

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2012/ 8008.000, 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:
11-2034-000

Cert Holder BRIAN KENT FOWLER
732 LONGLEAF LANE
NEWPORT NEWS VA 23608

Property Owner GRACE NATHANIEL
PO BOX 424
CENTURY FL 32535

1/4 INTEREST IN
LT 10 AND N1/2 OF LT 15 S/D
OF SW1/4 OF SW1/4
DB 162 P 70
DOCKET BOOK 21 P 74

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/ 8008.000	11/30/2013	61.48	0.00	11.99	73.47
2014/ 6849.000	06/01/2014	43.02	0.00	3.87	46.89

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
2013/ 7411.000	06/28/2013	50.29	6.25	13.58	70.12

- 1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 190.48
- 2. Total of Delinquent Taxes Paid by Tax Deed Applicant
- 3. Total of Current Taxes Paid by Tax Deed Applicant .{2014} 23.25
- 4. Ownership and Encumbrance Report Fee 200.00
- 5. Total Tax Deed Application Fee 75.00
- 6. Total Certified By Tax Collector To Clerk of Court 488.73
- 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 6.25

* Done this the 16th day of December, 2014

TAX COLLECTOR OF Escambia County Tax Collector County

Date of Sale: May 4, 2015

By 

* 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 Tax Collector County : Janet Holley

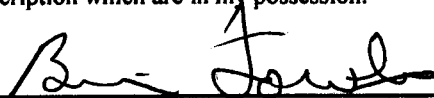
In accordance with the Florida Statutes, I,

BRIAN KENT FOWLER
732 LONGLEAF LANE
NEWPORT NEWS VA 23608

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

Certificate No.	Property No.	Date	Legal Description
2012/ 8008.000	11-2034-000	11/30/2013	1/4 INTEREST IN LT 10 AND N1/2 OF LT 15 S/D OF SW1/4 OF SW1/4 DB 162 P 70 DOCKET BOOK 21 P 74

I agree to pay all delinquent taxes, redeem all outstanding tax 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 tax collector's fees, ownership and encumbrance report 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.



Applicant's Signature

December 03, 2014

Date

Southern Guaranty Title Company

13-375

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11981

February 12, 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 02-12-1995, through 02-12-2015, and said search reveals the following:

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

Nathaniel Grace, 1/4 interest

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 12, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11981

February 12, 2015

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4320, page 1634.
2. Taxes for the year 2011-2013 delinquent. The assessed value is \$1,613.00. Tax ID 11-2034-000.

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: 5-4-2015

TAX ACCOUNT NO.: 11-2034-000

CERTIFICATE NO.: 2012-8008

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, 221 Palafox Place, 4th Floor/
190 Governmental Center, 32502
 Homestead for tax year.

Nathaniel Grace
P.O. Box 424
Century, FL 32535

Certified and delivered to Escambia County Tax Collector,
this 12th 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.

DB 162
PC 70

MADE PRINTING CO., PANAMA, FLA. 73222, 64C

INDEXED

State of Florida

No. 509

(.55¢ Govt. Stamps)
(.20¢ State Stamps)

Filed for Record 1st day of Aug. A.D. 19 40 at 1:00P. M.

Escambia County

WARRANTY DEED

Know all Men by these Presents, That James McWilliams and Ruby Lee McWilliams
husband and wife

for and in consideration of the sum of One Dollar and other good and valuable considerations
DOLLARS,

to us in hand paid by Daisy Grace

the receipt whereof is hereby
acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto the said
Daisy Grace

his heirs and assigns, forever, the following described real estate, situate, lying, and being in
County of Escambia, State of Florida, to-wit:

Lots Ten (10) and North half (N½) of Lot Fifteen (15) in a subdivision of the
Southwest quarter (SW¼) of the Southwest Quarter (SW¼) of Section Thirty-one (31),
Township Six (6) North, Range Thirty (30) West, containing three acres, more or less.

Together with the improvements thereon, and the hereditaments and appurtenances thereunto belonging or in anywise apper-
taining.

TO HAVE AND TO HOLD the said above described premises unto the said
Daisy Grace, his

heirs and assigns, forever free from all exemption or homestead right or claim of us, the said
grantor S, if any such right or claim we possess: And we, the said grantor S,
for us and our heirs, do covenant with the said grantee, his heirs
and assigns, that we are well seized of the said property, and have a good right to convey the same; that it is free
from any lien or incumbrance in law or equity, and that said grantorS shall and will warrant and by these presents for-
ever defend the said premises unto the said grantee, his heirs and assigns, against the lawful claims
of all and every person or persons whomsoever.

IN TESTIMONY WHEREOF, We have hereunto set our hand S and seal S this 27th
day of July 19 40.
Signed, sealed and delivered in the presence of

Mrs. Ella Ward
Alma Ward

James McWilliams (SEAL)
her
Ruby Lee x McWilliams (SEAL)
mark
(SEAL)
(SEAL)

State of Florida
County of Escambia.

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11981

February 12, 2015

1/4 interest in Lot 10 and North 1/2 of Lot 15, Subdivision of Southwest 1/4 of Southwest 1/4, Deed Book 162, page 70, Docket Book 21, page 74, Section 31, Township 6 North, Range 30 West.

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 08008 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:

NATHANIEL GRACE 1/4 INTEREST PO BOX 424 CENTURY FL 32535	ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
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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 **BRIAN KENT FOWLER** holder of **Tax Certificate No. 08008**, 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:

1/4 INTEREST IN LT 10 AND N1/2 OF LT 15 S/D OF SW1/4 OF SW1/4 DB 162 P 70 DOCKET BOOK 21 P 74

SECTION , TOWNSHIP , RANGE W

TAX ACCOUNT NUMBER 112034000 (15-375)

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

NATHANIEL GRACE 1/4 INTEREST

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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

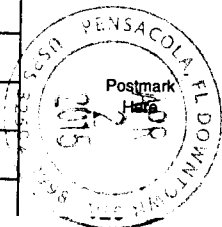
7008 1830 0000 0238 7506

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	\$ 3.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49



Sent To
 Street, or PO E
 City, St
 PS Form Instructions

ESCAMBIA COUNTY [15-375]
 OFFICE OF COUNTY ATTORNEY
 221 PALAFOX PLACE STE 430
 PENSACOLA FL 32502

7008 1830 0000 0238 7490

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
 Street, or PO E
 City, St
 PS Form Instructions

NATHANIEL GRACE 1/4 INTEREST
 [15-375]
 PO BOX 424
 CENTURY FL 32535

12/8008

JANET HOLLEY, CFC
 ESCAMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
11-2034-000		SEE BELOW	06	316N30-3210-000-001
REAL ESTATE 2014 123649.0001				2014 28346 SPLIT

OFFICE
 (850) 438-6500
 Ext. 3252

REAL ESTATE 2014 123649.0001
 PRIOR YEARS TAXES DUE
 GRACE NATHANIEL
 PO BOX 424
 CENTURY FL 32535

0 CENTURY FL
 1/4 INTEREST IN
 LT 10 AND N1/2 OF LT 15 S/D
 OF SW1/4 OF SW1/4
 TD TAX DEED APPLICATION-See Tax Roll For Full Legal Description

12/8008

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6165	1,613		1,613	10.67	
PUBLIC SCHOOLS						
By Local Board	2.0850	1,613		1,613	3.36	
By State Law	5.2370	1,613		1,613	8.45	
WATER MANAGEMENT	0.0390	1,613		1,613	0.06	
SHERIFF	0.6850	1,613		1,613	1.10	
M.S.T.U. LIBRARY	0.3590	1,613		1,613	0.58	
<i>2014 Paid</i>						
TOTAL MILLAGE				15.0215	AD VALOREM TAXES	24.22

RETAIN THIS
 PORTION
 FOR
 YOUR
 RECORDS

NON-AD VALOREM ASSESSMENTS

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

PLEASE
 PAY ONLY
 ONE
 AMOUNT
 SHOWN IN
 YELLOW
 SHADED
 AREA

COMBINED TAXES AND ASSESSMENTS 24.22 **PAY ONLY ONE AMOUNT** See reverse side for important information

If Paid By Please Pay	Mar 31 2015 \$23.25	Apr 30 2015 \$23.25	Jan 31 2015 \$23.25	Feb 28 2015 \$23.25	Mar 31 2015 \$23.25
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AMOUNT
 DUE
 IF PAID
 BY

JANET HOLLEY, CFC
 ESCAMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
11-2034-000		SEE ABOVE	06	316N30-3210-000-001
REAL ESTATE 2014 123649.0001				2014 28346 SPLIT

REAL ESTATE 2014 123649.0001
 PRIOR YEARS TAXES DUE
 GRACE NATHANIEL
 PO BOX 424
 CENTURY FL 32535

0 CENTURY FL
 1/4 INTEREST IN
 LT 10 AND N1/2 OF LT 15 S/D
 OF SW1/4 OF SW1/4
 TD TAX DEED APPLICATION-See Tax Roll For Full Legal Descr

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 \$23.25	Apr 30 2015 \$23.25	Jan 31 2015 \$23.25	Feb 28 2015 \$23.25	Mar 31 2015 \$23.25
-----------------------	---------------------	---------------------	---------------------	---------------------	---------------------

RETURN WITH
 PAYMENT

*Paid 12/16/2014 D/I 12/16/2014 Rcpt # 273805.0004 \$23.25 Paid By: BRIAN K FOWLER
PRIOR YEARS TAXES DUE

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:

NATHANIEL GRACE 1/4 INTEREST
[15-375]
PO BOX 424
CENTURY FL 32535

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Nathaniel Grace* Agent
 Addressee

B. Received by (Printed Name)

Nathaniel Grace

C. Date of Delivery

4/6/15

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

2. Article Number

(Transfer from service label)

7008 1830 0000 0238 7490

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

12/8008

12/8008

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:

ESCAMBIA COUNTY [15-375]
OFFICE OF COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X  Addressee

B. Received by (Printed Name) C. Date of Delivery
Alain Epizon 4/6

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

2. Article Number
(Transfer from service label)

7008 1830 0000 0238 7506

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540



(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared

MICHAEL P. DRIVER

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

SALE

in the matter of

05/04/2015 - TAX CERTIFICATE # 08008

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

NOTICE OF APPLICATION FOR
TAX DEED

NOTICE IS HEREBY GIVEN, That
BRIAN KENT FOWLER holder of Tax
Certificate No. 08008, 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 certifi-
cate embraces the following described
property in the County of Escambia,
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1/4 INTEREST IN LT 10 AND N1/2 OF
LT 15 S/D OF SW1/4 OF SW1/4 DB
162 P 70 DOCKET BOOK 21 P 74

SECTION, TOWNSHIP, RANGE W

TAX ACCOUNT NUMBER 112034000
(15-375)

The assessment of the said property
under the said certificate issued was in
the name of NATHANIEL GRACE 1/4
INTEREST

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 spe-
cial accommodation in order to partici-
pate 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 Es-
cambia 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: (SEAL)
Emily Hogg
Deputy Clerk

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

