

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
May 21, 2014 / 140415**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 9475.0000** , 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: 12-1124-120**

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

Property Owner:
MCCARTY BERNICE POSTON EST OF
C/O LESLIE D POSTON
2670 CRABTREE CHURCH RD
MOLINO , FLORIDA 32577

Legal Description:

W1/2 OF E1/2 OF NE1/4 OF SE1/4 LESS N 33 FT OR 1111 P 274 OR 6125 P 992 LESS OR 6294 P 839 HUBLEY

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	9475.0000	06/01/12	\$37.85	\$0.00	\$7.19	\$45.04

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	8594.0000	06/01/13	\$37.80	\$6.25	\$0.00	\$44.05
2011	10012.0000	06/01/11	\$39.65	\$6.25	\$17.55	\$63.45

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

\$152.54
\$0.00
\$36.12
\$250.00
\$75.00
\$513.66
\$513.66
\$6.25

*Done this 21st day of May, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By *Blanca Makuron*

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.

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:

Certificate No.	Parcel ID Number	Date	Legal Description
9475.0000	12-1124-120	06/01/2012	W1/2 OF E1/2 OF NE1/4 OF SE1/4 LESS N 33 FT OR 1111 P 274 OR 6125 P 992 LESS OR 6294 P 839 HUBLEY

2013 TAX ROLL

MCCARTY BERNICE POSTON EST OF
C/O LESLIE D POSTON
2670 CRABTREE CHURCH RD
MOLINO , Florida 32577

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

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.: 11576

October 3, 2014

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

15-074

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:

Carolyn Peterson

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.: 11576

October 3, 2014

West 1/2 of East 1/2 of Northeast 1/4 of Southeast 1/4, Section 32, Township 3 North, Range 31 West, less North 33 feet, O.R. Book 6709, page 1410, less O.R. Book 6294, page 839 Hubley, Escambia County, Florida.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11576

October 3, 2014

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

1. Taxes for the year 2010-2013 delinquent. The assessed value is \$742.00. Tax ID 12-1124-120.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgt@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 1-5-2015

TAX ACCOUNT NO.: 12-1124-120

CERTIFICATE NO.: 2012-9475

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 tax year.

Carolyn Peterson
7520 Sunshine Rd.
Molino, FL 32577

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.

This instrument prepared by
Edmund W. Holt, attorney
1017 N. 12th Avenue
Pensacola, FL 32501
(Without opinion of title)

**PERSONAL REPRESENTATIVE'S RELEASE AND CERTIFICATE
OF DISTRIBUTION OF REAL PROPERTY**

STATE OF FLORIDA
COUNTY OF ESCAMBIA

7520 Sunshine Hill Rd.
Molino, FL 32577
(Beneficiary/Grantee's Address)

The undersigned **Leslie D. Poston**, as the duly appointed and qualified **Personal Representative of the Estate of Bernice P. McCarty, deceased**, whose post office address is 2670 Crabtree Church Road, Molino, Florida 32577, hereby acknowledges that the interest in the property located in Escambia County, Florida, owned by the Decedent at the time of her death and described as follows:

- ✓ Commence at the southeast corner of Section 32, Township 3 North, Range 31 West, Escambia County, Florida; thence North 00° 43'55" West along the East line of said Section 32 for a distance of 2633.86 feet to the northeast corner of the Southeast Quarter of said Section 32; thence South 89° 29'02" West along the north line of said Southeast Quarter for a distance of 497.90 feet; thence South 00° 39'15" East for a distance of 33.00 feet to the South right of way line of Crabtree Church Road (66' R/W) and for the point of beginning.
Thence continue South 00° 39'15" East for a distance of 1309.55 feet; thence North 89° 15'29" East for a distance of 166.58 feet; thence North 00° 40'49" West for a distance of 1308.90 feet to the South right of way line of said Crabtree Church Road; thence South 89° 29'02" West along said South right of way line for a distance of 165.98 feet to the point of beginning.
All lying and being in Section 32, Township 3 North, Range 31 West, Escambia County, Florida and containing 5.00 acres, more or less,

Parcel Identification Number: 32-3N-31-4401-000-001 (the Property),

is vested in **Carolyn Peterson**, whose address is 7520 Sunshine Hill Road, Molino, Florida 32577, by operation of law as of the date of the Decedent's death pursuant to Florida law as will more fully appear from the *Last Will and Testament* admitted to probate in the estate proceedings in the Circuit Court for Escambia County, Florida, Probate Division, Case Number 2007-CP-000396, subject to the rights of the Personal Representative under §733.607 and §733.608 of the Florida Probate Code to take possession or control of the Property, or to use, sell, encumber or otherwise exercise control over the Property (1) for the payment of devisees, debts, family allowance, estate

and inheritance taxes, claims, charges, and expenses of administration, (2) to enforce contribution and equalize advancement, or (3) for distribution.

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiary or Beneficiaries, the Personal Representative hereby releases the Property from all rights and powers of the Personal Representative and acknowledges that the all right, title, and interest in said Property is fully vested in **Carolyn Peterson**, free of all rights of the Personal Representative.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the Estate of the Decedent, has executed this instrument on the 8 day of April, 2011.

Executed in the presence of :

[Signature]
Witness

Edmund W. Holt
(Type or print name)

[Signature]
Leslie D. Poston,
Personal Representative

[Signature]
Witness

Heidi J. Yefremov
(Type or print name)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8th day of April, 2011, by **Leslie D. Poston, Personal Representative of the Estate of Bernice P. McCarty**, who () is personally known to me or who () has produced _____ (type of identification).

-Notary Seal-


[Signature]
Heidi J. Yefremov
(Type or Print Name)
Notary Public
State of Florida at Large