

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Apr 15, 2014 / 140058**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 8440.0000** , 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: 11-3728-111**

Certificate Holder:
PPF HOLDINGS III LTD.
U.S. BANK CUSTODIAN FOR PPF HO
P.O. BOX 645051
CINCINNATI, OHIO 45264

Property Owner:
CARMICHAEL CHARLES R
746 EL CAMINO DR
CANTONMENT , FLORIDA 32533

Legal Description:
W 52 FT OF LT 3 & ALL OF E 48 FT OF LOT 2 TOWN & COUNTRY ESTATES S/D PLAT BK 8 P 57 OR 4571 P 24

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	8440.0000	06/01/12	\$722.47	\$0.00	\$65.78	\$788.25

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	7853.0000	06/01/13	\$696.78	\$6.25	\$34.84	\$737.87

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

\$1,526.12
\$0.00
\$632.66
\$250.00
\$75.00
\$2,483.78
\$2,483.78
\$34,778.00
\$6.25

*Done this 15th day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: October 6, 2014

* 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,

**PPF HOLDINGS III LTD.
U.S. BANK CUSTODIAN FOR PPF HO
P.O. BOX 645051
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
8440.0000	11-3728-111	06/01/2012	W 52 FT OF LT 3 & ALL OF E 48 FT OF LOT 2 TOWN & COUNTRY ESTATES S/D PLAT BK 8 P 57 OR 4571 P 24

2013 TAX ROLL

CARMICHAEL CHARLES R
746 EL CAMINO DR
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.

tda2012 (Taimur Jamil)
Applicant's Signature

04/15/2014
Date



Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

← Navigate Mode Account Reference →

[Printer Friendly Version](#)

General Information	
Reference:	141N316012000002
Account:	113728111
Owners:	CARMICHAEL CHARLES R
Mail:	746 EL CAMINO DR CANTONMENT, FL 32533
Situs:	746 EL CAMINO DR 32533
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

2013 Certified Roll Assessment	
Improvements:	\$60,294
Land:	\$9,262
Total:	\$69,556
<i>Save Our Homes:</i>	\$69,556
Disclaimer	
Amendment 1/Portability Calculations	

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/2000	4571	24	\$77,000	WD	View Instr
06/1999	4423	1972	\$76,500	WD	View Instr
08/1998	4299	1636	\$100	QC	View Instr
11/1995	3883	510	\$65,700	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2013 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	
Legal Description	
W 52 FT OF LT 3 & ALL OF E 48 FT OF LOT 2 TOWN & COUNTRY ESTATES S/D PLAT BK 8 P 57...	
Extra Features	
POOL UTILITY BLDG	

Parcel Information

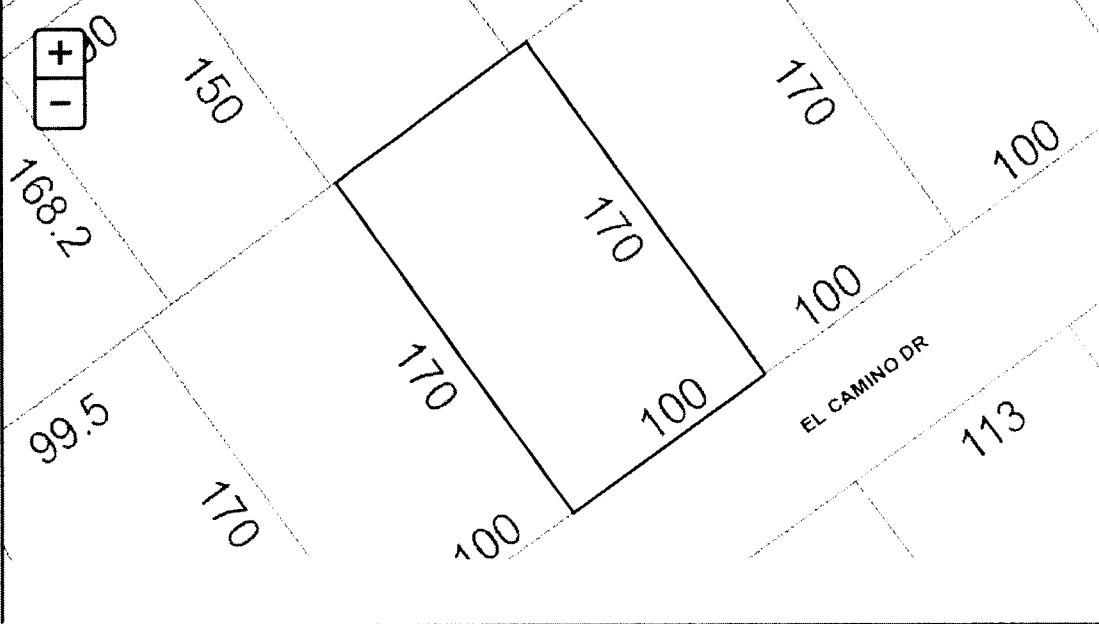
[Launch Interactive Map](#)

Section Map Id:
14-1N-31-2

Approx. Acreage:
0.4000

Zoned:
V-2

Evacuation & Flood Information
[Open Report](#)



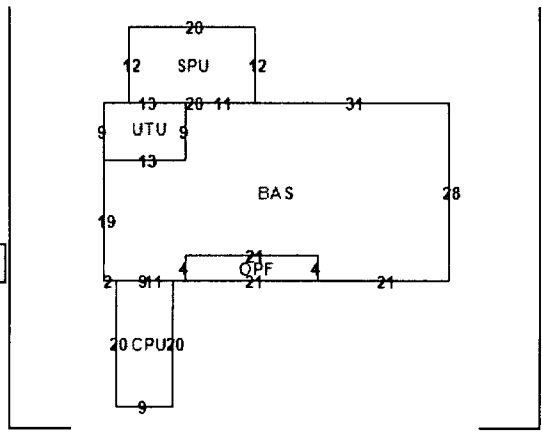
Buildings

Building 1 - Address: 746 EL CAMINO DR, Year Built: 1977, Effective Year: 1977	
Structural Elements	
DECOR/MILLWORK-AVERAGE	
DWELLING UNITS-1.00	
EXTERIOR WALL-BRICK-FACE	
FLOOR COVER-TILE/STAIN CONC/BRICK	

FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5.00
NO. STORIES-1.00
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1960 Total SF

BASE AREA - 1339
CARPORT UNF - 180
OPEN PORCH FIN - 84
SCRN PORCH UNF - 240
UTILITY UNF - 117



Images



9/21/10

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

14-685

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11330

July 14, 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 07-14-1994, through 07-14-2014, and said search reveals the following:

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

Charles R. Carmichael

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 14, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11330

July 14, 2014

The West 52 feet of Lot 3 and the East 48 feet of Lot 2, Town and Country Estates Subdivision, as per plat thereof, recorded in Plat Book 8, Page 57, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11330

July 14, 2014

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

1. That certain mortgage executed by Charles R. Carmichael and Beth Carmichael in favor of Wells Fargo Bank, N.A. formerly Wachovia Bank, N.A. dated 06/06/2007 and recorded 06/21/2007 in Official Records Book 6167, page 1712 of the public records of Escambia County, Florida, in the original amount of \$120,032.92. Request for Notice recorded in O.R. Book 6630, page 901.
2. Taxes for the year 2011-2013 delinquent. The assessed value is \$69,556.00. Tax ID 11-3728-111.

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: 10-6-2014

TAX ACCOUNT NO.: 11-3728-111

CERTIFICATE NO.: 2012-8440

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

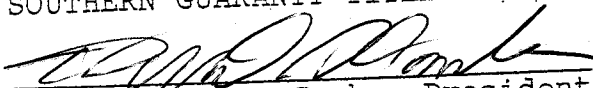
- X Notify City of Pensacola, P.O. Box 12910, 32521
- X Notify Escambia County, 190 Governmental Center, 32502
- X Homestead for 2013 tax year.

Charles R. Carmichael
746 El Camino Dr.
Cantonment, FL 32533

Wells Fargo Bank, N.A.
formerly Wachovia Bank, N.A.
Foreclosure Dept.
18700 NW Walker Rd. #92
Mac # P6053-022
Beaverton, OR 97006

Certified and delivered to Escambia County Tax Collector,
this 14th 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 instrument prepared by:
 Name: Ann Parsons an employee of
 Reliable Land Title Corporation
 Address: 15 West La Rua Street
 Pensacola, Florida 32501
 Return to: Reliable Land Title Corporation
 FILE NO. 00-05-049PA
 Address: 15 West La Rua Street
 Pensacola, Florida 32501
 Property Appraisers Parcel Identification Number(s):
 Grantee(s) S.S.#'s:

10-50
539.00

DR BK 4571 PG0024
 Escambia County, Florida
 INSTRUMENT 2000-744014
 DEED DOC STAMPS PD @ ESC CO \$ 539.00
 06/16/00 EDWEE LEE WAGNER, CLERK
 By: [Signature]

THIS WARRANTY DEED Made the 16th day of June, 2000 by Harold E. Harlan and Carol A. Harlan, husband and wife whose post office address is _____, hereinafter called the grantor, to Charles R. Carmichael, a single man whose post office address is 746 El Camino Drive, Cantonment, FL 32533 hereinafter called the grantee:

(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 grantor, for and in consideration of the sum \$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, State of Florida, viz:

The West 52 feet of Lot 3 and the East 48 feet of Lot 2, Town and Country Estates Subdivision, a subdivision of a portion of Section 14, Township 1 North, Range 31 West, Escambia County, Florida, according to the plat thereof as recorded in Plat Book 8, Page 57 of the Public Records of Escambia County, Florida.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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, and hereby 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 31st, 2000. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature: E. Ann Parsons]
 Signature
 E. ANN PARSONS
 Printed Signature

[Signature: Harold E. Harlan]
 Harold E. Harlan
 [Signature: Carol A. Harlan]
 Carol A. Harlan

[Signature: H. R. Giles]
 Signature
 H. R. GILES
 Printed Signature

Signature
 Printed Signature

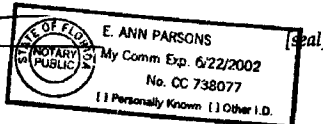
Signature
 Printed Signature

STATE OF FLORIDA
 COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16th day of June, 2000 by Harold E. Harlan and Carol A. Harlan, husband and wife, who is personally known to me or who produced FL D.L. as identification and who did/did not take an oath.

[Signature: E. Ann Parsons]

Notary Public
 My Commission Expires:



Prepared By:
Wachovia Bank, National Association
Retail Credit Servicing
P.O. Box 50010
Roanoke, VA 24022



Record and Return To:
Fiserv Lending Solutions
600A N. John Rodes Blvd
MELBOURNE, FL 32934

CARMICHAEL, CHARLES

(Space Above This Line For Recording Data)

MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined elsewhere in this document. Certain rules regarding the usage of words used in this document are also provided in Section 15.

- (A) "Security Instrument" means this document, which is dated 6 June, 2007
(B) "Borrower" means the parties obligated on the debt instrument.
(C) "Grantor" under this Security Instrument is CHARLES R CARMICHAEL AND BETH CARMICHAEL HUSBAND AND WIFE

Grantor is the mortgagor under this Security Instrument.

(D) "Lender" is Wachovia Bank, National Association. Lender is a national banking association organized and existing under the laws of The United States of America. Lender's address is Wachovia Bank, National Association, 301 South College Street, VA 0343, Charlotte, N.C. 28288-0343. Lender is the mortgagee under this Security Instrument.

(E) "Debt Instrument" means the promissory note signed by Borrower and dated 06/06/07. The Debt Instrument states that Lender is owed (U.S. \$ 120032.92) plus interest to be repaid in regular Periodic Payments and in full not later than 07/05/37.

(F) "Property" means the property that is located at 746 EL CAMINO DR
CANTONMENT FL 32533
("Property Address")

and that is further described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means all amounts owed now or hereafter under the Debt Instrument, including without limitation principal, interest, any prepayment charges, late charges and other fees and charges due under the Debt Instrument, and also all sums due under this Security Instrument, plus interest.

(H) "Applicable Law" means all controlling applicable federal law and, to the extent not preempted by federal law, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Grantor or the Property by a condominium association, homeowners association or similar organization.

(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(K) "Escrow Items" means those items that are described in Section 3.

(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Grantor does not pay condominium or PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the rate provided in the Debt Instrument and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

27. Grantor's Representations. If Grantor is not an individual, Grantor represents that it is a corporation, general partnership, limited partnership, limited liability company or other legal entity, duly organized, validly existing and in good standing under the laws of the state of organization, and it is authorized to do business in each other jurisdiction where its ownership of property or conduct of business legally requires such authorization; it has the power and authority to own its property and assets and carry on my business as now being conducted and contemplated; and it has the power and authority to execute, deliver and perform, and it has taken all necessary action to authorize the execution, delivery and performance of this deed of trust and all related documents.

REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender at Wachovia Bank, National Association, Retail Credit Servicing, P.O. Box 50010, Roanoke, VA 24022 of any default under the superior encumbrance and of any sale or other foreclosure action.

BY SIGNING BELOW, Grantor accepts and agrees to the terms and covenants contained in this Security Instrument.

For Individual Grantors:

Signed, sealed and delivered in the presence of:

Witness Signature

David A. Lerner
Witness (Print Name)

Jennifer Ross
Witness Signature

Jennifer Ross
Witness (Print Name)

Charles R. Carmichael
Grantor

Grantor CHARLES R CARMICHAEL
Address 748 EL CAMINO DR
CANTONMENT FL 32533

Beth Carmichael
Grantor

Grantor BETH CARMICHAEL
Address 748 EL CAMINO DR
CANTONMENT FL 32533

Grantor
Address

Grantor
Address

Grantor
Address

Grantor
Address

H158FR4B

SCHEDULE A

KNOWN AS: 746 EL CAMINO DR

ALL THAT CERTAIN LAND IN ESCAMBIA COUNTY, FLORIDA, TO-WIT:

LOT(S) 3, BLOCK 2 OF TOWN & COUNTRY ESTATES AS RECORDED IN PLAT BOOK 8, PAGE 57, ET SEQ., OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

REQUEST FOR NOTICE

Recording Requested By
Wells Fargo Bank NA
ACCT No.: 680-XXX-0993077-
0XXX

WHEN RECORDED MAIL TO
Wells Fargo Bank NA
Attn: Home Equity LSC-FINAL DOCS.
PO Box 31557 MAC B6955-016
Billings, MT 59107

Request is hereby made that a copy of any Notice of Default or Notice of Sale under the deed of trust as follows: Deed of Trust recorded 06-21-2007 as Instrument no. 2007059442 in book 6167 at page 1712 in ESCAMBIA - FL County by CHARLES R CARMICHAEL AND BETH CARMICHAEL, as Truators, and WACHOVIA BANK, NA AKA WELLS FARGO BANK, NA as Trustees and WELLS FARGO BANK, N. A. as Beneficiary. The property is identified with an APN of 11-3728-111 with a legal description of LOT 3, BLOCK 2 OF TOWN & COUNTRY ESTATES - CITY OF CANTONMENT.

NOTICE: A copy of any Notice of Default and of any Notice of Sale will be sent only to the address contained in this recorded request. If our address changes, a new request must be recorded

Please mail such notices to:
Wells Fargo Bank NA
Foreclosure Department
18700 NW Walker Road #92
Mac # P6053-022
Beaverton, OR 97006

By: *Samantha Houghton* Samantha Houghton- VP Loan Documentation, Wells Fargo Bank
NA
Authorized Signature

STATE OF MONTANA
COUNTY OF Yellowstone } S.S.

On 08/20/2010 before me, Sandra K Marquart, Notary Public, personally appeared Samantha Houghton, VP Loan Documentation, personally known to me (or 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
Signature *Sandra K Marquart*
Sandra K Marquart, Notary Public - Montana
My Commission Expires 07/01/2013

