

## TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Jun 19, 2014 / 140517

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 6919.0000**, 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: 10-2721-000**

**Certificate Holder:**  
US BANK AS CUST FOR MOONSTONE LIEN INVESTMENTS  
LLC  
LOCK BOX #005191  
PO BOX 645191  
CINCINNATI, OHIO 45264

**Property Owner:**  
CATELL EULA MAE & CATELL STEPHEN W SR  
1150 BRONSON RD  
PENSACOLA, FLORIDA 32506

**Legal Description:**

LTS 9 11 12 BLK C RE S/D OF S/D NO 1 OF PERDIDO HEIGHTS PB 1 P 3 OR 834 P 37 OR 6644 P 144

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	6919.0000	06/01/12	\$354.52	\$0.00	\$59.09	\$413.61

## 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	6008.0000	06/01/14	\$384.18	\$6.25	\$19.21	\$409.64
2013	6364.0000	06/01/13	\$379.49	\$6.25	\$18.97	\$404.71

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	\$1,227.96
2. Total of Delinquent Taxes Paid by Tax Deed Application	\$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	
4. Ownership and Encumbrance Report Fee	\$250.00
5. Tax Deed Application Fee	\$75.00
6. Total Certified by Tax Collector to Clerk of Court	\$1,552.96
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	\$1,552.96
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.	\$21,050.50
15. Statutory (Opening) Bid; Total of Lines 12 thru 14	
16. Redemption Fee	\$6.25
17. Total Amount to Redeem	

\*Done this 19th day of June, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Donda MahanDate of Sale: March 2, 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,

**US BANK AS CUST FOR MOONSTONE LIEN  
INVESTMENTS LLC  
LOCK BOX #005191  
PO BOX 645191  
CINCINNATI, Ohio, 45264**

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>
6919.0000	10-2721-000	06/01/2012	LTS 9 11 12 BLK C RE S/D OF S/D NO 1 OF PERDIDO HEIGHTS PB 1 P 3 OR 834 P 37 OR 6644 P 144

### **2013 TAX ROLL**

CATTELL EULA MAE & CATTELL STEPHEN W  
SR  
1150 BRONSON RD  
PENSACOLA , Florida 32506

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.

moonstone (Andrea Manganelli)

Applicant's Signature

06/19/2014

Date

This Instrument Prepared By and Return to:  
E. Cattell  
1150 Bronson Road  
Pensacola, FL 32506  
Parcel Identification No: 152s30-100-007-014

## QUITCLAIM DEED

This Quitclaim Deed, made this 17<sup>th</sup> day of Sept, 2010 between Eula M Cattell, a widowed un-remarried woman, whose address is, 1150 Bronson Road Pensacola, FL 32506 Grantor, and Stephen Wayne Cattell, Sr. and Eula M Cattell, as their non-homestead property with Rights of Survivorship whose address is, 1150 Bronson Road Pensacola, FL 32506 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 & NO/100 (\$10.00)-----  
----DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of  
which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantees and Grantees' heirs and  
assigns forever, the following described land, situate, lying and being in the County of ESCAMBIA, State of  
Florida, to-wit:

Lots 9, 11 and 12, Block C, Resubdivision of Subdivision Number One to Perdido Heights being a portion of  
Section 2, Township 2 South, Range 32 West, according to Plat Book 1, at Page 3 of the Public Records of  
Escambia County, Florida.

Also Known as: 1150 Bronson Road Pensacola, FL 32506

\*\*\*Deed prepared without the issuance of title insurance or without the benefit of title search\*\*\*

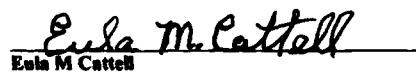
Subject to easements, restrictions and reservations of record and taxes for the year 2010 and thereafter.

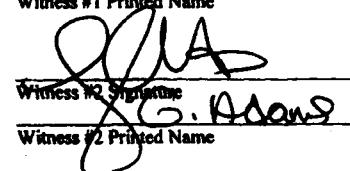
To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise  
appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or  
equity, for the use, benefit and profit of the said Grantees forever.

In Witness Whereof, the Grantor has hereunto set he/she hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness #1 Signature  
Carolyn T. McIntosh  
Witness #1 Printed Name

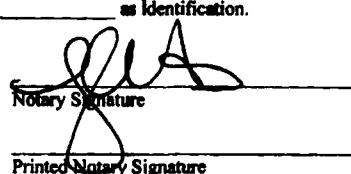
  
Eula M Cattell

  
Witness #2 Signature  
G. Adams  
Witness #2 Printed Name

### STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of Sept, 2010 by Eula M Cattell who is  
personally known to me or has produced \_\_\_\_\_ as identification.

SEAL

  
Notary Signature  
\_\_\_\_\_  
Printed Notary Signature

My Commission Expires:



**SOUTHERN GUARANTY TITLE COMPANY**  
1000 BROADWAY, NEW YORK, N.Y. 10036  
CORDOVA SQUARE

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE  
PENSACOLA, FLORIDA 32503  
TEL. (850) 478-8121 FAX (850) 476-1437  
Email: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 3-2-2015

TAX ACCOUNT NO.: 10-2721-000

CERTIFICATE NO.: 2012-6919

CERTIFICATE NO.: \_\_\_\_\_

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

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 2014 tax year.

Eula Mae Cattell  
Stephen Wayne Cattell, Sr.  
1150 Bronson Rd.  
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,  
this 5th day of December, 2014.

SOUTHERN GUARANTY TITLE COMPANY

Richard S. Combs  
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.: 11735

December 4, 2014

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4319, page 1138, and O.R. Book 4462, page 1784.
2. Taxes for the year 2010-2013 delinquent. The assessed value is \$37,348.00. Tax ID 10-2721-000.

**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.: 11735

December 4, 2014

**Lot 9, 10 and 11, Block C, Resubdivision of Subdivision Number One to Perdido Heights,  
as per plat thereof, recorded in Plat Book 1, Page 3, 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.: 11735

December 4, 2014

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 12-04-1994, through 12-04-2014, and said search reveals the following:

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

Eula Mae Cattell and Stephen Wayne Cattell, Sr.

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

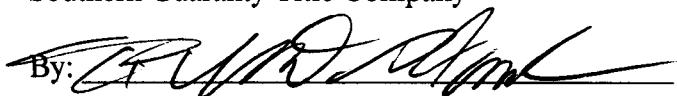
4. Taxes:

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: 

December 4, 2014