

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Apr 21, 2014 / 140124**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 6985.0000**, 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: 10-2998-258**

Certificate Holder:
BRIDGE TAX LLC - 447 US BANK % BRIDGE TAX LLC-447
PO BOX 645040
CINCINNATI, OHIO 45264

Property Owner:
WORLDSCO FINANCIAL SERVICES INC
2107 ST MARY AVE
PENSACOLA, FLORIDA 32505

Legal Description:
LT 29 TARKILN OAKS ESTATES PHASE I PB 14 P 80 OR 6592 P 1811

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	6985.0000	06/01/12	\$1,312.17	\$0.00	\$65.61	\$1,377.78

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

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2013	6411.0000	06/01/13	\$1,248.04	\$6.25	\$62.40	\$1,316.69

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

\$2,694.47
\$0.00
\$250.00
\$75.00
\$3,019.47
\$3,019.47
\$6.25

*Done this 21st day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: November 3, 2014

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

DR-512
R.05/88

Application Number: 140124

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**BRIDGE TAX LLC - 447 US BANK % BRIDGE TAX
LLC-447
PO BOX 645040
CINCINNATI, Ohio, 45264**

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

Certificate No.	Parcel ID Number	Date	Legal Description
6985.0000	10-2998-258	06/01/2012	LT 29 TARKILN OAKS ESTATES PHASE I PB 14 P 80 OR 6592 P 1811

2013 TAX ROLL

WORLDSCO FINANCIAL SERVICES INC
2107 ST MARY AVE
PENSACOLA , Florida 32505

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.

towercap (Donna Ernwein)
Applicant's Signature

04/21/2014
Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

14-762

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11379

August 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 08-04-1994, through 08-04-2014, and said search reveals the following:

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

Worldco Financial Services, Inc.

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: 

August 4, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11379

August 4, 2014

Lot 29, Tarkiln Oaks Estates Phase 1, as per plat thereof, recorded in Plat Book 14, Page 80, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11379

August 4, 2014

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

1. Possible Civil Lien filed by State of Florida/Dept. of Community Corrections against James Samuels (prior owner) recorded in O.R. Book 6925, page 983, and O.R. Book 6915, page 1673.
2. Taxes for the year 2011-2013 delinquent. The assessed value is \$103,671.00. Tax ID 10-2998-258.

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: 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: 11-03-2014

TAX ACCOUNT NO.: 10-2998-258

CERTIFICATE NO.: 2012-6985

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

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify State of Florida/
Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

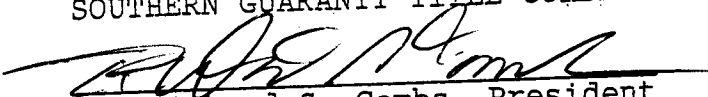
Worldco Financial Services, Inc.
2107 St. Mary Ave.
Pensacola, FL 32505

Unknown Tenants
2500 Tarklin Oaks Dr.
Pensacola, FL 32506

State of Florida/Dept. of Community Corrections
190 Governmental Center
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,
this 4th day of August, 2014.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

Prepared by:
Robert O. Beasley, Esq.
Litvak Beasley & Wilson, LLP
226 East Government Street
Pensacola, FL 32502

Warranty Deed

Made this 8th day of March, 2013 A.D. By **James Samuels, an unmarried man**, whose address is 10515 Bastille Lane, #301, Orlando, FL 32836-4607, hereinafter called the grantor, to **Worldco Financial Services, Inc., a Florida corporation**, whose post office address is: 2107 St. Mary Avenue, Pensacola, FL 32516, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in COUNTY NAME HERE County, Florida, viz:

Lot 29, Tarklin Oaks Estates Phase I, according to the plat thereof, recorded in Plat Book 14, Page(s) 80, of the Public Records of Escambia County, Florida.

Said property is the homestead of the Grantor(s) under the laws and constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except property taxes accruing subsequent to December 31, 2012.

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

Signed, sealed and delivered in our presence:

Robbi Jones
Witness Printed Name Robbi Jones

James Samuels (Seal)
James Samuels

Betsy Barreto
Witness Printed Name Betsy Barreto

Joined in and Acknowledged by:

State of FLORIDA
County ORANGE

The foregoing instrument was acknowledged before me this 8th day of March, 2013, by James Samuels, who is personally known to me or who has produced FLORIDA ORANGE CO identification.

Sarah Diaz
Notary Public
Print Name: SARAH I DIAZ
My Commission Expires: 5/1/15



Prepared by:
Phillip A. Pugh
Litvak, Beasley & Wilson, LLP
226 East Government Street, Post Office Box 13503
Pensacola, Florida 32591-3503
File Number: 10-1050ROB
Consideration: \$160,000.00

General Warranty Deed

Made this May 10, 2010 A.D. By James W. Markham and Ashley E. Billings a/k/a Ashley Billings n/k/a Ashley E. Markham, whose address is: 9717 Mobile Highway, Pensacola, FL 32526, hereinafter called the grantor, to James Samuels, an unmarried man, whose post office address is: 2500 Tarkiln Oaks Drive, Pensacola, Florida 32506, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 29, Tarkiln Oaks Estates Phase 1, according to the plat thereof, recorded in Plat Book 14, Page(s) 80, of the Public Records of Escambia County, Florida.

Parcel ID Number: 083S32-1000-000-029

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2009.

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

Signed, sealed and delivered in our presence:

Julia A. Whitson
Witness Printed Name: Julia A. Whitson
Robert D. Dink
Witness Printed Name: Robert Dink

James W. Markham
James W. Markham (Seal)
Address: 9717 Mobile Highway, Pensacola, FL 32526

Ashley E. Markham
Ashley E. Markham, f/k/a Ashley E. Billings, a/k/a Ashley Billings (Seal)
Address: 9717 Mobile Highway, Pensacola, FL 32526

State of FLORIDA
County of ESCAMBIA

The foregoing instrument was acknowledged before me this 10th day of May, 2010, by James W. Markham and Ashley E. Billings a/k/a Ashley Billings n/k/a Ashley E. Markham, who is/are personally known to me or who has produced FL Drivers License identification.



Julia A. Whitson
Notary Public
Print Name: _____
My Commission Expires: _____

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE NO: 2009-MM-022203

vs.

James Samuels

DIVISION: III

Defendant.

CIVIL LIEN

THIS CAUSE came before the Court for plea on 04/26/12. Upon the evidence presented, the Court assessed \$675.00 cost of supervision fee. Therefore, the Court determines that \$675.00 is due to Department of Community Corrections. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

ORDERED AND ADJUDGED that the above-named Defendant shall pay arrears to the Department of Community Corrections, in the amount of \$675.00 which shall accrue interest at the rate of four and seventy five percent (4.75%) per annum.

ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida,
the 23 day of Oct. 2012


COUNTY JUDGE

cc: Community Corrections, Sue Mayo

Case: 2009 MM 022203 A



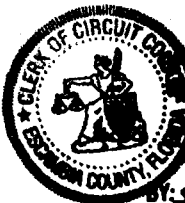
00044530090

Dkt: CERTLIEN Pg#:

COUNTY CLERK'S DIVISION
FILED & RECORDED

2012 OCT 23 P 3:36

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL



CERTIFIED TO BE A TRUE COPY
THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA

BY:  c.



IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE: 2009-MM-029014

vs.

James Lee Samuels III

Defendant.

Division: III

CIVIL LIEN

THIS CAUSE came before the Court for plea on April 26, 2012. Upon the evidence presented, the Court authorized the defendant to serve his sentence in the Work Release Program. The Court determines that \$310.00 is due to **Department of Community Corrections**. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

ORDERED AND ADJUDGED that the above-named Defendant shall pay Work Release fees arrears to the **Department of Community Corrections**, in the amount of \$310.00 which shall accrue interest at the rate of 4.75% per annum.


ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida, the 28 day of September 2012.



Thomas Dannheisser, COUNTY JUDGE

cc: Community Corrections- Accounting
2251 N. Palafox St.
Pensacola, Fl. 32501

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2012 SEP 28 P 3:21
COUNTY CRIMINAL DIVISION
FILED & RECORDED

Case: 2009 MM 029014 A

00089722825
Dkt: CERTLIEN Pg#:



**"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNEE LEE MAGAHA-CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA
BY:  d.c.**



STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06985 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 2, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

WORLDSCO FINANCIAL SERVICES INC 2107 ST MARY AVE PENSACOLA, FL 32505	WORLDSCO FINANCIAL SERVICES INC C/O TENANTS 2500 TARKLIN OAKS DR PENSACOLA FL 32506
STATE OF FLORIDA/DEPT OF COMMUNITY CORRECTIONS 190 GOVERNMENTAL CENTER PENSACOLA, FL 32502	

WITNESS my official seal this 2nd day of October 2014.



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 November 3, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BRIDGE TAX LLC – 447 US BANK** holder of **Tax Certificate No. 06985**, issued the **1st day of June, A.D., 2012** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 29 TARKILN OAKS ESTATES PHASE I PB 14 P 80 OR 6592 P 1811

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 102998258 (14-762)

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

WORLDCO FINANCIAL SERVICES INC

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 **November**, which is the **3rd day of November 2014**.

Dated this 2nd day of October 2014.

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



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

By:
Emily Hogg
Deputy Clerk

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Post Property:

2500 TARKILN OAKS DR 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

**WORLDSCO FINANCIAL SERVICES
INC
2107 ST MARY AVE
PENSACOLA, FL 32505**

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



By:
Emily Hogg
Deputy Clerk