



FORM 513  
(r.12/00)

**TAX COLLECTOR'S CERTIFICATION**

**APPLICATION DATE**

4/21/2014

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 10-4650-085**

April 28, 2014  
Tax Year: 2011  
Certificate Number: 7528.0000

UNIT 1001-E MEDITERRANEAN AT PERDIDO KEY CONDOMINIUM ALSO 1/40 INT IN COMMON ELEMENTS &  
PARKING SPACE #36 & PRIVATE STORAGE SPACE #20 & OWNER'S STORAGE UNIT #20 OR 6501 P 1756

### 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:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
7528.0000	10-4650-085	06/01/2012	UNIT 1001-E MEDITERRANEAN AT PERDIDO KEY CONDOMINIUM ALSO 1/40 INT IN COMMON ELEMENTS & PARKING SPACE #36 & PRIVATE STORAGE SPACE #20 & OWNER'S STORAGE UNIT #20 OR 6501 P 1756

**2013 TAX ROLL**

MCCLAIN L CARR & MCCLAIN PAMELA M  
84 WOODSTONE DR  
HATTIESBURG , Mississippi 39402

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

14-732

## OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11298

July 9, 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 07-09-1994, through 07-09-2014, and said search reveals the following:

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

L. Carr McClain and Pamela M. McClain, 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: 

July 9, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11298

July 9, 2014

Unit 1001-E of MEDITERRANEAN AT PERDIDO KEY, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 5779, Page 1583, as amended in Official Records Book 6429, Page 1294 and Official Records Book 6429, Page 1297, of the public records of Escambia County, Florida, together with an undivided interest in and to the common elements as described in the Declaration of Condominium appurtenant thereto.

And further together with Parking Space Number 36, Private Unit Storage Space Number 20, and Owner's Storage Unit Number 20.

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11298

July 9, 2014

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

1. Subject to interest of Mediterranean at Perdido Key Condominium Association.
2. Taxes for the year 2011 and 2013 delinquent. The assessed value is \$614,009.00. Tax ID 10-4650-085.

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: 10-6-2014

TAX ACCOUNT NO.: 10-4650-085

CERTIFICATE NO.: 2012-7528

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.

L. Carr McClain  
Pamela M. McClain  
1011 S. 34th Ave.  
Hattiesburg, MS 39402

Unknown Tenants  
17359 Perdido Key Dr. #1001-E  
Pensacola, FL 32507

Mediterranean at Perdido Key Condo. Assoc.  
P.O. Box 34009  
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,  
this 9th day of July, 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.

**This Document Prepared By:**

A. ALAN MANNING, Esquire  
Clark, Partington, Hart, Larry,  
Bond & Stackhouse  
Post Office Box 13010  
Pensacola, Florida 32591-3010  
(850) 434-9200

CPH&H File no. 09-0768

Parcel ID Number: 01-4S-33-1011-170-001

**WARRANTY DEED (Statutory Form-Section 689.02, F.S.)**

This Indenture, Made effective this 31st day of August, 2009 between PONDEROSA PROPERTIES, L.L.C., an Alabama limited liability company, whose address is 101 First Avenue NE, Suite 150, Cullman, Alabama 35055, "Grantor", and L. CARR MCCLAIN and PAMELA M. MCCLAIN, husband and wife, whose mailing address is 84 Woodstone Drive, Hattiesburg, Mississippi, 39402 "Grantee".

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to wit:

Unit 1001-E of MEDITERRANEAN AT PERDIDO KEY, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 5779, Page 1583, as amended in Official Records Book 6429, Page 1294 and Official Records Book 6429, Page 1297, of the public records of Escambia County, Florida, together with an undivided interest in and to the common elements as described in the Declaration of Condominium appurtenant thereto.

And further together with Parking Space Number 36, Private Unit Storage Space Number 20, and Owner's Storage Unit Number 20.

Subject to zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current and subsequent years.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.



"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this 28<sup>th</sup> day of August, 2009.

Signed, sealed and delivered in our presence:

PONDEROSA PROEPRITIES, L.L.C., an Alabama limited liability company

MICHAEL W. WATERS  
Michael W. Waters  
Print/Type Name of Witness

By: Jesse O. Weatherly III  
JESSE O. WEATHERLY, III  
Its: Member

Melannie Harbison  
Melannie Harbison  
Print/Type Name of Witness

STATE OF Alabama  
COUNTY OF Cullman

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of August, 2009, by JESSE O. WEATHER, III, Member of PONDEROSA PROPERTIES, L.L.C., an Alabama limited liability company, on behalf of the company, he  is personally known to me or ( ) he has produced \_\_\_\_\_ as identification.

Gloria R. Winton  
Gloria R. Winton  
(Print/Type Name)  
NOTARY PUBLIC

(NOTARIAL SEAL)

Commission number: \_\_\_\_\_  
My Commission expires: March 3, 2010



A0514228

Signed, sealed and delivered  
in our presence:

MICHAEL W. WATERS  
MW Waters  
Print/Type Name of Witness

Melannie Harbison  
Melannie Harbison  
Print/Type Name of Witness

By [Signature]  
STEPHEN C. NYQUIST  
Its: Member

STATE OF Alabama  
COUNTY OF Cullman

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of August, 2009, by STEPHEN C. NYQUIST, Member of PONDEROSA PROPERTIES, L.L.C., an Alabama limited liability company, on behalf of the company, he  is personally known to me or ( ) he has produced \_\_\_\_\_ as identification.

Gloria R. Winton  
Gloria R. Winton  
(Print/Type Name)  
NOTARY PUBLIC

Commission number: \_\_\_\_\_  
My Commission expires March 3, 2010

(NOTARIAL SEAL)



A0514228

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 07528 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 4, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

L CARR MCCLAIN 1011 S 34TH AVE HATTIESBURG , MS 39402	PAMELA M MCCLAIN 1011 S 34TH AVE HATTIESBURG , MS 39402
L CARR MCCLAIN C/O TENANTS 17359 PERDIDO KEY DR #1001-E PENSACOLA FL 32507	MEDITERRANEAN AT PERDIDO KEY CONDO ASSOC PO BOX 34009 PENSACOLA FL 32507

WITNESS my official seal this 4th day of September 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 October 6, 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. 07528**, 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 1001-E MEDITERRANEAN AT PERDIDO KEY CONDOMINIUM ALSO 1/40 INT IN COMMON ELEMENTS & PARKING SPACE #36 & PRIVATE STORAGE SPACE #20 & OWNER'S STORAGE UNIT #20 OR 6501 P 1756**

**SECTION 01, TOWNSHIP 4 S, RANGE 33 W**

**TAX ACCOUNT NUMBER 104650085 (14-732)**

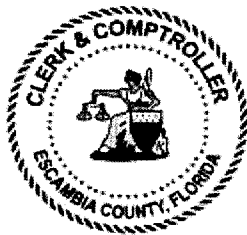
The assessment of the said property under the said certificate issued was in the name of

**L CARR MCCLAIN and PAMELA M MCCLAIN**

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 October, which is the **6th day of October 2014**.

Dated this 4th day of September 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:

**17359 PERDIDO KEY DR 1001E 32507**

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



By:  
Emily Hogg  
Deputy Clerk