

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2012/ 7165.000, Issued the 01st day of June, 2012, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit:
10-3525-350

Cert Holder PALM TREE TAX 2, LLC
PO BOX 37539
BALTIMORE MD 21297

Property Owner SHEPPARD HENRY E
14621 PERDIDO KEY DR # D302
PENSACOLA FL 32507

UNIT 302-D
PELICAN POINT CONDOMINIUM
ALSO 1/36 INT IN
COMMON ELEMENTS
OR 4258 P 1000

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 Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2012/ 7165.000	06/01/2012	1,319.49	0.00	65.97	1,385.46

Certificates Redeemed by Applicant in Connection With This Tax Deed Application or included (County) in connection with this Tax Deed Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2011/ 7763.000	06/01/2011	2,190.21	6.25	109.51	2,305.97
2013/ 6592.000	06/01/2013	1,291.18	6.25	64.56	1,361.99

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County)	5,053.42
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	
3. Total of Current Taxes Paid by Tax Deed Applicant .{2013}	860.02
4. Ownership and Encumbrance Report Fee	250.00
5. Total Tax Deed Application Fee	75.00
6. Total Certified By Tax Collector To Clerk of Court	6,238.44
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. Total of Lines 12 thru 14 (Statutory Opening Bid)	
16. Redemption Fee	6.25
17. Total Amount to Redeem	

* Done this the 12th day of May, 2014

Date of Sale November 3, 2014 TAX COLLECTOR OF Escambia County Tax Collector County
By Candice Lewis

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) 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,

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
7165.0000	10-3525-350	06/01/2012	UNIT 302-D PELICAN POINT CONDOMINIUM ALSO 1/36 INT IN COMMON ELEMENTS OR 4258 P 1000

2013 TAX ROLL

SHEPPARD HENRY E
14621 PERDIDO KEY DR # D302
PENSACOLA, Florida 32507

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.

PALMTREE (Omri Veader)

Applicant's Signature

04/25/2014

Date

Southern Guaranty Title Company

14-776

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11400

August 5, 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 08-05-1994, through 08-05-2014, and said search reveals the following:

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

Henry Eugene Sheppard

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 5, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11400

August 5, 2014

**Unit 302-D, Pelican Point Condominium, also 1/36 interest in common elements. O.R. Book
4258, page 1000.**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11400

August 5, 2014

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

1. Subject to interest of Pelican Point Owners Association.
2. Taxes for the year 2010-2013 delinquent. The assessed value is \$54,000.00. Tax ID 10-3525-350.

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.: 10-3525-350

CERTIFICATE NO.: 2012-7165

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 Escambia County, 190 Governmental Center, 32502

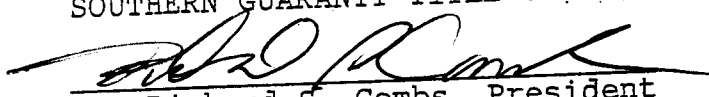
 X Homestead for tax year.

Henry Eugene Sheppard
14621 Perdido Key Dr. #D302
Pensacola, FL 32507

Pelican Point Owners Assoc.
1090 Langley Ave.
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,
this 6th 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.

10.50
71750

This Warranty Deed

OR BK 4258 PG1000
Escambia County, Florida
INSTRUMENT 98-484483

Made this 14th day of May A.D. 19 98
by Mark R. Takehara

DEED REC STAMPS PA # ESC CO \$ 717.50
05/19/98 EMILIE LEE WILSON, CLERK
By: DP

hereinafter called the grantor, to
Henry Eugene Sheppard

whose post office address is:
14621 Perdido Key Drive, #D302
Pensacola, Florida 32507
Grantees' SSN: [REDACTED]

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 Schedule A attached hereto and by this reference made a part hereof.

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

Parcel Identification Number: 14-38-32-1001-460-046

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, 19 97

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:

1st Witness sign
Print Name

Morraine E. Bradley
Morraine E. Bradley

Mark R. Takehara [LS]
Name & Address: Mark R. Takehara

2nd Witness sign
Print Name

Patricia Allen
Patricia Allen

Name & Address: [LS]

Name: _____

Name & Address: [LS]

Name: _____

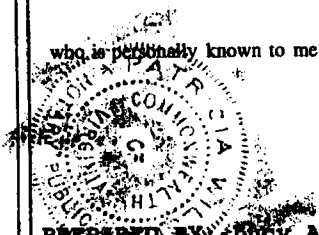
Name & Address: [LS]

State of Virginia
County of Arlington

3160 Defense Pentagon
Washington D.C. 20301-3160

The foregoing instrument was acknowledged before me this 14th day of May, 19 98
by Mark R. Takehara

who is personally known to me or who has produced military ID as identification.



Patricia Wilson
Print Name: PATRICIA WILSON
Notary Public
My Commission Expires: 30 November 2000

PREPARED BY: Lucy Alexander
RECORD & RETURN TO:
Lawyer Title Agency of North Florida, Inc.
3960 Navy Boulevard, Unit 13
Pensacola, Florida 32507
File No: 3A-54945

Schedule A

Unit D-302, PELICAN POINT, a Condominium, according to the Declaration of Condominium recorded May 5, 1983 in Official Records Book 1760 at Page 645 of the Public Records of Escambia County, Florida, as amended by Amendment to add subsequent Phase 2 dated July 14, 1983, and recorded on July 19, 1983, at 10:59 A.M. under Comptroller's file for record number 224291, and in Official Records Book 1788 at Page 496 through 499 of said Public Records; together with an undivided interest in and to the common elements as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Declaration of Condominium of Pelican Point Condominium.

RCD May 19, 1998 10:53 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-484483

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 07165 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:

HENRY E SHEPPARD 14621 PERDIDO KEY DR # D302 PENSACOLA, FL 32507	PELICAN POINT OWNERS ASSOC 1090 LANGLEY AVE PENSACOLA FL 32504
--	--

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 **PALM TREE TAX 2 LLC** holder of **Tax Certificate No. 07165**, 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:

UNIT 302-D PELICAN POINT CONDOMINIUM ALSO 1/36 INT IN COMMON ELEMENTS OR 4258 P 1000

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103525350 (14-776)

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

HENRY E SHEPPARD

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:

14621 PERDIDO KEY DR 302D 32507

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



By:
Emily Hogg
Deputy Clerk

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Personal Services:

HENRY E SHEPPARD
14621 PERDIDO KEY DR # D302
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

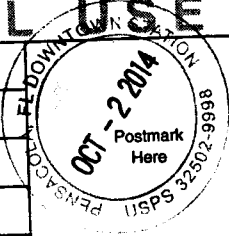
7008 1830 0000 0242 5543

U.S. Postal Service
CERTIFIED MAIL 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
HENRY E SHEPPARD [14-776]
14621 PERDIDO KEY DR # D302
PENSACOLA, FL 32507

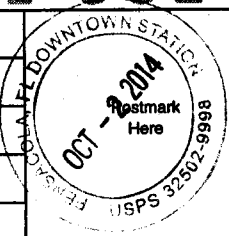
0555 2420 0000 0242 5550

U.S. Postal Service
CERTIFIED MAIL 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
PELICAN POINT OWNERS ASSOC
[14-776]
1090 LANGLEY AVE
PENSACOLA FL 32504

12/7165

S:

- 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:

PELICAN POINT OWNERS ASSOC
 [14-776]
 1090 LANGLEY AVE
 PENSACOLA FL 32504

A. Signature Agent
 Addressee
** Peggy A. Besal*

B. Received by (Printed Name) C. Date of Delivery
 10/3

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

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7008 1830 0000 0242 5550

12/7165

CERTIFIED MAIL

PAM CHILDER;
CLERK OF THE CIRCUIT COURT &
OFFICIAL RECORDS DIV

27 Palatex Place
P.O. Box 333
Pensacola, FL 32591-0333

CLERK OF CIRCUIT COURT
PENSACOLA, FL
OCT 14 2014
MAIL ROOM
& RECORDS



7008 1630 0000 0242 5543

neopost[®]
10/02/2014
US POSTAGE
FIRST-CLASS MAIL
\$06.48⁰
ZIP 32502
041L11221084



325074355-1N 10/08/14

325074355-1N

**RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD**

HENRY E SHEPPARD [14-7761]
14621 PERDIDO KEY DR # D302
PENSACOLA, FL 32507

3259130333 8002
325074355

12/1165

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

14-776

Document Number: ECSO14CIV044721NON

Agency Number: 15-000196

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 07165 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE HENRY E SHEPPARD

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 10/2/2014 at 1:44 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for POST PROPERTY , Writ was returned to court UNEXECUTED on 10/3/2014 for the following reason:

ADDRESS DOES NOT EXIST; CURRENT LOCATION IS A BEACH.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



DEP D HUNNICUTT

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

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14621 PERDIDO KEY DR 302D 32507

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



By:
Emily Hogg
Deputy Clerk

2014 OCT -2 P 1:44
RECEIVED

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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

14-776

Document Number: ECSO14CIV044745NON

Agency Number: 15-000144

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07165 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: HENRY E SHEPPARD

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED


Non-Executed

Received this Writ on 10/2/2014 at 1:42 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for HENRY E SHEPPARD , Writ was returned to court UNEXECUTED on 10/10/2014 for the following reason:

RESIDENCE AT 14621 PERDIDO KEY DR #D302 IS A VACANT LOT. NO OTHER INFORMATION GAINED THROUGH DUE DILIGENCE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



DEP DEVIN HUNNICUTT

Service Fee: \$40.00
Receipt No: BILL

Printed By: DLRUPERT

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 **PALM TREE TAX 2 LLC** holder of **Tax Certificate No. 07165**, 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:

UNIT 302-D PELICAN POINT CONDOMINIUM ALSO 1/36 INT IN COMMON ELEMENTS OR 4258 P 1000

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103525350 (14-776)

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

HENRY E SHEPPARD

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.

Personal Services:

HENRY E SHEPPARD
14621 PERDIDO KEY DR # D302
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
2014 OCT -2 P 1:42
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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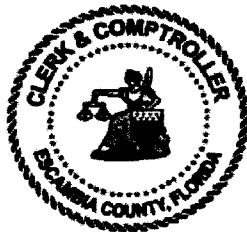
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