

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

KEVIN C TANG FOUNDATION
4747 EXECUTIVE DR., STE 510
SAN DIEGO, California, 92121

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
10274.0000	13-3846-000	06/01/2012	LTS 17 18 BLK 107 EAST KING TRACT LESS OR 986 P 287 I-110 R/W OR 2405 P 623 CA 64

2013 TAX ROLL

BALDWIN WILLIE A & SAMMIE LOU
1521 IRIS AVE
KILLEEN , Texas 76543

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.

jsherpa (John Lemkey)
Applicant's Signature

07/29/2014
Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 29, 2014 / 140715

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 10274.0000**, 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: 13-3846-000**

Certificate Holder:
KEVIN C TANG FOUNDATION
4747 EXECUTIVE DR., STE 510
SAN DIEGO, CALIFORNIA 92121

Property Owner:
BALDWIN WILLIE A & SAMMIE LOU
1521 IRIS AVE
KILLEEN, TEXAS 76543

Legal Description:

LTS 17 18 BLK 107 EAST KING TRACT LESS OR 986 P 287 I-110 R/W OR 2405 P 623 CA 64

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	10274.0000	06/01/12	\$1,188.70	\$0.00	\$212.48	\$1,401.18

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2014	8542.0000	06/01/14	\$1,118.83	\$6.25	\$55.94	\$1,181.02
2013	9371.0000	06/01/13	\$1,142.29	\$6.25	\$57.11	\$1,205.65

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

\$3,787.85
\$0.00
\$250.00
\$75.00
\$4,112.85
\$4,112.85
\$6.25

*Done this 29th day of July, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: May 4, 2015

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

\$ 10.00 DUE

This instrument
was prepared by
Richard Barker, Jr.
Director of Finance
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a municipal corporation, acting pursuant to Section 14-1-133
Code of the City of Pensacola, does hereby claim and impose a Lien of the following described
real property located in Pensacola, Escambia County, Florida, to-wit:

BALDWIN, WILLIE A. & SAMMIE LOU
2011 Dr. Martin Luther King Jr. Drive

Lots 17-18, Block 107, EKT less
1110 R/W

in the total amount of \$229.00 (Two Hundred Twenty-Nine & 00/100)
for all cost incurred in demolishing and removing certain structures from the aforementioned
property on or about the 10th day of March, 2005.

DATED this 10th day of March, 2005.

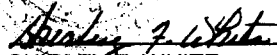
THE CITY OF PENSACOLA
a municipal corporation


BY:

THOMAS J. BONFIELD
CITY MANAGER



ATTEST:


SHIRLEY F. WHITE
CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 15th day of
MARCH, 2005, by Thomas J. Bonfield, City Manager of the City of Pensacola, a
municipal corporation, on behalf of the said municipal corporation.


NOTARY PUBLIC



Robyn M. Tice
MY COMMISSION # 00013668 EXPIRES
June 8, 2005
BONDED THRU TROY FAIR INSURANCE, INC.

State of Florida
Escambia County

WARRANTY DEED

Know All Men by These Presents: That Barbara Jean Maultrie, a single
woman

for and in consideration of Ten Dollars and other good and valuable consideration
DOLLARS
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
Willie Alphonsa Baldwin and Sammie Lou Baldwin, husband & wife
1521 Harris Avenue, Killeen, Texas 76543
their heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the City of Pensacola County of Escambia State of Florida
to-wit:

Lots 17 and 18, Block 107, East King Tract.

This property is not the grantor's homestead.

D.S. PD. \$ 100.00

DATE 6-1-87
JOE A. FLOWERS, COMPTROLLER

BY: J. Cantrell D.C.
CERT. REG. #59-2043328-27-01

FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLA. ON
JUN 1 4 01 PM '87
JOE A. FLOWERS, COMPTROLLER
ESCAMBIA COUNTY

550750

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And I covenant that I am well seired of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that my heirs, executors and administrators, th: said grantee his heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set hand and seal this 4th
day of February A. D. 19 87

Signed, sealed and delivered in the presence of

Blaise E. Harris (SEAL)
Julian A. Harris, Jr. (SEAL)
(SEAL)
(SEAL)
(SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared Barbara Jean Maultrie, a single woman
and

known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth

Given under my hand and official seal this 4th day of February 1987

This instrument was prepared by:
Julian A. Harris, Jr.
Attorney at Law
901 N. Reus St., P. O. Box 2807
Address Pensacola, FL 32513
(904) 433-7954

Julian A. Harris, Jr.
My commission expires Aug. 17, 1989

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: 5-4-2015

TAX ACCOUNT NO.: 13-3846-000

CERTIFICATE NO.: 2012-10274

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

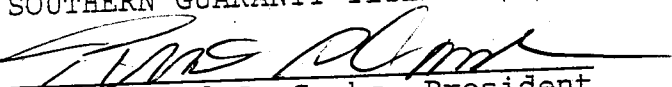
X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for tax year.

Willie Alphonsa Baldwin
Sammie Lou Baldwin
1521 Iris Ave.
Killen, TX 76543

Unknown Tenants
2011 Dr. Martin Luther King Dr.
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,
this 9th day of February, 2015.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11955

February 9, 2015

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

1. Improvement Lien filed by City of Pensacola recorded in O.R. Book 5604, page 1029.
2. Taxes for the year 2011-2013 delinquent. The assessed value is \$55,145.00. Tax ID 13-3846-000.

PLEASE NOTE THE FOLLOWING:

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

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11955

February 9, 2015

**Lots 17 and 18, Block 107, East King Tract, Less O.R. Book 986, page 287, I- 110 R/W,
O.R. Book 2405, page 623, CA 64.**

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

15-389

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11955

February 9, 2015

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 02-09-1995, through 02-09-2015, and said search reveals the following:

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

Willie Alphonsa Baldwin and Sammie Lou Baldwin, 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

By: 

February 9, 2015

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
13-3846-000		SEE BELOW	16	000S00-9020-017-107

***Reminder* REAL ESTATE 2014 3379.0000**
PRIOR YEARS TAXES DUE

BALDWIN WILLIE A & SAMMIE
LOU
1521 IRIS AVE
KILLEEN TX 76543

2011 DR MARTIN LUTHER KING
LTS 17 18 BLK 107
EAST KING TRACT
LESS OR 986 P 287 I-110 R/W
TD TAX DEED APPLICATION-See Tax Roll For Full Legal Description

OFFICE
(850) 438-6500
Ext. 3252

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	55,145		55,145	364.87
PUBLIC SCHOOLS					
By Local Board	2.0850	55,145		55,145	114.98
By State Law	5.2370	55,145		55,145	288.79
PENSACOLA	4.2895	55,145		55,145	236.54
WATER MANAGEMENT	0.0390	55,145		55,145	2.15
M.S.T.U. LIBRARY	0.3590	55,145		55,145	19.80
TOTAL MILLAGE 18.6260 AD VALOREM TAXES					1,027.13

Redeemed
12/10274

RETAIN THIS
PORTION
FOR
YOUR
RECORDS

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
OSW STORMWATER - 435-1800		46.53
NON-AD VALOREM ASSESSMENTS		46.53

PLEASE
PAY ONLY
ONE
AMOUNT
SHOWN IN
YELLOW
SHADED
AREA

COMBINED TAXES AND ASSESSMENTS

1,073.66

PAY ONLY
ONE AMOUNT

See reverse side for
important information

IF PAID BY PLEASE PAY			Mar 31 2015 \$1,073.66	Apr 30 2015 \$1,105.87	May 29 2015 \$1,105.87
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AMOUNT
DUE
IF PAID
BY

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
13-3846-000		SEE ABOVE	16	000S00-9020-017-107

***Reminder* REAL ESTATE 2014 3379.0000**
PRIOR YEARS TAXES DUE

BALDWIN WILLIE A & SAMMIE
LOU
1521 IRIS AVE
KILLEEN TX 76543

2011 DR MARTIN LUTHER KING
LTS 17 18 BLK 107
EAST KING TRACT
LESS OR 986 P 287 I-110 R/W
TD TAX DEED APPLICATION-See Tax Roll For Full Legal Description

CURRENT
YEAR
TAXES
BECOME
DELINQUENT
APRIL 1

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR • P.O. BOX 1312 • PENSACOLA, FL 32591-1312

(850) 438-6500 Ext. 3252

IF PAID BY PLEASE PAY			Mar 31 2015 \$1,073.66	Apr 30 2015 \$1,105.87	May 29 2015 \$1,105.87
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RETURN WITH
PAYMENT

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