

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jun 19, 2014 / 140535

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 8970.0000**, 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: 12-0375-218**

Certificate Holder:

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

Property Owner:

MANNING ANDREW
3831 WILDER RD
CANTONMENT, FLORIDA 32533

Legal Description:

BEG AT SE COR OF N 760 40/100 FT OF SW1/4 OF NW1/4 OF SEC ALSO BEING NE COR OF WILDER RD (66 FT R/W) N 89 DEG 57 MIN 54 SEC W ALG NLY TERMINUS LI OF ...

See attachment for full legal description.

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	8970.0000	06/01/12	\$333.11	\$0.00	\$53.78	\$386.89

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	8347.0000	06/01/13	\$400.73	\$6.25	\$35.82	\$442.80

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
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

\$829.69
\$0.00
\$250.00
\$75.00
\$1,154.69
\$1,154.69
\$21,000.50
\$6.25

*Done this 19th day of June, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By _____

Date of Sale: _____

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

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

6/19/2014

FULL LEGAL DESCRIPTION
Parcel ID Number: 12-0375-218

July 01, 2014
Tax Year: 2011
Certificate Number: 8970.0000

BEG AT SE COR OF N 760 40/100 FT OF SW1/4 OF NW1/4 OF SEC ALSO BEING NE COR OF WILDER RD (66 FT R/W) N 89 DEG 57 MIN 54 SEC W ALG NLY TERMINUS LI OF SD WILDER RD & WLY EXTEN 257 04/100 FT FOR POB N 0 DEG 5 MIN 23 SEC W 143 FT S 88 DEG 56 MIN 35 SEC W 264 07/100 FT S 30 DEG 27 MIN 56 SEC W 160 01/100 FT TO SD WLY EXTEN OF SD NLY TERMINUS LI OF SD WILDER RD S 89 DEG 57 MIN 54 SEC E 345 38/100 FT TO POB OR 6577 P 1607

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
8970.0000	12-0375-218	06/01/2012	BEG AT SE COR OF N 760 40/100 FT OF SW1/4 OF NW1/4 OF SEC ALSO BEING NE COR OF WILDER RD (66 FT R/W) N 89 DEG 57 MIN 54 SEC W ALG NLY TERMINUS LI OF SD WILDER RD & WLY EXTEN 257 04/100 FT FOR POB N 0 DEG 5 MIN 23 SEC W 143 FT S 88 DEG 56 MIN 35 SEC W 264 07/100 FT S 30 DEG 27 MIN 56 SEC W 160 01/100 FT TO SD WLY EXTEN OF SD NLY TERMINUS LI OF SD WILDER RD S 89 DEG 57 MIN 54 SEC E 345 38/100 FT TO POB OR 6577 P 1607

2013 TAX ROLL

MANNING ANDREW
3831 WILDER RD
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.

moonstone (Andrea Manganelli)

Applicant's Signature

06/19/2014

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: 212N312301005001
Account: 120375218
Owners: MANNING ANDREW
Mail: 3831 WILDER RD
 CANTONMENT, FL 32533
Situs: 3831 WILDER RD 32533
Use Code: MOBILE HOME
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: \$32,691
Land: \$9,310
Total: \$42,001
Save Our Homes: \$42,001

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/06/2010	6586	1	\$100	WD	View Instr
04/06/2010	6577	1607	\$100	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

BEG AT SE COR OF N 760 40/100 FT OF SW1/4 OF
 NW1/4 OF SEC ALSO BEING NE COR OF WILDER RD
 (66 FT R/W) N 89 DEG 57 MIN 54...

Extra Features

FRAME SHED

Parcel Information

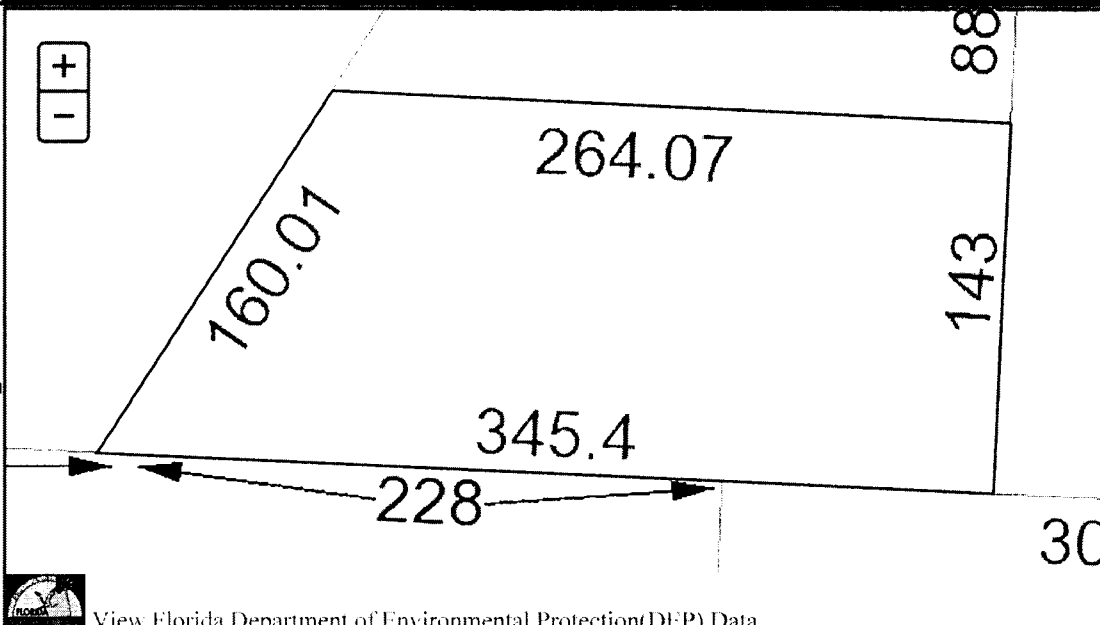
[Launch Interactive Map](#)

Section Map Id:
 21-2N-31

Approx. Acreage:
 1.0000

Zoned:
 VAG-1

Evacuation & Flood Information
[Open Report](#)



Buildings

Building 1 - Address: 3831 WILDER RD, **Year Built:** 2010, **Effective Year:** 2010

Structural Elements

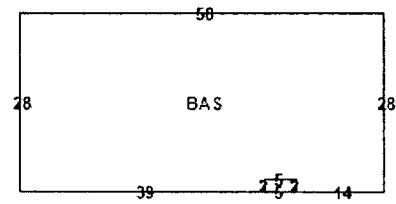
DWELLING UNITS-1.00
MH EXTERIOR WALL-VINYL/METAL
MH FLOOR FINISH-CARPET
MH FLOOR FINISH-VINYL
MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-HEAT & AIR
MH INTERIOR FINISH-DRYWALL/PLASTER
MH MILLWORK-TYPICAL
MH ROOF COVER-COMP SHINGLE/WOOD
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-7.00
NO. STORIES-1.00

Areas - 1624 Total SF

BASE AREA - 1614

OPEN PORCH FIN - 10



Images



1/4/12

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.

Last Updated: 07/31/2014 (tc.1952)

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.: 11753

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:

Andrew Manning

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

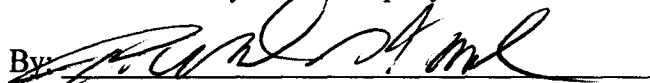
4. Taxes:

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.: 11753

December 4, 2014

212N312301005001 - Full Legal Description

BEG AT SE COR OF N 760 40/100 FT OF SW1/4 OF NW1/4 OF SEC ALSO BEING NE COR OF WILDER RD (66 FT R/W) N 89 DEG 57 MIN 54 SEC W ALG NLY TERMINUS LI OF SD WILDER RD & WLY EXTEN 257 04/100 FT FOR POB N 0 DEG 5 MIN 23 SEC W 143 FT S 88 DEG 56 MIN 35 SEC W 264 07/100 FT S 30 DEG 27 MIN 56 SEC W 160 01/100 FT TO SD WLY EXTEN OF SD NLY TERMINUS LI OF SD WILDER RD S 89 DEG 57 MIN 54 SEC E 345 38/100 FT TO POB OR 6577 P 1607

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11753

December 4, 2014

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

1. That certain mortgage executed by Andrew Manning in favor of Vanderbilt Mortgage & Finance, Inc. dated 04/15/2010 and recorded 04/30/2010 in Official Records Book 6586, page 3 of the public records of Escambia County, Florida, in the original amount of \$99,269.71.
2. Taxes for the year 2011-2012 delinquent. The assessed value is \$42,631.00. Tax ID 12-0375-218.

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.: 12-0375-218

CERTIFICATE NO.: 2012-8970

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

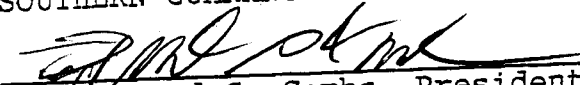
- ☒ X Notify City of Pensacola, P.O. Box 12910, 32521
- ☒ X Notify Escambia County, 190 Governmental Center, 32502
- ☒ X Homestead for 2014 tax year.

Andrew Manning
3831 Wilder Rd.
Cantonment, FL 32533

Vanderbilt Mortgage and Finance, Inc.
500 Alcoa Trail
Maryville, TN 37804

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.

Return to: Ed Brown
Name: Title Solutions
Address: 1507 North Palafox Street
Pensacola, Florida 32501

This Instrument Prepared:
Ed Brown
Title Solutions
1507 North Palafox Street
Pensacola, Florida 32501

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
212N31-2301-004-001 - Parent Parcel
Grantee(s) S.S.#(s):
File No:TSF10-023

WARRANTY DEED

This Warranty Deed Made the 6 day of April, 2010, by Julia Anne Cleckley, a
single woman, hereinafter called the grantor, whose post office address is: 3843 Wilder Road,
Cantonment, Florida 32533

To, Andrew Manning, a single man, whose post office address is: 6890 Highway 99, Molino, Florida
32577, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property is not the homestead of the Grantor(s).

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 2010, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: _____
Printed Name: _____

Tonja Brown
Tonja Brown

Julia Anne Cleckley
Julia Anne Cleckley - Cleckley &

Witness Signature: _____
Printed Name: _____

George E. Brown Jr.

Witness Signature: _____
Printed Name: _____

Witness Signature: _____
Printed Name: _____

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 6 day of April, 2010, by Julia
Anne Cleckley, who is/are personally known to me or who has/have produced driver license(s) as identification.
My Commission Expires: _____

Tonja Brown
Printed Name:
Notary Public
Serial Number



Notary Public State of Florida
Tonja Brown
My Commission DD 782982
Expires 04/13/2011

EXHIBIT "A"

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 760.40 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF WILDER ROAD (66 R/W); THENCE GO NORTH 89 DEGREES 57 MINUTES 54 SECONDS WEST ALONG THE NORTHERLY TERMINUS LINE OF SAID WILDER ROAD AND ITS WESTERLY EXTENSION FOR A DISTANCE OF 257.04 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY EXTENSION OF SAID NORTHERLY TERMINUS LINE OF SAID WILDER ROAD GO NORTH 00 DEGREES 05 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 143.00 FEET; THENCE GO SOUTH 88 DEGREES 56 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 264.07 FEET; THENCE GO SOUTH 30 DEGREES 27 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 160.01 FEET TO THE SAID WESTERLY EXTENSION OF SAID NORTHERLY TERMINUS LINE OF SAID WILDER ROAD; THENCE GO SOUTH 89 DEGREES 57 MINUTES 54 SECONDS EAST ALONG SAID WESTERLY EXTENSION OF SAID NORTHERLY TERMINUS LINE OF SAID WILDER ROAD FOR A DISTANCE OF 345.38 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 21, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

ALONG WITH A 30 FOOT WIDE INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 780.00 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF WILDER ROAD (66' R/W); THENCE GO NORTH 89 DEGREES 57 MINUTES 54 SECONDS WEST ALONG THE NORTHERLY TERMINUS LINE OF SAID WILDER ROAD FOR A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 57 MINUTES 54 SECONDS WEST ALONG THE NORTHERLY TERMINUS LINE OF SAID WILDER ROAD AND ITS WESTERLY EXTENSION FOR A DISTANCE OF 224.04 FEET; THENCE DEPARTING SAID NORTHERLY TERMINUS LINE OF SAID WILDER ROAD AND ITS WESTERLY EXTENSION GO NORTH 00 DEGREES 05 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 30.00 FEET; THENCE GO SOUTH 89 DEGREES 57 MINUTES 54 SECONDS EAST PARALLEL TO SAID NORTHERLY TERMINUS LINE OF SAID WILDER ROAD AND ITS WESTERLY EXTENSION FOR A DISTANCE OF 224.04 FEET; THENCE GO SOUTH 00 DEGREES 05 MINUTES 23 SECONDS EAST PARALLEL TO THE SAID EAST LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

Return to: Ed Brown
Name: Title Solutions
Address: 1507 North Palafox Street
Pensacola, Florida 32501

This Instrument Prepared:
Ed Brown
Title Solutions
1507 North Palafox Street
Pensacola, Florida 32501

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
212N31-2301-004-001 - Parent Parcel
Grantee(s) S.S.#(s):
File No:TSF10-023

WARRANTY DEED

This Warranty Deed Made the 6 day of April, 2010, by Jose A Giraud and Sharon W Giraud, husband and wife, hereinafter called the grantor, whose post office address is: 3843 Wilder Road, Cantonment, Florida 32533

To their daughter, Julia Anne Cleckley, a single woman, whose post office address is: 3843 Wilder Road, Cantonment, Florida 32533, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property is ~~not~~ the homestead of the Grantor(s). **Grantee is the Daughter of Grantors.**

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 2010, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: _____
Printed Name: _____

Tonia Brown
Tonia Brown

Jose A Giraud
Jose A Giraud

Witness Signature: _____
Printed Name: _____

George E. Brown Jr.
George E. Brown Jr.

Sharon W. Giraud
Sharon W Giraud

Witness Signature: _____
Printed Name: _____

Witness Signature: _____
Printed Name: _____

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 6 day of April, 2010, by Jose A Giraud and Sharon W Giraud, husband and wife, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:



Notary Public State of Florida
Tonia Brown
My Commission DD 782982
Expires 04/13/2011

Tonia Brown
Printed Name: _____
Notary Public
Serial Number _____

EXHIBIT "A"

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 760.40 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF WILDER ROAD (66 R/W); THENCE GO NORTH 89 DEGREES 57 MINUTES 54 SECONDS WEST ALONG THE NORTHERLY TERMINUS LINE OF SAID WILDER ROAD AND ITS WESTERLY EXTENSION FOR A DISTANCE OF 257.04 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY EXTENSION OF SAID NORTHERLY TERMINUS LINE OF SAID WILDER ROAD GO NORTH 00 DEGREES 05 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 143.00 FEET; THENCE GO SOUTH 88 DEGREES 56 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 264.07 FEET; THENCE GO SOUTH 30 DEGREES 27 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 160.01 FEET TO THE SAID WESTERLY EXTENSION OF SAID NORTHERLY TERMINUS LINE OF SAID WILDER ROAD; THENCE GO SOUTH 89 DEGREES 57 MINUTES 54 SECONDS EAST ALONG SAID WESTERLY EXTENSION OF SAID NORTHERLY TERMINUS LINE OF SAID WILDER ROAD FOR A DISTANCE OF 345.38 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 21, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

ALONG WITH A 30 FOOT WIDE INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:

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Prepared By:

~~After Recording Return To:~~

Vanderbilt Mortgage and Finance Inc.

Attn: JoAnn Hudgens

500 Alcoa Trail

Maryville, TN. 37804

_____[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 in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated April 15, 2010, together with all Riders to this document.

(B) "Borrower" is Andrew Manning, single

Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is Vanderbilt Mortgage and Finance Inc. Lender is a corporation organized and existing under the laws of Tennessee. Lender's address is 500 Alcoa Trail, Maryville, TN. 37804. Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated _____ of even date _____. The Note states that Borrower owes Lender ninety nine thousand two hundred sixty nine and 71/100 Dollars (U.S. \$ 99,269.71) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than May 01, 2040.

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- ☐ Adjustable Rate Rider
- ☐ Balloon Rider
- ☐ 1-4 Family Rider

- ☐ Condominium Rider
- ☐ Planned Unit Development Rider
- ☐ Biweekly Payment Rider

- ☐ Second Home Rider
- ☐ Other(s) [specify] _____
- ☒ Manufactured Home Rider

AM

(H) **"Applicable Law"** means all controlling applicable federal, 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 Borrower 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.

(M) **"Mortgage Insurance"** means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(N) **"Periodic Payment"** means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(O) **"RESPA"** means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(P) **"Successor in Interest of Borrower"** means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

Am

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, the following described property located in the County of

Escambia :

See Attached Exhibit A

which currently has the address of 3831 Wilder Rd
[Street]

Cantonment, Florida 32533 ("Property Address"):
[City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Am

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

Michelle Boswell
Michelle Boswell

Andrew Manning (Seal)
Andrew Manning - Borrower

Tonja Brown
Tonja Brown

____ (Seal)
- Borrower

____ [Space Below This Line for Acknowledgment] ____

STATE OF: Florida

COUNTY OF: Escambia

The foregoing instrument was acknowledged before me this
15th day of April, 2010 by Andrew Manning who has
produced driver's license as identification.

Tonja Brown
Notary Public- Tonja Brown



Notary Public State of Florida
Tonja Brown
My Commission DD 782982
Expires 04/13/2011

Exhibit A - Property Description

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 760.40 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF WILDERS ROAD (66 R/W); THENCE GO NORTH 89 DEGREES 57 MINUTES 54 SECONDS WEST ALONG THE NORTHERLY TERMINUS LINE OF SAID WILDERS ROAD AND ITS WESTERLY EXTENSION FOR A DISTANCE OF 257.04 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY EXTENSION OF SAID NORTHERLY TERMINUS LINE OF SAID WILDERS ROAD GO NORTH 00 DEGREES 05 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 143.00 FEET; THENCE GO SOUTH 88 DEGREES 56 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 264.07 FEET; THENCE GO SOUTH 30 DEGREES 27 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 160.01 FEET TO THE SAID WESTERLY EXTENSION OF SAID NORTHERLY TERMINUS LINE OF SAID WILDERS ROAD; THENCE GO SOUTH 89 DEGREES 57 MINUTES 54 SECONDS EAST ALONG SAID WESTERLY EXTENSION OF SAID NORTHERLY TERMINUS LINE OF SAID WILDERS ROAD FOR A DISTANCE OF 345.38 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 21, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

ALONG WITH A 30 FOOT WIDE INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 760.00 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF WILDERS ROAD (66' R/W); THENCE GO NORTH 89 DEGREES 57 MINUTES 54 SECONDS WEST ALONG THE NORTHERLY TERMINUS LINE OF SAID WILDERS ROAD FOR A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 57 MINUTES 54 SECONDS WEST ALONG THE NORTHERLY TERMINUS LINE OF SAID WILDERS ROAD AND ITS WESTERLY EXTENSION FOR A DISTANCE OF 224.04 FEET; THENCE DEPARTING SAID NORTHERLY TERMINUS LINE OF SAID WILDERS ROAD AND ITS WESTERLY EXTENSION GO NORTH 00 DEGREES 05 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 30.00 FEET; THENCE GO SOUTH 89 DEGREES 57 MINUTES 54 SECONDS EAST PARALLEL TO SAID NORTHERLY TERMINUS LINE OF SAID WILDERS ROAD AND ITS WESTERLY EXTENSION FOR A DISTANCE OF 224.04 FEET; THENCE GO SOUTH 00 DEGREES 05 MINUTES 23 SECONDS EAST PARALLEL TO THE SAID EAST LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

Together with that certain Doublewide Manufactured Home, more particularly described as a 2010, Southern Homes, bearing identification numbers DESAL5378A and DESAL5378B, permanently affixed thereto.

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 08970 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 29, 2015, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ANDREW MANNING 3831 WILDER RD CANTONMENT, FL 32533	VANDERBILT MORTGAGE AND FINANCE INC 500 ALCOA TRAIL MARYVILLE TN 37804
ANDREW MANNING 6890 HIGHWAY 99 MOLINO FL 32577	

WITNESS my official seal this 29th day of January 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 March 2, 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 **US BANK AS CUST FOR MOONSTONE LIEN INVESTMENTS LLC** holder of **Tax Certificate No. 08970**, 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:

BEG AT SE COR OF N 760 40/100 FT OF SW1/4 OF NW1/4 OF SEC ALSO BEING NE COR OF WILDER RD (66 FT R/W) N 89 DEG 57 MIN 54 SEC W ALG NLY TERMINUS LI OF SD WILDER RD & WLY EXTEN 257 04/100 FT FOR POB N 0 DEG 5 MIN 23 SEC W 143 FT S 88 DEG 56 MIN 35 SEC W 264 07/100 FT S 30 DEG 27 MIN 56 SEC W 160 01/100 FT TO SD WLY EXTEN OF SD NLY TERMINUS LI OF SD WILDER RD S 89 DEG 57 MIN 54 SEC E 345 38/100 FT TO POB OR 6577 P 1607

SECTION 21, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120375218 (15-223)

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

ANDREW MANNING

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 **March**, which is the **2nd day of March 2015**.

Dated this 29th day of January 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

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SECTION 21, TOWNSHIP 2 N, RANGE 31 W

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Post Property:

3831 WILDER RD 32533



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

ANDREW MANNING
3831 WILDER RD
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

7007 0710 0001 2336 5422

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

Postmark Here
JAN 29 2015
PENSACOLA, FL DOWNTOWN STA
USPS 32502-9998

Sent To
VANDERBILT MORTGAGE AND
FINANCE INC [15-223]
500 ALCOA TRAIL
MARYVILLE TN 37804

PS Form 3849

7007 0710 0001 2336 5415

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

Postmark Here
JAN 29 2015
PENSACOLA, FL DOWNTOWN STA
USPS 32502-9998

Sent To
ANDREW MANNING [15-223]
3831 WILDER RD
CANTONMENT, FL 32533

PS Form 3849

7007 0710 0001 2336 5439

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

Postmark Here
JAN 29 2015
PENSACOLA, FL DOWNTOWN STA
USPS 32502-9998

Sent To
ANDREW MANNING [15-223]
6890 HIGHWAY 99
MOLINO FL 32577

PS Form 3849

12/08970
Credence

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:

ANDREW MANNING [15-223]
3831 WILDER RD
CANTONMENT, FL 32533

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

Andrew Manning

C. Date of Delivery

1-31-15

D. Is delivery address different from item 1? ☐ YesIf 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)

7007 0710 0001 2336 5415

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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:

VANDERBILT MORTGAGE AND
FINANCE INC [15-223]
500 ALCOA TRAIL
MARYVILLE TN 37804

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf 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)

7007 0710 0001 2336 5422

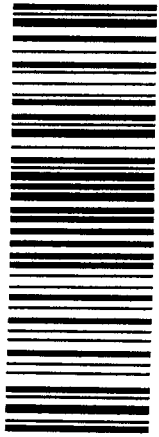
PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



7007 0710 0001 2336 5439

neopost
01/29/2015
US POSTAGE
FIRST CLASS MAIL
\$06.48⁰
ZIP 32502
041L11221084



ANDREW MANNING [15-223]
6890 HIGHWAY 99
MOLINO FL 32577

NIXIE 322 FE 1009 0002/01/15

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335 *2187-03027-29-42

3257734649 F002



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

February 12, 2015

ANDREW MANNING
3831 WILDER RD
CANTONMENT FL 32533

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 008970

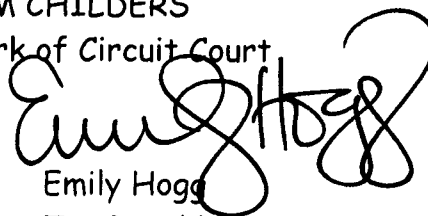
\$65.09

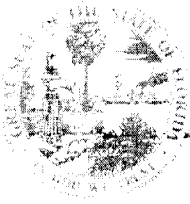
TOTAL \$65.09

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

February 12, 2015

US BANK AS CUST FOR MOONSTONE LIEN INVESTMENTS LLC
LOCKBOX #005191
PO BOX 645191
CINCINNATI OH 45264

Dear Certificate Holder:

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 redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2012 TD 008970	\$518.00	\$62.16	\$580.16
2012 TD 009560	\$471.00	\$56.52	\$527.52
2012 TD 011134	\$471.00	\$56.52	\$527.52
	TOTAL		\$1,635.20

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

A handwritten signature in black ink, appearing to read "Emily Hogg", is written over the printed name.

Emily Hogg

Tax Deed Division

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed
15- 223

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO15CIV004461NON

Agency Number: 15-004327

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08970 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ANDREW MANNING

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 1/29/2015 at 9:32 AM and served same on ANDREW MANNING , at 8:20 PM on 2/2/2015 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: 

DS SAM SHELLEY

Service Fee: \$40.00
Receipt No: BILL

Printed By: NDSCHERER

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 March 2, 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 **US BANK AS CUST FOR MOONSTONE LIEN INVESTMENTS LLC** holder of **Tax Certificate No. 08970**, 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:

BEG AT SE COR OF N 760 40/100 FT OF SW1/4 OF NW1/4 OF SEC ALSO BEING NE COR OF WILDER RD (66 FT R/W) N 89 DEG 57 MIN 54 SEC W ALG NLY TERMINUS LI OF SD WILDER RD & WLY EXTEN 257 04/100 FT FOR POB N 0 DEG 5 MIN 23 SEC W 143 FT S 88 DEG 56 MIN 35 SEC W 264 07/100 FT S 30 DEG 27 MIN 56 SEC W 160 01/100 FT TO SD WLY EXTEN OF SD NLY TERMINUS LI OF SD WILDER RD S 89 DEG 57 MIN 54 SEC E 345 38/100 FT TO POB OR 6577 P 1607

SECTION 21, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120375218 (15-223)

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

ANDREW MANNING

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 March, which is the **2nd day of March 2015**.

Dated this 29th day of January 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.

Personal Services:

ANDREW MANNING
3831 WILDER RD
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
JAN 29 9 32 AM '15

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

15- 223

Document Number: ECSO15CIV004435NON

Agency Number: 15-004269

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08970, 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ANDREW MANNING

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/29/2015 at 9:30 AM and served same at 9:12 AM on 2/2/2015 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

DS JAMES MANN

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

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 March 2, 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 **US BANK AS CUST FOR MOONSTONE LIEN INVESTMENTS LLC** holder of **Tax Certificate No. 08970**, 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:

BEG AT SE COR OF N 760 40/100 FT OF SW1/4 OF NW1/4 OF SEC ALSO BEING NE COR OF WILDER RD (66 FT R/W) N 89 DEG 57 MIN 54 SEC W ALG NLY TERMINUS LI OF SD WILDER RD & WLY EXTEN 257 04/100 FT FOR POB N 0 DEG 5 MIN 23 SEC W 143 FT S 88 DEG 56 MIN 35 SEC W 264 07/100 FT S 30 DEG 27 MIN 56 SEC W 160 01/100 FT TO SD WLY EXTEN OF SD NLY TERMINUS LI OF SD WILDER RD S 89 DEG 57 MIN 54 SEC E 345 38/100 FT TO POB OR 6577 P 1607

SECTION 21, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120375218 (15-223)

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

ANDREW MANNING

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 March, which is the **2nd** day of **March 2015**.

Dated this 29th day of January 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.

Post Property:

3831 WILDER RD 32533



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

By:
Emily Hogg
Deputy Clerk

THE ESCAMBIA SUN-PRESS, LLC

PUBLISHED WEEKLY SINCE 1948



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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)

By: Emily Hogg
Deputy Clerk

oaw-4w-01-29-02-05-12-19-2015

(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 in the matter of SALE

MARCH 2, 2015 - TAX CERTIFICATE #08970

in the CIRCUIT Court
was published in said newspaper in the issues of

JANUARY 29, & FEBRUARY 5, 12 & 19, 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.

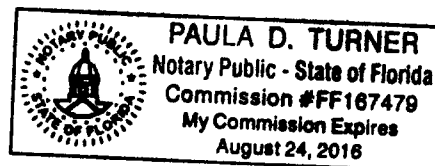
Michael P. Driver
PUBLISHER

Sworn to and subscribed before me this 19TH
FEBRUARY A.D., 20 15

Paula D. Turner

PAULA D. TURNER

NOTARY PUBLIC



\$268