

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Sep 26, 2014 / 140766**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 7079.0000** , 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: 10-3256-200**

Certificate Holder:
TC 12, LLC BUYTHISTAXLIEN.COM
PO BOX 3385
TAMPA, FLORIDA 33601

Property Owner:
NICHOLSON JAMES W JR
994 S FARIFIELD DR LT 4
PENSACOLA , FLORIDA 32506

Legal Description:
LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB 102 P 286

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	7079.0000	06/01/12	\$702.69	\$0.00	\$291.03	\$993.72

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	6152.0000	06/01/14	\$502.08	\$6.25	\$30.12	\$538.45
2013	6519.0000	06/01/13	\$609.06	\$6.25	\$34.51	\$649.82
2011	7625.0000	06/01/11	\$610.95	\$6.25	\$157.83	\$775.03
2010	7865	06/01/10	\$654.63	\$6.25	\$255.30	\$916.18

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

\$3,873.20
\$0.00
\$200.00
\$125.00
\$4,198.20
\$4,198.20
\$6.25

*Done this 26th day of September, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Leuts

Date of Sale: May 4, 2015

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

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**TC 12, LLC BUYTHISTAXLIEN.COM
PO BOX 3385
TAMPA, Florida, 33601**

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
7079.0000	10-3256-200	06/01/2012	LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB 102 P 286

2013 TAX ROLL

NICHOLSON JAMES W JR
994 S FARIFIELD DR LT 4
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.

tc12llc (Jon Franz)
Applicant's Signature

09/26/2014
Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

15-312

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11936

February 6, 2015

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 02-06-1995, through 02-06-2015, and said search reveals the following:

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

James W. Nicholson

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF


4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

By: 

February 6, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11936

February 6, 2015

Lots 22, 23 and 24, Block 3, Treasure Hill Park, as per plat thereof, recorded in Deed Book 102, Page 286, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11936

February 6, 2015

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

1. That certain mortgage executed by James W. Nicholson in favor of Billie Jean Falzone, Trustee of the Billie Jean Falzone Trust dated 09-07-2000 dated 05/08/2003 and recorded 05/13/2003 in Official Records Book 5137, page 396 of the public records of Escambia County, Florida, in the original amount of \$14,500.00.
2. Tax Lien filed by IRS recorded in O.R. Book 6345, page 1746, and O.R. Book 6477, page 1562.
3. Taxes for the year 2009-2013 delinquent. The assessed value is \$23,702.00. Tax ID 10-3256-200.

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: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 5-4-2015

TAX ACCOUNT NO.: 10-3256-200

CERTIFICATE NO.: 2012-7079

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 W. Nicholson, Jr.
994 S. Fairfield Dr. Lot 4
Pensacola, FL 32506

Billie Jean Falzone, Trustee of the
Billie Jean Falzone Trust dated 9-7-2000
1101 Willowood Circle
Gulf Breeze, FL 32563

Unknown Tenants
5504 Avon Rd.
Pensacola, FL 32507

Internal Revenue Service
400 W. Bay St., Ste 35045
Jacksonville, FL 32202-4437

Certified and delivered to Escambia County Tax Collector,
this 6th day of February, 2015.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

15.00
147.00

OR BK 5137 PG0393
Escambia County, Florida
INSTRUMENT 2003-095251

DEED DOC STAMPS PD @ ESC CO \$ 147.00
05/13/03 ERNIE LEE WARRIOR, CLERK
By: *[Signature]*

PREPARED BY:

RECORD & RETURN TO:

Prepared by:

Lawyers Title Agency of North Florida, Inc.

721 East Gregory Street

Pensacola, FL 32501

File No: PNS-03-01415

This Warranty Deed

Made this 8 day of May A.D. 2003

by **Billie Jean Falzone**, as Trustee under the provisions of a trust agreement dated the 7th day of September, 2000, known as **The Revocable Trust Agreement of Billie Jean Falzone**, dated the 7th day of September, 2000,

hereinafter called the grantor, to

JW **James W. Nicholson, Jr.**,

whose post office address is: **994 South Fairfield Drive, Lot 4, Pensacola, FL 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 **\$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:

- see attached **Schedule "A"** for legal description -

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 12-3S-32-2000-007-003

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, 2002**.

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:

**The Revocable Trust Agreement of
Billie Jean Falzone, dated the 7th
day of September, 2000**

1st Witness Sign: *Glean K Phillips*
Print Name: Glean K Phillips

By: *Billie Jean Falzone*
Billie Jean Falzone, Trustee

2nd Witness Sign: *Ruby L Sugg*
Print Name: Ruby L Sugg

1101 Willowood Circle
Gulf Breeze, FL 32569

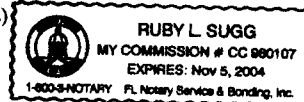
State of Florida

County of Escambia

The foregoing instrument was acknowledged before me this 8 day of May, 2003, by **Billie Jean Falzone**, as Trustee under the provisions of a trust agreement dated the 7th day of September, 2000, known as **The Revocable Trust Agreement of Billie Jean Falzone**, dated the 7th day of September, 2000, who is personally known to me.

Notary Signature: *Ruby L Sugg*
Print Name: Ruby L Sugg
My Commission Expires: _____

(SEAL)



Schedule "A"

**Lots 22, 23 and 24, Block 3, Treasure Hill Park, Plat in Deed Book 102, Page 286,
Section 12, Township 3 South, Range 32 West, Public Records of Escambia County,
Florida.**

**Said property is not the homestead of the Grantor(s) under the laws and constitution of
the State of Florida in that neither Grantor(s) or any members of the household of
Grantor(s) reside thereon.**

PNS-03-01415

RCD May 13, 2003 10:01 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-095251

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

Name of Roadway: XXX Avon Road

Legal Address of Property: XXX Avon Road

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

This form completed by: Billie Jean Falzone, Trustee

1101 Willowood Circle

Gulf Breeze, FL 32569

May 8, 2003

WITNESSES AS TO SELLER(S):

Print name: Glenn K Phillips
Glenn K Phillips

Billie Jean Falzone
Billie Jean Falzone, Trustee

Print name: Ruby L. Sugg
Ruby L. Sugg

WITNESSES AS TO BUYER(S):

Print name: Ruby L. Sugg

James W. Nicholson, Jr.
James W. Nicholson, Jr.

Print name: Ruby L. Sugg
Rhonda H. Sellers
RHONDA H. SELLERS

This form approved by the
Escambia County Board of
County Commissioners

Effective: 4/15/95

1500
N-MC

15.00
197.75
29.00

AN EMPLOYEE OF
LAWYERS TITLE AGENCY OF
NORTH FLORIDA, INC.
P.O. BOX 12027
PENSACOLA FLORIDA
INCIDENT TO THIS ISSUANCE OF A
TITLE INSURANCE CONTRACT
THIS INSTRUMENT PREPARED BY
5/11/03
03-01415

OR BK 5137 PG0396
Escambia County, Florida
INSTRUMENT 2003-095252

MTG DOC STAMPS PD @ ESC CO \$ 50.75
05/13/03 ERNIE LEE WRIGHT, CLERK
By: *[Signature]*
INTANGIBLE TAX PD @ ESC CO \$ 29.00
05/13/03 ERNIE LEE WRIGHT, CLERK
By: *[Signature]*

THIS MORTGAGE IS BEING RE-RECORDED
TO CORRECT THE LEGAL DESCRIPTION

MORTGAGE

OR BK 5181 PG0643
Escambia County, Florida
INSTRUMENT 2003-118022

THIS MORTGAGE, dated this 8th day of May, 2003, by and between

James W. Nicholson, Jr.,
hereinafter called the Mortgagor, and

Billie Jean Falzone, as Trustee under the provisions of a trust agreement dated the 7th day of September, 2000, known as The Revocable Trust Agreement of Billie Jean Falzone, dated the 7th day of September, 2000,

hereinafter called the Mortgagee,

Return to
Lawyer's Title Agency of
North Florida, Inc.
P.O. Box 12027
Pensacola, FL 32591

WITNESSETH, that for valuable consideration, the Mortgagor does hereby mortgage to the Mortgagee the real property in Escambia County, Florida, described as:

Block 3
Lots 22, 23 and 24, Treasure Hill Park, Plat in Deed Book 102, Page 286, Section 12, Township 3 South, Range 32 West, Public Records of Escambia County, Florida.

THE ABOVE PROPERTY IS UNIMPROVED.

as security for the payment of the promissory note of which the following is a copy:

MORTGAGE NOTE

\$14,500.00
May 8, 2003
Pensacola, Florida

FOR VALUE RECEIVED, the undersigned promise(s) to pay to Billie Jean Falzone, as Trustee under the provisions of a trust agreement dated the 7th day of September, 2000, known as The Revocable Trust Agreement of Billie Jean Falzone, dated the 7th day of September, 2000, or order, the principal sum of Fourteen Thousand Five Hundred and 00/100, with interest at the rate of 9.00 per cent per annum on the unpaid balance until paid at 1101 Willowood Circle, Gulf Breeze, FL 32563 or at such other place as the holder may designate in writing delivered or mailed to the debtor, in monthly installments of Three Hundred Seventy Three and 68/100 Dollars, commencing on the 8th day of each month, beginning June 8 2003 and continuing until the principal and interest are fully paid, each payment being applied first to interest and the balance to principal. Privilege is reserved to prepay at any time, without premium or fee, the entire indebtedness or any part thereof.

If the note holder has not received the full amount of any monthly payment by the end of ten calendar days after the date it is due, I will pay a late charge to the note holder. The amount of the charge will be 5% of my overdue payment or principal and interest. I will pay this late charge promptly but only once each late payment.

If any payment is not made within thirty days after it is due, the entire unpaid principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of a subsequent default. In the event of default in the payment of this note, and if the same is collected by an attorney at law, the undersigned hereby agree (s) to pay all costs of collection, including a reasonable attorney's fee.

Presentment, protest and notice are hereby waived.

S/ James W. Nicholson, Jr.

(Seal)

James W. Nicholson, Jr.

S/

(Seal)

and agrees:

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 payment, 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 the buildings now or hereafter on that land insured against damage from fire and other hazards in the sum secured by this mortgage, by an insurer satisfactory 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 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 shall also be secured by this mortgage.
6. If any payment provided for in that note is not paid within 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 principal balance of that note shall immediately become due and payable at the option of the Mortgagee, 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. This is a purchase money mortgage.
9. If there should be any transfer or agreement for transfer made by the mortgagor of the premises herein described, or any part thereof, (without the written consent of the mortgagee) all sums of money secured hereby shall immediately and concurrently with such transfer or agreement for transfer become due and payable and in default, and subject to foreclosure.
10. If the note holder has not received the full amount of any monthly payment by the end of fifteen calendar days after the date it is due, I will pay a late charge to the note holder. The amount of the charge will be 5% of my overdue payment or principal and interest. I will pay this late charge promptly but only once each late payment.

The covenants herein contained shall bind, and the benefits and advantages shall insure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall include all genders and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

Signed in the presence of:

[Signature]
Witness: *[Signature]*
Ruby L. Sellers

[Signature] (Seal)
James W. Nicholson, Jr.

[Signature]
Witness: *[Signature]* (Seal)
Rhonda H. Sellars

STATE OF Florida
COUNTY OF Escambia


The foregoing instrument was acknowledged before me this *9th* day of May, 2003, by James W. Nicholson, Jr., who is personally known to me or who produced a current drivers license as identification.

[Signature]
Notary Public
My Commission Expires
(SEAL)

RCD May 13, 2003 10:01 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-095252


[Signature]
James W. Nicholson, Jr.

 RHONDA H. SELLARS
State of Florida
My Comm. Exp. July 11, 2006
Comm. # DD 116569

State of Florida
County of Escambia

The foregoing instrument was acknowledged in my presence this the *19th* day of *June*, 2003, by James W. Nicholson, Jr., who produced a current drivers license as evidence of identity.

[Signature]
Notary Public

 RHONDA H. SELLARS
State of Florida
My Comm. Exp. July 11, 2006
Comm. # DD 116569

RCD Jul 09, 2003 05:25 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-118022

4811 Department of the Treasury - Internal Revenue Service

Form 668 (Y)(c)
 (Rev. February 2004) **\$ 10.00 DUE Notice of Federal Tax Lien**

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	Serial Number 450386108	For Optional Use by Recording Office
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As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer **JAMES W NICHOLSON**

Residence **994 S FAIRFIELD DR
 PENSACOLA, FL 32506-6500**

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2003	XXX-XX-9830	06/04/2007	07/04/2017	2571.10
1040	12/31/2004	XXX-XX-9830	05/28/2007	06/27/2017	2186.22
1040	12/31/2005	XXX-XX-9830	05/28/2007	06/27/2017	2032.82
1040	12/31/2006	XXX-XX-9830	05/12/2008	06/11/2018	10089.05

Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595	Total	\$ 16879.19
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This notice was prepared and signed at BALTIMORE, MD, on this,
 the 12th day of June, 2008.

Signature <i>R. A. Mitchell</i> for THERESA HARLEY	Title ACS (800) 829-3903	23-00-0008
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Form 668 (Y)(c) (Rev. February 2004)	3479 Department of the Treasury - Internal Revenue Service <h2 style="text-align: center;">Notice of Federal Tax Lien</h2> <h1 style="text-align: right; margin: 0;">\$10.00 DUE</h1>
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Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	Serial Number 558450709	For Optional Use by Recording Office
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As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer **JAMES W NICHOLSON**

Residence **994 S FAIRFIELD DR
 PENSACOLA, FL 32506-6500**

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2007	XXX-XX-9830	05/12/2008	06/11/2018	619.21
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 619.21

This notice was prepared and signed at BALTIMORE, MD, on this,
 the 18th day of June, 2009.

Signature <i>R. A. Mitchell</i> for THERESA HARLEY	Title ACS (800) 829-3903	23-00-0008
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
 Rev. Rul. 71-466, 1971 - 2 C.B. 409)

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
10-3256-200		SEE BELOW	06	123S32-2000-022-003

***Reminder* REAL ESTATE 2014 59421.0000**
 PRIOR YEARS TAXES DUE
 NICHOLSON JAMES W JR
 994 S FARIFIELD DR LT 4
 PENSACOLA FL 32506

5504 AVON RD
 LTS 22 23 24 BLK 3
 TREASURE HILL PARK
 PLAT DB 102 P 286
 TD TAX DEED APPLICATION

OFFICE
 (850) 438-6500
 Ext. 3252

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6165	23,702		23,702	156.82	
PUBLIC SCHOOLS						
By Local Board	2.0850	23,702		23,702	49.42	
By State Law	5.2370	23,702		23,702	124.13	
WATER MANAGEMENT	0.0390	23,702		23,702	0.92	
SHERIFF	0.6850	23,702		23,702	16.24	
M.S.T.U. LIBRARY	0.3590	23,702		23,702	8.51	
TOTAL MILLAGE				15.0215	AD VALOREM TAXES	356.04

12/7079

RETAIN THIS
 PORTION
 FOR
 YOUR
 RECORDS

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
NFP FIRE - 595-4960		85.00
NON-AD VALOREM ASSESSMENTS		85.00

PLEASE
 PAY ONLY
 ONE
 AMOUNT
 SHOWN IN
 YELLOW
 SHADED
 AREA

COMBINED TAXES AND ASSESSMENTS

441.04

PAY ONLY
 ONE AMOUNT

See reverse side for
 important information

IF PAID BY PLEASE PAY	Mar 31 2015 \$441.04	Apr 30 2015 \$454.27	May 29 2015 \$454.27

AMOUNT
 DUE
 IF PAID
 BY

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
10-3256-200		SEE ABOVE	06	123S32-2000-022-003

***Reminder* REAL ESTATE 2014 59421.0000**
 PRIOR YEARS TAXES DUE
 NICHOLSON JAMES W JR
 994 S FARIFIELD DR LT 4
 PENSACOLA FL 32506

5504 AVON RD
 LTS 22 23 24 BLK 3
 TREASURE HILL PARK
 PLAT DB 102 P 286
 TD TAX DEED APPLICATION

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

(850) 438-6500 Ext. 3252

IF PAID BY PLEASE PAY	Mar 31 2015 \$441.04	Apr 30 2015 \$454.27	May 29 2015 \$454.27

RETURN WITH
 PAYMENT

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 07079 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 2, 2015, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES W NICHOLSON JR 994 S FARIFIELD DR LT 4 PENSACOLA, FL 32506	JAMES W NICHOLSON JR C/O TENANTS 5504 AVON RD PENSACOLA FL 32507
BILLIE JEAN FALZONE TRUSTEE OF THE BILLE JEAN FALZON TRUST DATED 9-7-2000 1101 WILLOWOOD CIRCLE GULF BREEZE FL 32563	IRS COLLECTION ADVISORY GROUP 400 W BAY STREET STE 35045 JACKSONVILLE FL 32202

WITNESS my official seal this 2nd day of April 2015.

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 May 4, 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 **TC 12 LLC BUYTHISTAXLIEN.COM** holder of **Tax Certificate No. 07079**, 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:

LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB 102 P 286

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103256200 (15-372)

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

JAMES W NICHOLSON JR

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 May, which is the **4th day of May 2015**.

Dated this 2nd day of April 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.



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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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Emily Hogg
Deputy Clerk

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Post Property:

5504 AVON RD 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

JAMES W NICHOLSON JR
994 S FARIFIELD DR LT 4
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

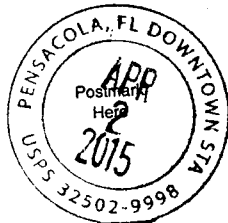
7008 1830 0000 0238 5717

U.S. Postal Service TM
CERTIFIED MAIL TM 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: IRS COLLECTION ADVISORY GROUP [15-372]
 Street, Apt. or PO Box: 400 W BAY STREET
 City, State: STE 35045 JACKSONVILLE FL 32202

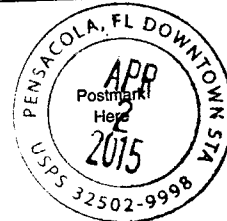
7008 1830 0000 0238 5700

U.S. Postal Service TM
CERTIFIED MAIL TM 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: BILLIE JEAN FALZONE TRUSTEE OF THE BILLE JEAN FALZON TRUST [15-372]
 Street, Apt. or PO Box: 1101 WILLOWOOD CIRCLE
 City, State: GULF BREEZE FL 32563

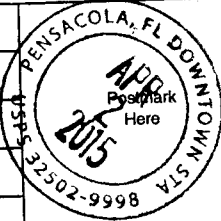
7008 1830 0000 0238 5694

U.S. Postal Service TM
CERTIFIED MAIL TM 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 W NICHOLSON JR [15-372]
 Street, Apt. or PO Box: C/O TENANTS 5504 AVON RD
 City, State: PENSACOLA FL 32507

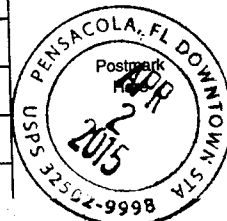
7008 1830 0000 0238 5687

U.S. Postal Service TM
CERTIFIED MAIL TM 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 W NICHOLSON JR [15-372]
 Street, Apt. or PO Box: 994 S FARIFIELD DR LT 4
 City, State: PENSACOLA, FL 32506

12/7079

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

15-372

Document Number: ECSO15CIV014306NON

Agency Number: 15-006503

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07079 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JAMES W NICHOLSON JR

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 4/2/2015 at 9:02 AM and served same on JAMES W NICHOLSON JR , in ESCAMBIA COUNTY, FLORIDA, at 10:02 AM on 4/7/2015 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: PEGGY NICHOLSON, MOTHER, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 821
G. FALLER JR., CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

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Dated this 2nd day of April 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 W NICHOLSON JR
994 S FARIFIELD DR LT 4
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
 2015 APR 2 A 9:02

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed
15-312

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO15CIV014365NON

Agency Number: 15-006438

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 07079 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE JAMES W NICHOLSON JR

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 4/2/2015 at 8:59 AM and served same at 6:45 AM on 4/10/2015 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: 
DS RYAN SIMONEAUX

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

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RECEIVED
2015 APR - 2 A 8:59
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

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Post Property:

5504 AVON RD 32507

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



By:
Emily Hogg
Deputy Clerk

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:

BILLIE JEAN FALZONE TRUSTEE OF
THE BILLE JEAN FALZON TRUST
[15-372]
1101 WILLOWOOD CIRCLE
GULF BREEZE FL 32563

2. Article Number

(Transfer from service label)

7008 1830 0000 0238 5700

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Billie Jean Falzone Agent Addressee

B. Received by (Printed Name)

Billie Jean Falzone 4/3/15

C. Date of Delivery

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Billie Jean Falzone Agent Addressee

B. Received by (Printed Name)

4-3-15

C. Date of Delivery

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

Yes

7008 1830 0000 0238 5687

102595-02-M-1540

Domestic Return Receipt

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1. Article Addressed to:

JAMES W NICHOLSON JR [15-372]
994 S FARIBUELD DR LT 4
PENSACOLA, FL 32506

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
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IRS COLLECTION ADVISORY GROUP
[15-372]
400 W BAY STREET
STE 35045
JACKSONVILLE FL 32202

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Brigid Mc Cullough Agent Addressee

B. Received by (Printed Name)

4-3-15

C. Date of Delivery

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

Yes

7008 1830 0000 0238 5717

12/7079



(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared
MICHAEL P. DRIVER

NOTICE OF APPLICATION FOR
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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
By: (SEAL)
Emily Hogg
Deputy Clerk

oaw-4w-04-02-09-16-23-2015

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

05/04/2015 - TAX CERTIFICATE # 07079

in the CIRCUIT Court was published in said newspaper in the issues of APRIL 2, 9, 16, 23, 2015

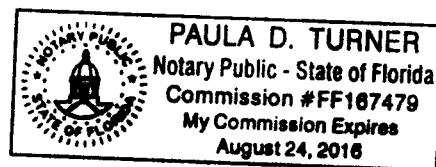
Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter 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 23RD APRIL A.D., 20 15

PAULA D. TURNER

NOTARY PUBLIC



Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



7008 1830 0000 0238 5694

[Handwritten signature]



REC

neopost
04/02/2015
US POSTAGE
\$06.48⁰⁰
ZIP 32502
041L11221084

JAMES W NICHOLSON JR [15-372]
C/O TENANTS
5504 AVON RD
PENSACOLA FL 32507

322 DE 1009 0006/26/15

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335 *2187-06416-02-43
32502583335

*Redeemed
12/7079*