

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Jul 7, 2014 / 140656**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 7429.0000** , 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: 10-4461-661**

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

**Property Owner:**  
PEREZ FRANK & REBECCA  
PO BOX 518  
FORSYTH , GEORGIA 31029-0518

**Legal Description:**  
LT 5 BLK D INNERARITY SHORES PB 13 P 79 OR 5683 P 1240

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	7429.0000	06/01/12	\$577.40	\$0.00	\$90.70	\$668.10

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

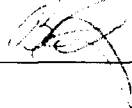
Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2014	6379.0000	06/01/14	\$542.91	\$6.25	\$27.15	\$576.31
2013	6814.0000	06/01/13	\$548.43	\$6.25	\$27.42	\$582.10

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

\$1,826.51
\$0.00
\$250.00
\$75.00
\$2,151.51
\$2,151.51
\$6.25

\*Done this 7th day of July, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By  \_\_\_\_\_

Date of Sale: Apr 6 2013

\* 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,

**CAP ONE AS COLL ASSN RMCTL2013  
PO BOX 54426  
NEW ORLEANS, Louisiana, 70154**

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
7429.0000	10-4461-661	06/01/2012	LT 5 BLK D INNERARITY SHORES PB 13 P 79 OR 5683 P 1240

**2013 TAX ROLL**

PEREZ FRANK & REBECCA  
PO BOX 518  
FORSYTH , Georgia 31029-0518

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

rmctl2013 (Matt Sheehan)  
Applicant's Signature

07/07/2014  
Date

# 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.: 11882

January 22, 2015

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 01-21-1995, through 01-21-2015, and said search reveals the following:

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

Frank Perez and Rebecca Perez, husband and wife

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

By: 

January 22, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11882

January 22, 2015

**Lot 5, Block D, Innerarity Shores, as per plat thereof, recorded in Plat Book 13, Page 79, of  
the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11882

January 22, 2015

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

1. Possible Judgment filed by State of Florida/Escambia County recorded in O.R. Book 7246, page 1152.
2. Homeowners Association Lien filed by Innerarity Island HOA recorded in O.R. Book 6794, page 1229; O.R. Book 6050, page 1402; and O.R. Book 7117, page 259.
3. Taxes for the year 2011-2013 delinquent. The assessed value is \$25,000.00. Tax ID 10-4461-661.

**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: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 4-6-2015

TAX ACCOUNT NO.: 10-4461-661

CERTIFICATE NO.: 2012-7429

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.

Frank Perez  
Rebecca Perez  
P.O. Box 518  
Forsyth, GA 31029

Innerarity Island HOA, Inc.  
908 Gardengate Circle  
Pensacola, FL 32504

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

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

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

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC  
358 WEST NINE MILE ROAD  
PENSACOLA, FLORIDA 32534

Property Appraisers Parcel Identification (Folio) Number:

1538322001014003

0502-402

# WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 28th day of June, 2005 by ROBERT J. POPA and VENETIA POPA, HUSBAND AND WIFE, whose post office address is 4020 LAKEVIEW DRIVE, PLACERVILLE, CA 95667 herein called the grantors, to FRANK PEREZ and REBECCA PEREZ, HUSBAND AND WIFE whose post office address is, 125 Covington Dr., Macon GA 31210 hereinafter called the 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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

LOT 14, BLOCK C, AND LOT 5, BLOCK D, INNERARITY SHORES, BEING A SUBDIVISION OF A PORTION OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 13, AT PAGE 79, OF THE RECORDS OF SAID COUNTY.

Subject to easements, restrictions and reservations of record and taxes for the year 2005 and thereafter.

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2004.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature

[Signature]  
ROBERT J. POPA

Joshua S. Courtney  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

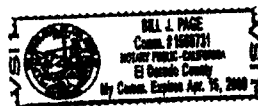
[Signature]  
VENETIA POPA

STEPHANIE SILVA  
Witness #2 Printed Name

STATE OF FLORIDA CA  
COUNTY OF ESCAMBIA El Dorado

The foregoing instrument was acknowledged before me this 28th day of June, 2005 by ROBERT J. POPA and VENETIA POPA who are personally known to me or have produced California Drivers License as identification.

SEAL



[Signature]  
Notary Public  
Bill J. PAGE  
Printed Notary Name

My Commission Expires: APRIL 16, 2009

RECORDED AS RECEIVED

SEE ATTACHED

### CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }  
County of EL DORADO } ss.

On July 02, 2005 before me, BILL J. PAGE, NOTARY PUBLIC  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared ROBERT POPA & URUETIA POPA  
Name(s) of Signer(s)

personally known to me  
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she they executed the same in ~~his~~ her their authorized capacity(ies), and that by ~~his~~ her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.  
Bill J. Page  
Signature of Notary Public

**OPTIONAL**  
*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

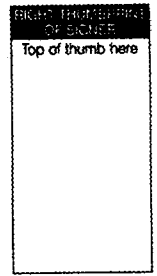
#### Description of Attached Document

Title or Type of Document: WARRANTY DEED  
Document Date: JUNE 28, 2005 Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: none

#### Capacity(ies) Claimed by Signer

- Signer's Name: \_\_\_\_\_
- Individual
  - Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Attorney-in-Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_





PREPARED BY:  
ETHERIDGE PROPERTY MANAGEMENT, INC.  
AGENT FOR INNERARITY ISLAND HOMEOWNERS ASSOCIATION, INC.  
OF ESCAMBIA COUNTY, FLORIDA  
3298 SUMMIT BLVD., SUITE 4  
PENSACOLA, FL. 32503

CLAIM OF LIEN

This is a claim of Lien for unpaid assessments and late fees on those assessments, together with attorney's fees incurred by the undersigned incident to the collection of the assessments or enforcement of this lien, which is granted by Section 718.116 of the Florida Statutes, upon the following described property in Escambia County, Florida:


LT 5 BLK D INNERARITY SHORES PB 13 P 79 OR 5683 P 1240

The record owner: PEREZ FRANK & REBECCA  
PO BOX 4642  
MACON GA 31208-4642

Notified by certified mail – October 18, 2006

This Claim of Lien is to secure the payment of assessments against the owner by the undersigned in the following amounts that were due on the date indicated.


AMOUNT DUE: \$ 109.97

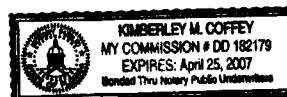
By:   
Ray O. Etheridge  
Agent for Innerarity Island  
Homeowners Association, Inc.  
Of Escambia County, Florida

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

BEFORE THE UNDERSIGNED, a Notary Public, duly authorized in the county and state aforesaid, personally appeared Ray O. Etheridge known to me to be the person, who after first being duly sworn, says that he executed the foregoing instrument freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal this 14<sup>th</sup> day of December 2006.

Notary:   
Kimberly Michele Coffey



PREPARED BY:  
ETHERIDGE PROPERTY MANAGEMENT, INC.  
AGENT FOR INNERARITY ISLAND HOMEOWNERS ASSOCIATION INC. OF PENSACOLA  
908 GARDENGATE CIRCLE  
PENSACOLA, FL. 32504

CLAIM OF LIEN

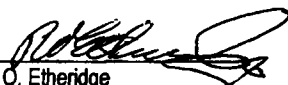
This is a claim of Lien for unpaid assessments and late fees on those assessments, together with attorney's fees incurred by the undersigned incident to the collection of the assessments or enforcement of this lien, which is granted by Section 720.3085 of the Florida Statutes, upon the following described property in Escambia, Florida:

Description: LT 5 BLK D INNERARITY SHORES PB 13 P 79 OR 5683 P 1240

The record owner: Frank and Rebecca Perez  
P.O. Box 518  
Forsyth, GA 31209-0518

This Claim of Lien is to secure the payment of assessments against the owner by the undersigned in the following amounts that were due on the date indicated.

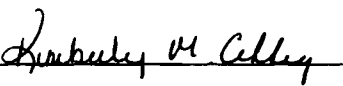
AMOUNT DUE: \$ 200.79 DATE DUE: January 2010 thru October 2011

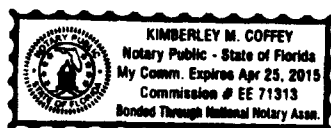
By:   
Ray O. Etheridge  
Agent for Innerarity Island Homeowners  
Association, Inc of Pensacola

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

BEFORE THE UNDERSIGNED, a Notary Public, duly authorized in the county and state aforesaid, personally appeared Ray O. Etheridge known to me to be the person, who after first being duly sworn, says that he executed the foregoing instrument freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal this 5<sup>th</sup> day of December, 2011.

Notary:   
Kimberley M. Coffey



PREPARED BY:  
ETHERIDGE PROPERTY MANAGEMENT, INC.  
AGENT FOR INNERARITY ISLAND HOMEOWNERS ASSOCIATION INC. OF PENSACOLA  
908 GARDENGATE CIRCLE  
PENSACOLA, FL. 32504

CLAIM OF LIEN

This is a claim of Lien for unpaid assessments and late fees on those assessments, together with attorney's fees incurred by the undersigned incident to the collection of the assessments or enforcement of this lien, which is granted by Section 720.3085 of the Florida Statutes, upon the following described property in Escambia, Florida:

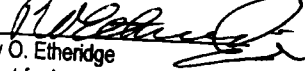
Description: LT 5 BLK D INNERARITY SHORES PB 13 P 79 OR 5683 P 1240

The record owner: Frank and Rebecca Perez  
P.O. Box 518  
Forsyth, GA 31209-0518

**RECORDED AS  
RECEIVED**

This Claim of Lien is to secure the payment of assessments against the owner by the undersigned in the following amounts that were due on the date indicated.

AMOUNT DUE: \$ 387.29      DATE DUE: January 2010 thru October 2013

By:   
Ray O. Etheridge  
Agent for Innerarity Island Homeowners  
Association, Inc of Pensacola

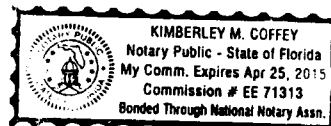
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

BEFORE THE UNDERSIGNED, a Notary Public, duly authorized in the county and state aforesaid, personally appeared Ray O. Etheridge known to me to be the person, who after first being duly sworn, says that he executed the foregoing instrument freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal this 17<sup>th</sup> day of December, 2013.

Notary 

Kimberley M. Coffey



X

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

PAM CHILDERS  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

STATE OF FLORIDA

2014 OCT 16 P 3:10

VS

CASE NO: 1994 CF 004946 D

FRANK CRUZ PEREZ  
2110 BURCHRAND ST  
HOUSTON, TX

CIRCUIT CRIMINAL DIVISION  
FILED & RECORDED

DIVISION: K  
DATE OF BIRTH: 01/03/1947  
SOCIAL SECURITY NBR: [REDACTED]

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On OCTOBER 6, 2014, an order assessing fines, costs, and additional charges was entered against the Defendant, FRANK CRUZ PEREZ requiring payment of certain sums for fines, costs, and additional charges. Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, 190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$510.00, the amounts of which shall bear interest at the rate prescribed by law 4.75% until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida, this

15<sup>th</sup> day of October, 2014.

*[Handwritten Signature]*  
CIRCUIT JUDGE

Copy to: DEFENDANT

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY: *[Handwritten Signature]* D.C.  
DATE: 10/22/2014

