

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jun 19, 2014 / 140528

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 8364.0000**, 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: 11-3069-000**

Certificate Holder:

US BANK AS CUST FOR MOONSTONE LIEN INVESTMENTS
LLC
LOCK BOX #005191
PO BOX 645191
CINCINNATI, OHIO 45264

Property Owner:

GEE LUCILLE F TRUSTEE FOR GEE FRED &
226 E GOVERNMENT ST
PENSACOLA, FLORIDA 32501

Legal Description:

LT 9 BLK K 1ST HARVESTERS HOMES ADDN PB 2 P 29 OR 4932 P 1758 OR 6442 P 1911

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	8364.0000	06/01/12	\$351.87	\$0.00	\$64.14	\$416.01

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	7192.0000	06/01/14	\$763.79	\$6.25	\$38.19	\$808.23
2013	7768.0000	06/01/13	\$772.45	\$6.25	\$38.62	\$817.32

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

\$2,041.56
\$0.00
\$250.00
\$75.00
\$2,366.56
\$2,366.56
\$6.25

*Done this 19th day of June, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Glenda H. Johnson

Date of Sale:

March 2, 2015

* 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,

**US BANK AS CUST FOR MOONSTONE LIEN
INVESTMENTS LLC
LOCK BOX #005191
PO BOX 645191
CINCINNATI, Ohio, 45264**

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
8364.0000	11-3069-000	06/01/2012	LT 9 BLK K 1ST HARVESTERS HOMES ADDN PB 2 P 29 OR 4932 P 1758 OR 6442 P 1911

2013 TAX ROLL

GEE LUCILLE F TRUSTEE FOR GEE FRED &
226 E GOVERNMENT ST
PENSACOLA , Florida 32501

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.

moonstone (Andrea Manganelli)

Applicant's Signature

06/19/2014

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.: 11746

December 4, 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 12-04-1994, through 12-04-2014, and said search reveals the following:

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

Laura McCrackin

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: 

December 4, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11746

December 4, 2014

Lot 9, Block K, First Harvesters Homes Addition, as per plat thereof, recorded in Plat Book 2, Page 29, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11746

December 4, 2014

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

1. Taxes paid 08-21-2014. The assessed value is \$40,582.00. Tax ID 11-3069-000.

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: 3-2-2015

TAX ACCOUNT NO.: 11-3069-000

CERTIFICATE NO.: 2012-8364

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.

Laura McCrackin
1998 Meander Circle
Cantonment, FL 32533

Certified and delivered to Escambia County Tax Collector,
this 5th day of December, 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.

Prepared by:
Sharon Fleming
Guarantee Title Of Northwest Florida, Inc.
4284 Hwy 90
Pace, Florida 32571

File Number: 4126

General Warranty Deed

Made this August 5, 2014 A.D. By Ruth Weber, individually and as Successor Trustee of the Fred & Lucille Gee Family Trust, dated May 27, 2004, whose address is: , hereinafter called the grantor, to Laura McCrackin, whose post office address is*, hereinafter called the grantee:
*1998 Meander Circle, Cantonment, Fla 32533

(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 Ten Dollars, (\$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:

Lot 9, Block K, First Harvester's Homes Addition, a subdivision according to the plat thereof recorded at Plat Book 2, Page 29, in the Public Records of Escambia County, Florida.

Parcel ID Number: 10-1N-31-4104-090-011

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, 2014; oil, gas and mineral rights of record, if any; and conditions, easements, restrictions, reservations and limitations of record, if any.

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:

Marla Boris
Witness Printed Name MARLA BORIS

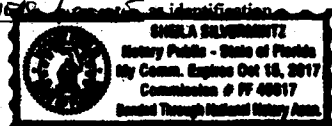
Frank Suppo
Witness Printed Name FRANK SUPPO

State of Florida
County of Broward

Ruth Weber (Seal)
Ruth Weber, individually and as Successor Trustee of the
Fred & Lucille Gee Family Trust, dated May 27, 2004
Address:

7752 Greenville Dr (Seal)
Address: Tamiami, FL 33321

The foregoing instrument was acknowledged before me this 1 day of Aug, 2014, by Ruth Weber, individually and as Successor Trustee of the Fred & Lucille Gee Family Trust, dated May 27, 2004, who is/are personally known to me or who has produced proper identification



Shelia Silverman
Notary Public
Print Name: Shelia Silverman
My Commission Expires: OCTOBER 15, 2017

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL ACTION

CASE NO. 2010 CA 003189

LUCILLE F GEE
Plaintiff

VS.

JASON SHAFFER ; AMY CAROL
RIGBY
Defendant

CERTIFICATE OF TITLE

The undersigned, Ernie Lee Magaha, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been executed and filed in this action on July 13, 2011, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida:

Lot 9, Block K, First Harvesters Homes ADDN, P B 2 P 29, OR

2057, P 755, of the records of Escambia County, Florida.

was sold to LUCILLE F GEE AS TRUSTEE OF THE FRED & LUCILLE GEE FAMILY TRUST DATED MAY 27,
2004

226 E. Governmnet St. Pensacola, FL, 32501

WITNESS my hand and seal of the court this 9 day of September, 2011



Ernie Lee Magaha
Clerk of the Circuit Court

BY: 
Deputy Clerk

\$ 300.00

c: all parties

Case: 2010 CA 003189



00001773167

Dkt: CA1173 Pg#: 1



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

December 14, 2015

Guarantee Title of Northwest Florida
4284 Hwy 90
Pace FL 32571

To whom it may concern,

Our records indicate that a refund check was mailed to you in relation to a Tax Deed case. The property was either sold or redeemed. The Escambia County check # 9000216669 in the amount of \$738.95 has not been cashed. State law requires us to report and remit the funds to the State if you have not claimed your property. To claim your property, you will be asked to sign an affidavit. Please check the appropriate box below, sign in the space provided, and return this to us no later than two weeks from the date of this letter.

- ☐ The above address information is correct and I do not wish to claim the monies.
- ☐ The above address information is incorrect. Please forward an affidavit to the following address: _____
- ☐ The original check has been found and is being returned to your office. Once the check is received, a new check will be issued to me.
- ☐ Other (please provide an explanation below or attach a separate explanation).

Signature

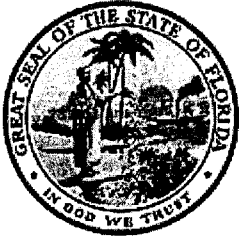
Date

Your prompt attention and assistance is appreciated. Please return to the following address:

Clerk of the Circuit Court
Official Records
221 Palafox Place, Ste 110
Pensacola, FL 32502

If no response is received from you within two weeks from the date of this letter, we will report and remit your monies to the State of Florida Unclaimed Properties Division. If you have any questions, please contact Mylinda Johnson at 850-595-4813.

Sincerely,
Pam Childers, Clerk of the Circuit Court
By: _____
Mylinda Johnson, Deputy Clerk



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

Tax Deed Sales - Redeemed From Sale
Account: 113069000 Certificate Number: 008364 of 2012

Date Of Redemption 08/13/2014

Clerk's Check 935865261 Clerk's Total \$534.59

Postage \$60.00 Tax Deed Court Registry \$434.59

Payor Name GUARANTEE TITLE OF NORTHWEST FLORIDA
4284 HWY 90
PACE FL 32571

(994-3918)

Notes

Submit

Reset

Print Preview

Print Receipt

Commit Redemption ☒

738.95

*CHK# 900021609
date: 8/19/2014*

Search Property
 Property Sheet
 Lien Holder's
 Redeem
 Forms
 Courtview
 Benchmark
 Redeemed From Sale
 Delete Property



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Property Sheet

Account: 113069000 Certificate Number: 008364 of 2012

Account 113069000 Check Account Reference 101N31410109001 View Image

ClerkFile# 15-216 Week # First Monday Redemption Yes County Held Certificate

Auction Date 03/02/2015 Homestead Exempt County Held Certificate

Date Of Tax Deed Application 06/19/2014 Certificate Number 08364 Issued Date 06/01/2012

Tax Roll Assessment \$39,276.00 Opening Bid Amt \$0.00

Save Our Homes \$0.00 Researcher Copies \$40.00

Holder Name US BANK AS CUST FOR MOONSTONE LIEN INVESTMENTS LLC

Holder Address LOCKBOX #005191
 PO BOX 645191
 CINCINNATI OH 45264

Name LUCILLE F GEE TRUSTEE
 FRED & LUCILLE GEE FAMILY TRUST

Mailing Address 226 E GOVERNMENT ST
 PENSACOLA, FL 32501

Property Address 316 HOMELAND AVE 32533

Legal Description LT 9 BLK K 1ST HARVESTERS HOMES ADDN PB 2 P 29 OR 4932 P 1758
 OR 6442 P 1911

Notes

Personal Service
☒

Post
 Property ☒

Submit

Reset

Print Preview



SUNTRUST

Official Check

0935865261

Purchaser

Guarantee Title of
Northwest Florida

Fraud Protected
by Positive Pay

Date

Aug. 12, 2014

100776 6090650

Initials (type)

Center

PAY

****\$3,326.89****

\$ **3,326.89**

To the
Order
of

* Escambia County Clerk of Court *

For: # 4126 316 Homeland McCrackin

SunTrust Banks, Inc. by its Authorized Agent
SunTrust Bank

Authorized Signature

Payable at SunTrust Bank

⑈0935865261⑈ ⑆061100790⑆ 7019019996⑈

Escambia County Receipt of Transaction

Receipt # 2014077432

Cashiered by: ebb

Pam Childers
Clerk of Court
Escambia County, Florida

Received From:

GUARANTEE TITLE OF NORTHWEST FLORIDA

On Behalf Of:

LUCILLE GEE

On: 8/13/14 4:17 pm
Transaction # 100723152

CaseNumber 2012 TD 008364

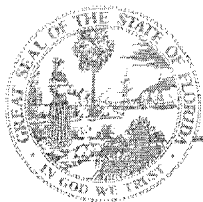
Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(TAXDEED) TAX DEED CERTIFICATES	341.00	341.00	0.00	0.00	0.00	0.00
(TD70) ADVANCE PAY ONLINE AUCTION FEE	70.00	70.00	0.00	0.00	0.00	0.00
(TD10) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	3326.89	0.00	0.00	3326.89	3326.89	0.00
Total:	3797.89	471.00	0.00	3326.89	3326.89	0.00

Grand Total: 3797.89 471.00 0.00 3326.89 3326.89 0.00

PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
CHECK	935865261	OK 3326.89	0.00	0.00	0.00	3326.89
Payments Total:		3326.89	0.00	0.00	0.00	3326.89

* REFUNDED \$ 738.95



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

August 20, 2014

GUARANTEE TITLE OF NORTHWEST FLORIDA
4284 HWY 90
PACE FL 32571

Dear Redeemer,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2012 TD 008364

\$738.95

TOTAL \$738.95

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division