

## 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:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
8357.0000	11-2978-000	06/01/2012	LT 13 BLK D 1ST HARVESTERS HOMES ADDN UNIT 4 PB 3 P 31 OR 462 P 310 OR 696 P 182

**2013 TAX ROLL**

PADGETT BETTY JEAN & PADGETT TERRY L  
431 LAKEVIEW AVE  
CANTONMENT , Florida 32533

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

05/21/2014

Date

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
May 21, 2014 / 140411

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 8357.0000** , 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: 11-2978-000**

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

**Property Owner:**  
PADGETT BETTY JEAN & PADGETT TERRY L  
431 LAKEVIEW AVE  
CANTONMENT , FLORIDA 32533

**Legal Description:**

LT 13 BLK D 1ST HARVESTERS HOMES ADDN UNIT 4 PB 3 P 31 OR 462 P 310 OR 696 P 182

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	8357.0000	06/01/12	\$283.26	\$0.00	\$92.06	\$375.32

**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
2013	7750.0000	06/01/13	\$653.98	\$6.25	\$37.60	\$697.83
2011	8814.0000	06/01/11	\$278.58	\$6.25	\$150.43	\$435.26
2010	9026	06/01/10	\$268.86	\$6.25	\$94.10	\$369.21

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 (2013)
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

\$1,877.62
\$0.00
\$608.00
\$250.00
\$75.00
\$2,810.62
\$2,810.62
\$6.25

\*Done this 21st day of May, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

*Debra Mahanor*

Date of Sale:

*January 5, 2015*

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

# Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

15-071

## OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11572

October 3, 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 10-03-1994, through 10-03-2014, and said search reveals the following:

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

Betty Jean Padgett and Terry L. Padgett

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

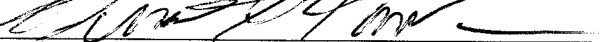
4. Taxes:

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: 

October 3, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11572

October 3, 2014

**Lot 13, Block D, First Harvesters Homes Addition Unit 4, as per plat thereof, recorded in  
Plat Book 3, Page 31, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11572

October 3, 2014

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 4467, page 1276.
2. Possible Judgment filed by Asset Acceptance LLC against Terry L. Padgett recorded in O.R. Book 5661, page 335.
3. Taxes for the year 2009-2013 delinquent. The assessed value is \$33,357.00. Tax ID 11-2978-000.

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: 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: 1-5-2015

TAX ACCOUNT NO.: 11-2978-000

CERTIFICATE NO.: 2012-8357

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

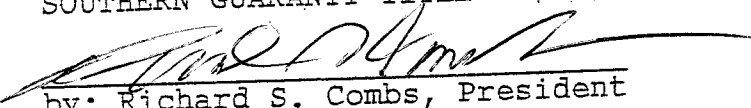
   X Notify City of Pensacola, P.O. Box 12910, 32521  
221 Palafox Place, 4th Floor/  
X    Notify Escambia County, 190 Governmental Center, 32502  
   X Homestead for    tax year.

Betty Jean Padgett, if alive, or her estate if deceased  
Terry Lamar Padgett, if alive, or his estate if deceased  
431 Lakeview Ave.  
Cantonment, FL 32533

Asset Acceptance LLC  
P.O. Box 2036  
Warren, MI 48090

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

14.70  
19.25

State of Florida  
Escambia County

Prepared by  
George M. Lee and Alice C. Lee  
114 Athens Ave. Pensacola Fla. 32507

Form 140  
PRINTED AND FOR SALE  
MAYES PR. INC. CO.  
PENSACOLA, FLA.

WARRANTY DEED 696 PAGE 182

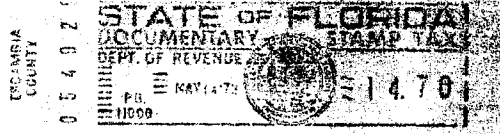
Know All Men by These Presents: That George M. Lee and Alice C. Lee  
husband and wife

for and in consideration of ten dollars and other good and valuable considerations  
DOLLARS  
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Terry Lamar Padgett and  
Betty Jean Padgett husband and wife

their heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the County of Escambia State of Florida  
to-wit: 431 Lakeview Ave. Cantonment Fla.

Lot 13, Block D, First Harvesters Homes Addition, Unit 4,  
Cantonment, Florida, according to plat on file Book 3,  
page 31 of the public records of Escambia County, Florida.

Grantee shall assume that certain Mortgage, payable to Cobbs, Allen and  
Hall Mortgage Co. Inc. as recorded in the official records of Escambia  
County, O R Book 255 Page 88.



Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-  
taining, free from all exemptions and right of homestead.

And We covenant that We are well seized of an indefeasible  
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-  
brance, and that their heirs, executors and administrators, the said grantee and their heirs,  
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons  
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand and seals this 17th  
day of August A. D. 1972

Signed, sealed and delivered in the presence of

Earl M. Simmons  
Dora M. Simmons

George M. Lee (SEAL)  
Alice C. Lee (SEAL)

544146  
IN BO. JOE A. LORNE, CLERK OF  
ESCambia COUNTY  
MAY 10 3 37 PM '73  
THE PUBLIC RECORDS OF  
ESCambia COUNTY, FLA. ON  
FILED

State of Florida  
Escambia County

Before the subscriber personally appeared  
George M. Lee, and Alice C. Lee  
his wife, known to me, and known to me to be the individual described by said name and who executed the  
foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 17th day of August 1972

Annette C. Edgar

Notary Public  
My Commission Expires Aug. 2, 1976  
Printed by American Fire & Casualty Co.

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY  
STATE OF FLORIDA, CIVIL DIVISION

ASSET ACCEPTANCE LLC

Plaintiff,

vs.

Case No: 05CC1528

TERRY L PADGETT

Defendant(s).

DEFAULT FINAL JUDGMENT

THIS CAUSE having come before the court, after entry of  
affidavits of proof of claim and non-military service it is hereby

ORDERED AND ADJUDGED:

That judgment be, and the same is hereby entered in favor of the  
Plaintiff, ASSET ACCEPTANCE LLC, P.O. Box 2036, Warren, MI 48090,  
and against defendant, TERRY L PADGETT, 368 PETTY DR

CANTONMENT, FL 32533-8605, in the sum of \$7040.98  
on principal, \$2669.79 as prejudgment interest, with costs of  
\$280.00 for a total sum of \$9990.77 for all of which let  
execution issue and which sum shall bear interest at the rate of 7%  
per year.

DONE AND ORDERED at ESCAMBIA COUNTY COURT this 9 day of June  
2005.

  
COUNTY COURT JUDGE

cc: ASSET ACCEPTANCE LLC c/o Rodolfo J. Miro, P.O. Box 9065,  
Brandon, FL 33509, Bar-0103799

TERRY L PADGETT, 368 PETTY DR , CANTONMENT  
FL 32533-8605

ERNEE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2005 JUN -9 P 4:31  
COUNTY CIVIL DIVISION  
FILED & RECORDED

19369060



**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 08357 of 2012**

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

BETTY JEAN PADGETT 431 LAKEVIEW AVE CANTONMENT, FL 32533	TERRY L PADGETT 431 LAKEVIEW AVE CANTONMENT, FL 32533
ASSET ACCEPTANCE LLC PO BOX 2036 WARREN MI 48090	ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

WITNESS my official seal this 4th day of December 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 January 5, 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. 08357, 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:

**LT 13 BLK D 1ST HARVESTERS HOMES ADDN UNIT 4 PB 3 P 31 OR 462 P 310 OR 696 P 182**

**SECTION 10, TOWNSHIP 1 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 112978000 (15-071)**

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

**BETTY JEAN PADGETT and TERRY L PADGETT**

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 January, which is the 5th day of January 2015.

Dated this 4th day of December 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:

**431 LAKEVIEW AVE 32533**



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

By:  
Emily Hogg  
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### Personal Services:

**BETTY JEAN PADGETT**  
431 LAKEVIEW AVE  
CANTONMENT, FL 32533

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
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431 LAKEVIEW AVE  
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**PAM CHILDERS**  
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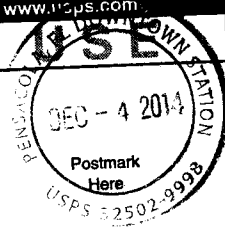
12/8357

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://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  
 ASSET ACCEPTANCE LLC [15-071]  
 PO BOX 2036  
 WARREN MI 48090

PS Form 3849

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

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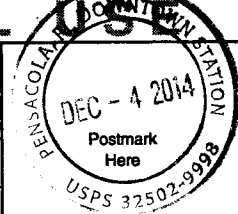
PS Form 3849

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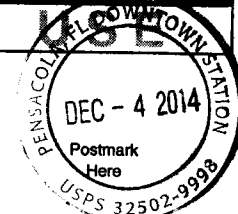
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Sent To  
 ESCAMBIA COUNTY [15-071]  
 OFFICE OF COUNTY ATTORNEY  
 221 PALAFOX PLACE STE 430  
 PENSACOLA FL 32502

PS Form 3849

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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 January 5, 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. 08357**, 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:

**LT 13 BLK D 1ST HARVESTERS HOMES ADDN UNIT 4 PB 3 P 31 OR 462 P 310 OR 696 P 182**

**SECTION 10, TOWNSHIP 1 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 112978000 (15-071)**

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

**BETTY JEAN PADGETT and TERRY L PADGETT**

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 January, which is the **5th** day of **January 2015**.

Dated this 4th day of December 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:**

**TERRY L PADGETT**  
431 LAKEVIEW AVE  
CANTONMENT, FL 32533

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



By:  
Emily Hogg  
Deputy Clerk

DEC 11 11 27 AM '14

RECEIVED



ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

15-071

**Document Number:** ECSO14CIV055038NON

**Agency Number:** 15-002368

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 08357 2012

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

*Redeemed*

**Plaintiff:** RE: BETTY JEAN PADGETT AND TERRY L PADGETT

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 12/4/2014 at 9:18 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for TERRY L PADGETT , Writ was returned to court UNEXECUTED on 12/8/2014 for the following reason:

PER WIFE AT 431 LAKEVIEW AVE, SUBJECT IS DECEASED.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

DEP J MANN

Service Fee: \$40.00  
Receipt No: BILL

Printed By: DLRUPERT