALDMAN JAMES L
 1104 WATSON AVE
 PENSACOLA FL 32503

2561 GRANADA CAMINO
 LOT 90 BLK A
 BAYOU GRANDE VILLA
 PB 8 P 4

TD TAX DEED APPLICATION-See Tax Roll For Full Legal Descr
 (850) 438-6500 Ext. 3252

CURRENT
 YEAR
 TAXES
 BECOME
 DELINQUENT
 APRIL 1

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR • P.O. BOX 1312 • PENSACOLA, FL 32591-1312

If Paid By Please Pay	Mar 31 2015 \$510.48	Apr 30 2015 \$525.79			
--------------------------	-------------------------	-------------------------	--	--	--

RETURN WITH
 PAYMENT

0000000000 0000051048 0000001307180000 0001 9

THE ESCAMBIA SUN-PRESS, LLC
PUBLISHED WEEKLY SINCE 1948



(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared

MICHAEL P. DRIVER

who is personally known to me and who on oath says that he is
Publisher of The Escambia Sun Press, a weekly newspaper
published at (Warrington) Pensacola in Escambia County,
Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

04/06/2015 - TAX CERTIFICATE # 06341

in the CIRCUIT Court
was published in said newspaper in the issues of

MARCH 5, 12, 19 & 26, 2015

Affiant further says that the said Escambia Sun-Press is a
newspaper published at (Warrington) Pensacola, in said
Escambia County, Florida, and that the said newspaper has
heretofore been continuously published in said Escambia
County, Florida each week and has been entered as second
class mail matter at the post office in Pensacola, in said
Escambia County, Florida, for a period of one year next
preceding the first publication of the attached copy of
advertisement; and affiant further says that he has neither
paid nor promised any person, firm or corporation any
discount, rebate, commission or refund for the purpose of
securing this advertisement for publication in the said
newspaper.

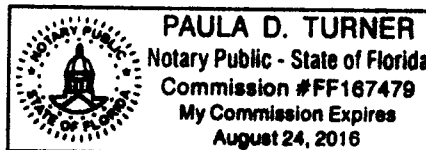
PUBLISHER

Sworn to and subscribed before me this 26TH DAY OF
MARCH A.D., 20 15

Paula D. Turner

PAULA D. TURNER

NOTARY PUBLIC



NOTICE OF APPLICATION FOR
TAX DEED

NOTICE IS HEREBY GIVEN, That
CAPITAL ONE AS COLL ASSN
RMCTL2013 holder of Tax Certificate
No. 06341, 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 em-
braces the following described property
in the County of Escambia, State of
Florida, to wit:

LOT 90 BLK A BAYOU GRANDE
VILLA PB 8 P 4 OR 3706 P 121 SEC
33/4 T2/3S R31W

SECTION 33, TOWNSHIP 2 S,
RANGE 31 W

TAX ACCOUNT NUMBER 095015190
(15-294)

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

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
Monday in the month of April, which is
the 6th day of April 2015.

Dated this 5th day of March 2015.

In accordance with the AMERICANS
WITH DISABILITIES ACT, if you are
a person with a disability who needs spe-
cial accommodation in order to partici-
pate 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 Es-
cambia County Government Complex,
221 Palafox Place Ste 110, Pensacola FL
32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)

By: Emily Hogg
Deputy Clerk

oaw-4w-03-05-12-19-26-2015

221