#### TAX COLLECTOR'S CERTIFICATION

**Application Date/Number** APR 25, 2014 140254

This is to certify that the holder listed below of Tax Sale Certificate Number 2012/ 9786.000, Issued the 01st day of June, 2012, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit: 12-3444-110

Cert US BANK AS CUST FOR CAZ CREEK

Holder PO BOX 645132

LOCKBOX # 005132 **CINCINNATI OH 45264**  **Property** Owner

OR 6373 P 603/604

PITTS MARK E & PITTS SHERRY ANN 7061 KINZIE LN

**WALNUT HILL FL 32568** 

BEG 258 FT E OF SW COR OF NW 1/4 OF SW 1/4 E 209 FT N 209 FT W 209 FT S 209 FT

TO POB

OR 6009 P 798

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 Application:

Certificate Date of Sale Face Amount T/C Fee Interest Total 2012/ 9786,000 06/01/2012 1.195.84 0.0059.79 1.255.63

Certificates Redeemed by Applicant in Connection With This Tax Deed Application or included (County) in connection with this Tax Deed Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2013/ 8898.000	06/01/2013	1,099.58	6.25	54.98	1,160.81

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County)	2,416.44
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	
3. Total of Current Taxes Paid by Tax Deed Applicant .{2013}	990.48
4. Ownership and Encumbrance Report Fee	250.00
5. Total Tax Deed Application Fee	75.00
6. Total Certified By Tax Collector To Clerk of Court	3,731.92
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.	47,536.50
15. Total of Lines 12 thru 14 (Statutory Opening Bid)	
16. Redemption Fee	6.25
17. Total Amount to Redeem	
* Done this the 06th day of May, 2014  TAX COLLECTOR OF Escambia County Tax Collector County  Date of Sale:  By  * This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.	Makurn

#### NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

To: Tax Collector of Escambia County Tax Collector County: Janet Holley

In accordance with the Florida Statutes, I,

US BANK AS CUST FOR CAZ CREEK

OR 6373 P 603/604

PO BOX 645132 LOCKBOX # 005132 CINCINNATI OH 45264

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No. Property No. Date Legal Description

2012/ 9786.000 12-3444-110 06/01/2012

BEG 258 FT E OF SW COR OF NW 1/4 OF SW 1/4 E 209 FT N 209 FT W 209 FT S 209 FT TO POB OR 6009 P 798

I agree to pay all delinquent taxes, redeem all outstanding tax 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 tax collector's fees, ownership and encumbrance report 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.

**Application Number: 140254** 

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County** 

In accordance with Florida Statutes, I,

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No. 9786.0000

Parcel ID Number 12-3444-110 **Date** 06/01/2012

**Legal Description** 

BEG 258 FT E OF SW COR OF NW 1/4 OF SW 1/4 E 209 FT N 209 FT W 209 FT S 209 FT TO POB OR 6009 P 798 OR 6373 P 603/604

**2013 TAX ROLL** 

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.

Recorded in Public Records 08/30/2012 at 03:36 PM OR Book 6901 Page 1026, Instrument #2012066704, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This Instrument Was Prepared By And Is To Be Returned To: Amy Carillion, Emerald Coast Utilities Authority 9255 Sturdevant Street Pensacola, Florida 32514-0311



## **NOTICE OF LIEN**

## STATE OF FLORIDA COUNTY OF ESCAMBIA

Revised 05/31/2011

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

BEG 258 FT E OF SW COR OF NW 1/4 OF SW 1/4 E 209 FT N 209 FT W 209 FT S 209 FT TO POB OR 6009 P 798 OR 6373 P 603/604

Customer: Mark Pitts and Sherry Ann Pitts
Account Number: 303467-138890
Amount of Lien: $\$82.86$ , together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.
This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.
Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of ils pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.  Dated:
EMERALD/COAST UTILITIES AUTHORITY
EMERALD COAST UTILITIES AUTHORITY  BY: My Cullion
STATE OF FLORIDA COUNTY OF ESCAMBIA  The foregoing instrument was acknowledged before me this day of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.  [Notary Seal]
Notary Public - State of Florida
Notally Public - State of Florida
JAMIE D. ROGERS MY COMMISSION # EE 058850 EXPIRES: April 12, 2015

BK: 6373 PG: 622 Last Page

## **EXHIBIT "A"**

Beginning at a point which is 258 feet East of the Southwest corner of Northwest Quarter of Southwest Quarter of Section 12, Township 3 North, Range 33 West, Escambia County, Florida; thence run East 209 feet; thence run North 209 feet; thence run West 209 feet; thence run South 209 feet to the Point of Beginning.

Grant of Easement:

The South 15 feet of the following;

Five acres in a square in the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 12, Township 3 North, Range 33 West, less and except the following:

Beginning at a point which is 258 feet East of the Southwest corner of Northwest Quarter of Southwest Quarter of Section 12, Township 3 North, Range 33 West, Escambia County, Florida; thence run East 209 feet; thence run North 209 feet; thence run West 209 feet; thence run South 209 feet to the Point of Beginning.

BK: 6373 PG: 621

STATE OF FLORIDA, ESCAMBIA

The foregoing instrument was acknowledged before me this

MARK E PITTS and SHERRY ANN PITTS

County ss: AUGUST 28, 2008

who is personally known to me or who has produced

Notary Public - State of Florida My Commission No. DD 787011 My Commission Expires March 21, 2012

-6(FL) (0005),02 LT188 5313 Page 16 of 16

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, seeled and delivered in the presence of: (Seal) -Borrower 7061 TINGIE LANE (Address) O(Seal) 7061 KINZIE LANE WALNUT HILL (Address) (Seal) (Seal) -Borrower -Borrower (Address) (Address) - (Seal) (Seal) -Barrower (Address) (Address) \_ (Seal) (Seal) (Address) (Address) 5313 -6(FL) (0005).02 LT188 Page 15 of 16 Form 3010 1/01

3 , ,

(O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 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.

#### 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 [Type of Recording Jurisdiction]:

BSCAMBIA [Name of Recording Jurisdiction]:

SEE ATTACHED EXHIBIT "A"

Parcel ID Number: 7061 KINZIE LANE WALNUT HILL ("Property Address"): which currently has the address of [Street] [City] , Florida 32568 [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."

-6(FL) (0005).02 LT188

313

Form 3010 1/0

Lender's address is 220 BAST NINE MILE ROAD  PENSACOLA, FL 32534  Lender is the mortgagee under this Security Instrument.  (D) "Note" means the promissory note signed by Borrower and dated AUGUST 28, 2008  The Note states that Borrower owes Lender  EIGHTY FOUR THOUSAND AND 00/100  Dollars  (U.S. \$ 94,000.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than SEPTEMBER 1, 2020  (E) "Froperty" 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 Condominium Rider Second Home Rider Balloon Rider Planned Unit Development Rider 1-4 Family Rider VA Rider Biweekly Payment Rider Other(s) [specify]
(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.
-6(FL) (2006),02 LY188 5313 Page 2 of 16 Inhitely: Form 3010 1/01

Recorded in Public Records 09/05/2008 at 02:32 PM OR Book 6373 Page 606, Instrument #2008067379, Ernie Lee Magaha Clerk of the Circuit Court Escambia -County, FL Recording \$146.00 MTG Stamps \$294.00

RETURN TO: OLD TOWN TITLE OF PENSACOLA 202 W. Jackson St., Pensacola, Fl. 32501 08-07-0140 Return To: GULF WINDS FEDERAL CREDIT UNION

220 EAST NINE MILE ROAD PENSACOLA, FL 32534

This document was prepared by:

GULF WINDS FEDERAL CREDIT UNION

-[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 together with all Riders to this document.

AUGUST 28, 2008

(B) "Borrower" is MARK E PITTS AND HUSBAND AND WIFE,

SHERRY ANN PITTS,

Borrower is the mortgagor under this Security Instrument. (C) "Lender" is GULF WINDS FEDERAL CREDIT UNION

Lender is a FEDERAL CREDIT UNION organized and existing under the laws of THE STATE OF FLORIDA

FLORIDA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3010 1/01

-6(FL) (0005).02

Pace 1 of 15

5313

TSS Master Form

Page 2 of 2

SUBJECT TO TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS 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 the presence of:

till ( 4 til
L.S. FIEL C. WARD
· · · · · · · · · · · · · · · · · · ·
Name: FRED C. WARD
0- 0. 60
Address: P.D. Box 58
Flomaton A1.36441

STATE OF

COUNTY OF ESPANDING

The foregoing instrument was acknowledged before me this day of August, 2008, by FRED C. WARD, who is personally known to me or who has produced driver license as identification

Signature of Notary

Printed Name:

My commission expires:

Recorded in Public Records 09/05/2008 at 02:32 PM OR Book 6373 Page 604, Instrument #2008067378, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

TSS Master Form

Page 1 of 2

PREPARED BY & RETURN TO:	
Name: Julie Messer, an employee of	
Old Town Title of Pensacola, LLC	
Address: 202 West Jackson Street	
Pensacola, FL 32501	
File No. 08-07-0140	
Parcel No.: 123N33-3201-001-001	
SPACE ABOVE THIS LINE FOR PROCESSING DATA	SPACE ABOVE THIS LINE FOR RECORDING DATA

This QUITCLAIM DEED, made the <u>a4</u> day of August, 2008, by FRED C. WARD, hereinafter called the Grantor, to MARK EDWARD PITTS AND SHERRY ANN PITTS, HUSBAND AND WIFE, whose post office address is <u>7061 Kinzie Lane, Walnut Hill, FL 32568</u>, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to that certain land situate in County of Escambia, State of Florida, viz:

Beginning at a point which is 258 feet East of the Southwest corner of Northwest Quarter of Southwest Quarter of Section 12, Township 3 North, Range 33 West, Escambia County, Florida; thence run East 209 feet; thence run North 209 feet; thence run West 209 feet; thence run South 209 feet to the Point of Beginning.

#### Grant of Easement:

The South 15 feet of the following:

Five acres in a square in the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 12, Township 3 North, Range 33 West, less and except the following:

Beginning at a point which is 258 feet East of the Southwest corner of Northwest Quarter of Southwest Quarter of Section 12, Township 3 North, Range 33 West, Escambia County, Florida; thence run East 209 feet; thence run North 209 feet; thence run West 209 feet; thence run South 209 feet to the Point of Beginning.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

http://webmail.frontiernet.net/horde/imp/view.php?popup\_view=1&index=3883&mailbox... 8/22/2008

PREPARED BY & RETURN TO:

Julie Messer, an employee of

Old Town Title of Pensacola, LLC

Address: 202 West Jackson Street

Pensacola, FL 32501

File No. 08-07-0140 Parcel No.: 123N33-3201-001-001

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This CORRECTIVE QUITCLAIM DEED, made the 28th day of August, 2008, by SHERRY ANN PITTS A/K/A SHERRY A. PITTS, JOINED BY HER HUSBAND MARK EDWARD PITTS, WIFE AND HUSBAND, hereinafter called the Grantor, to MARK EDWARD PITTS and SHERRY ANN PITTS, HUSBAND AND WIFE, 

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to that certain land situate in County of Escambia, State of Florida, viz:

Beginning at a point which is 258 feet East of the Southwest corner of Northwest Quarter of Southwest Quarter of Section 12, Township 3 North, Range 33 West, Escambia County, Florida: thence run East 209 feet; thence run North 209 feet; thence run West 209 feet; thence run South 209 feet to the Point of Beginning.

**Grant of Easement:** 

The South 15 feet of the following;

Five acres in a square in the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 12, Township 3 North, Range 33 West, less and except the following:

Beginning at a point which is 258 feet East of the Southwest corner of Northwest Quarter of Southwest Quarter of Section 12, Township 3 North, Range 33 West, Escambia County, Florida; thence run East 209 feet; thence run North 209 feet; thence run West 209 feet; thence run South 209 feet to the Point of Beginning.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

THIS DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN QUITCLAIM DEED RECORDED OCTOBER 6, 2006, IN O.R. BOOK 6009, PAGE 798, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

sealed and delivered in the presence of:

ess Signatur

Printed Name:

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28th day of August, 2008, by SHERRY ANN PITTS A/K/A SHERRY A. PITTS, JOINED BY HER HUSBAND MARD EDWARD PATTS, who is personally known to me or who has produced driver license as identification.

No. DD 787011

of Notary rinted Name:

My commission expires:

# 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 12-1-2014 TAX DEED SALE DATE: TAX ACCOUNT NO.: 12-3444-110 CERTIFICATE NO.: 2012-9786 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. NO YES X Notify City of Pensacola, P.O. Box 12910, 32521 X Notify Escambia County, 190 Governmental Center, 32502 Homestead for 2013 tax year. Х Mark Edward Pitts Sherry Ann Pitts 7061 Kinzie Lane Walnut Hill, FL 32568 Gulf Winds Federal Credit Union 220 East Nine Mile Rd. Pensacola, FL 32534 FCUA 9255 Sturdevant St. Pensacola, FL 32514 Certified and delivered to Escambia County Tax Collector, this 10th day of September , 2014 . SOUTHERN GUARANTY TITLE COMPANY Combs,

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

## OWNERSHIP AND ENCUMBRANCE REPORT CONTINUATION PAGE

File No.: 11522 September 9, 2014

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

- 1. That certain mortgage executed by Mark Edward Pitts and Sherry Ann Pitts, husband and wife in favor of Gulf Winds Federal Credit Union dated 08/28/2008 and recorded 09/05/2008 in Official Records Book 6373, page 606 of the public records of Escambia County, Florida, in the original amount of \$84,000.00.
- 2. Utility Lien filed by ECUA recorded in O.R. Book 6901, page 1026.
- 3. Taxes for the year 2011-2013 delinquent. The assessed value is \$96,499.00. Tax ID 12-3444-110.

## 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.

# OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 11522

September 9, 2014

123N333201001001 - Full Legal Description

BEG 258 FT E OF SW COR OF NW 1/4 OF SW 1/4 E 209 FT N 209 FT W 209 FT S 209 FT TO POB OR 6009 P 798 OR 6373 P 603/604

## **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.: 11522 September 9, 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 09-09-1994, through 09-09-2014, and said search reveals the following:

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

Mark Edward Pitts and Sherry Ann Pitts, husband and wife

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

September 9, 2014

SENDER COMPTAGE OF THE SA	West Land Land Contract
<ul> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece,</li> </ul>	A. Signature  A. Signature  Chagent  Addressee  B. Received by (Printed Name)  C. Date of Delivery
or on the front if space permits.  1. Article Addressed to:	D. Is delivery address different from item 1?
SHERRY ANN PITTS [14-881] 7061 KINZIE LN	
WALNUT HILL, FL 32568	3. Service Type  Certified Mail Express Mail Registered Return Receipt for Merchandise C.O.D.
	4. Restricted Delivery? (Extra Fee)
2. Article Number 7008 183	8000 0238 9098
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.	A. Signature  A. Signature  A. Signature  A. Signature
Attach this card to the back of the mailpiece, or on the front if space permits.	B. Received by ( Printed Name) C. Date of Delivery
1. Article Addressed to:  MARK E PITTS [14-881]	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
7061 KINZIE LN WALNUT HILL, FL 32568	3. Service Type  Certified Mail Registered Receipt for Merchandise Insured Mail C.O.D.
2. Article Number 7008 183	4. Restricted Delivery? (Extra Fee)
2. Article Number 7008 183	
PS Form 3811, February 2004 Domestic Retu	rn Receipt 102595-02-M-1540

ENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece,</li> </ul>	A Sufficient Agent Addressee    Accepted by (Printed Name)   C. Date of Relivery
or on the front if space permits.	L Cee - 3010131114
Article Addressed to:	D. Is delivery address different from tage 1? Yes If YES, onter delivery address below:
GULF WINDS FEDERAL CREDIT UNION [14-881]	P P: 0
220 EAST NINE MILE RD	3. Service Type
PENSACOLA FL 32514	☐ Certified Mall ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.
	4. Restricted Delivery? (Extra Fee)
2. Article Number 7008 183	30 0000 0238 9 <u>1</u> 04
PS Form 3811, February 2004 Domestic Ret	urn Receipt 102595-02-M-1540
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse	A. Signature  X  Agent  Addressee
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.	B. Received by (Printed Name) C. Date of Delivery
Article Addressed to:	D. Is delivery address different from item 1?
ECUA [14-881] 9255 STURDEVANT ST	
PENSACOLA, FL 32514	3. Service Type ☐ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.
	4. Restricted Delivery? (Extra Fee)
2. Article Number (Transfer from service label) 7008 1830	4. Restricted Delivery? (Extra Fee) Yes



12/02/84

## STATE OF FLORIDA COUNTY OF ESCAMBIA

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

## **CERTIFICATE # 09786 of 2012**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 30, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MARK E PITTS	SHERRY ANN PITTS
7061 KINZIE LN	7061 KINZIE LN
WALNUT HILL, FL 32568	WALNUT HILL, FL 32568

GULF WINDS FEDERAL CREDIT UNION 220 EAST NINE MILE RD 9255 STURDEVANT ST PENSACOLA FL 32514 PENSACOLA, FL 32514

WITNESS my official seal this 30th day of October 2014.

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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 December 1, 2014, 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 CAZ CREEK holder of Tax Certificate No. 09786, 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 258 FT E OF SW COR OF NW 1/4 OF SW 1/4 E 209 FT N 209 FT W 209 FT S 209 FT TO POB OR 6009 P 798 OR 6373 P 603/604

**SECTION 12, TOWNSHIP 3 N, RANGE 33 W** 

TAX ACCOUNT NUMBER 123444110 (14-881)

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

## **MARK E PITTS and SHERRY ANN PITTS**

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 December, which is the 1st day of December 2014.

Dated this 30th day of October 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

COMPTA OF

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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**Post Property:** 

7061 KINZIE LN 32568

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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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## **Personal Services:**

MARK E PITTS 7061 KINZIE LN WALNUT HILL, FL 32568 PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg
Deputy Clerk

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## **Personal Services:**

SHERRY ANN PITTS 7061 KINZIE LN WALNUT HILL, FL 32568 PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

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**7061 KINZIE LN 32568** 



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk THOMINED

# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

14-881

## **NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number: ECSO14CIV049437NON** 

Agency Number: 15-001192

Court: TAX DEED
County: ESCAMBIA

**44** (4)

Case Number: CERT NO 09786 2012

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

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Methods.

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**RE: MARK E PITTS AND SHERRY ANN PITTS** 

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/30/2014 at 9:36 AM and served same at 8:25 AM on 11/6/2014 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIDA

By

**DEP DON WHITE** 

Service Fee:

\$40.00

Receipt No:

BILL

Printed By: DLRUPERT