

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Apr 15, 2014 / 140068**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 10703.0000** , 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: 15-0608-000**

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

**Property Owner:**  
BROWN JOHNNIE MARGARET  
1240 NORTH F ST  
PENSACOLA , FLORIDA 32501

**Legal Description:**  
LTS 5 6 BLK 50 WEST KING TRACT OR 4066 P 1914 CA 107

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	10703.0000	06/01/12	\$369.95	\$0.00	\$33.68	\$403.63

**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	9784.0000	06/01/13	\$336.99	\$6.25	\$16.85	\$360.09

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

\$763.72
\$0.00
\$577.79
\$250.00
\$75.00
\$1,666.51
\$1,666.51
\$28,461.00
\$6.25

\*Done this 15th day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: October 6, 2014

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

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**PPF HOLDINGS III LTD.  
U.S. BANK CUSTODIAN FOR PPF HO  
P.O. BOX 645051  
CINCINNATI, Ohio, 45264**

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
10703.0000	15-0608-000	06/01/2012	LTS 5 6 BLK 50 WEST KING TRACT OR 4066 P 1914 CA 107

### **2013 TAX ROLL**

**BROWN JOHNNIE MARGARET  
1240 NORTH F ST  
PENSACOLA , Florida 32501**

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

tda2012 (Taimur Jamil)  
Applicant's Signature

04/15/2014  
Date



# Chris Jones Escambia County Property Appraiser

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

[Back](#)

← [Navigate Mode](#)  [Account](#)  [Reference](#) →

[Printer Friendly Version](#)

General Information	2013 Certified Roll Assessment
<b>Reference:</b> 000S009060005050	<b>Improvements:</b> \$47,924
<b>Account:</b> 150608000	<b>Land:</b> \$8,998
<b>Owners:</b> BROWN JOHNNIE MARGARET	<b>Total:</b> \$56,922
<b>Mail:</b> 1240 NORTH F ST PENSACOLA, FL 32501	<i>Save Our Homes:</i> \$56,922
<b>Situs:</b> 1240 N F ST 32501	<a href="#">Disclaimer</a>
<b>Use Code:</b> SINGLE FAMILY RESID	<a href="#">Amendment 1/Portability Calculations</a>
<b>Taxing Authority:</b> PENSACOLA CITY LIMITS	
<b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a>	
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

Sales Data	2013 Certified Roll Exemptions												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>10/1996</td> <td>4066</td> <td>1914</td> <td>\$100</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	10/1996	4066	1914	\$100	WD	<a href="#">View Instr</a>	HOMESTEAD EXEMPTION, WIDOW
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
10/1996	4066	1914	\$100	WD	<a href="#">View Instr</a>								
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	<b>Legal Description</b> LTS 5 6 BLK 50 WEST KING TRACT OR 4066 P 1914 CA 107												
	<b>Extra Features</b> None												

**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:**  
CA107

**Approx. Acreage:**  
0.1800

**Zoned:**   
R-1A

**Evacuation & Flood Information**  
[Open Report](#)


+

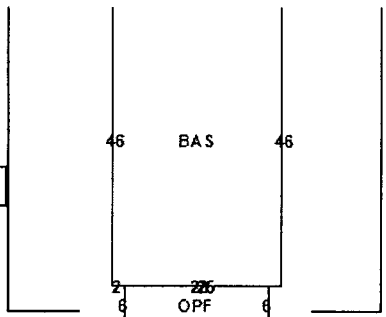
-

**Buildings**

<b>Building 1 - Address:</b> 1240 N F ST, <b>Year Built:</b> 2004, <b>Effective Year:</b> 2004	
<b>Structural Elements</b>	
DECOR/MILLWORK-AVERAGE	
DWELLING UNITS-1.00	
EXTERIOR WALL-VINYL SIDING	
FLOOR COVER-CARPET	
FLOOR COVER-VINYL/CORK	
FOUNDATION-SLAB ON GRADE	
HEAT/AIR-CENTRAL H/AC	

**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-6.00**  
**NO. STORIES-1.00**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABL/HIP COMBO**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 1380 Total SF  
**BASE AREA - 1242**  
**OPEN PORCH FIN - 138**



Images

None

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

**Southern Guaranty Title Company**

14-675

4400 Bayou Boulevard, Suite 13B  
Pensacola, Florida 32503  
Telephone: 850-478-8121  
Facsimile: 850-476-1437

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 11338

July 14, 2014

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

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 07-14-1994, through 07-14-2014, and said search reveals the following:

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

Johnnie Margaret Brown

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

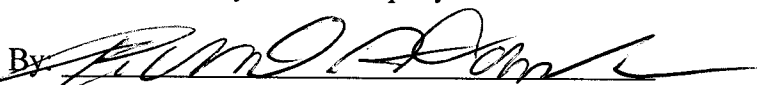
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein, No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By 

July 14, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11338

July 14, 2014

**Lots 5 and 6, Block 50, West King Tract, City of Pensacola, Escambia County, Florida,  
according to the Map of said City copyrighted by Thomas C. Watson in 1906.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11338

July 14, 2014

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

1. That certain mortgage executed by Johnnie Margaret Brown in favor of City of Pensacola dated 04/14/2004 and recorded 05/28/2004 in Official Records Book 5421, page 1018 of the public records of Escambia County, Florida, in the original amount of \$36,000.00.
2. That certain mortgage executed by Johnnie Margaret Brown in favor of City of Pensacola dated 04/14/2004 and recorded 05/28/2004 in Official Records Book 5421, page 1020 of the public records of Escambia County, Florida, in the original amount of \$23,500.00.
3. Utility Lien filed by ECUA recorded in O.R. Book 5559, page 1359.
4. Taxes for the year 2011-2013 delinquent. The assessed value is \$56,922.00. Tax ID 15-0608-000.

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.

# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-6-2014

TAX ACCOUNT NO.: 15-0608-000

CERTIFICATE NO.: 2012-10703

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

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2013 tax year.

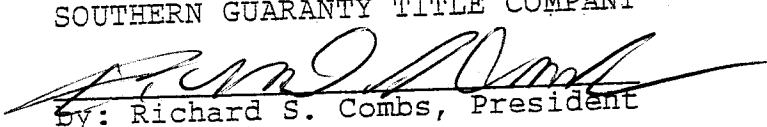
Johnnie Margaret Brown  
1240 North F St.  
Pensacola, FL 32501

City of Pensacola  
Attn: Housing Dept.  
P.O. Box 12910  
Pensacola, FL 32521

ECUA  
9255 Sturdevant St.  
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,  
this 14th day of July, 2014.

SOUTHERN GUARANTY TITLE COMPANY

  
By: Richard S. Combs, President

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



Return to: (enclose self-addressed stamped envelope)

Name:

Ms. Johnnie Margaret Brown

Address:

3803 West Jackson Street  
Pensacola, Fl. 32505

This Instrument Prepared by:

Shirley Jean Dawson

Address:

1009 North "A" Street  
Pensacola, Fl. 32501-5032

Property Appraisers Parcel I.D. (FoNo) Number(s):

Grantee(s) S.S.#(s):

WARRANTY DEED  
INDIVID. TO INDIVID

RAMCO FORM 01

OR BK 4066 PG 1914  
Escambia County, Florida  
INSTRUMENT 96-336952

RCD Oct 30, 1996 01:44 pm  
Escambia County, Florida

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
10/30/96 ERNIE LEE MAGAHA, CLERK

By: E. Hannon

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 96-336952

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed** Made the 17th day of October A. D. 19 96 by  
Eula C. Hannon, a widow woman

hereinafter called the grantor, to  Johnnie Margaret Brown, a single woman.

whose postoffice address is 3803 West Jackson Street, Pensacola, Fl. 32505  
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 1.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in County, Florida, viz:

Lots five (5), six (6), seven (7), and eight (8), inclusive, and West fifteen feet, (W-15) of lot eleven (11), Block fifty (50), of the West King Tract, according to map of the City of Pensacola, copyrighted by Thos. C. Watson in 1906.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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 December 31, 19 96

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

Signed, sealed, and delivered in our presence:

Veronica Von-Job Dawson Fountain  
Veronica Von-Job Dawson Fountain

Eula C. Hannon  
EULA C. HANNON

x Hugh King  
HUGH KING

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

I, \_\_\_\_\_, CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Eula C. Hannon, a widow woman.

to me known to be the person described in and who executed the foregoing instrument and She acknowledged before me that She executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of October A. D. 19 96.

  
SHIRLEY JEAN DAWSON  
MY COMMISSION # CC 34660  
EXPIRES: March 3, 1998  
Bonded Three Notary Public Underwriters

Shirley Jean Dawson  
SHIRLEY JEAN DAWSON

Prepared by:  
M. Thomas Lane  
Housing Manager  
City of Pensacola  
Post Office Box 12910  
Pensacola, FL 32521-0031

OR BK 5421 PG1018  
Escambia County, Florida  
INSTRUMENT 2004-246202

NTG DOC STARPS PD & ESC CO \$ 126.00  
05/28/04 ERNIE LEE HAGANA, CLERK

INTANGIBLE TAX PD & ESC CO \$ 72.00  
05/28/04 ERNIE LEE HAGANA, CLERK

126 W  
71 W  
122 W

CITY OF PENSACOLA  
HOUSING DEPARTMENT  
HOME HOUSING RECONSTRUCTION PROGRAM

MORTGAGE

LOAN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Johnnie Margaret Brown, a single woman, 1240 North "F" St, Pensacola, FL 32501, hereinafter called Mortgagor, in consideration of the principal sum specified in the Promissory Note(s) hereafter described, received from the City of Pensacola, a municipal corporation organized under the laws of Florida, Post Office Box 12910, Pensacola, Florida 32521, as administrator of the HOME Investment Trust Fund hereinafter called Mortgagee, (which terms Mortgagor and Mortgagee shall be construed to include the plural as well as the singular, whenever the context so permits or requires) hereby on this 14th day of April 2004, mortgages to the Mortgagee the real property in Escambia County, Florida, (the "Property") described as follows:

Lots 5 and 6, Block 50, West King Tract, according to map of the City of Pensacola, copyrighted by Thomas C. Watson in 1906

as security for payment of the certain Promissory Note(s) (the "Note(s)"), dated this 14th day of April 2004, for the sum of Thirty Six Thousand Dollars (\$36,000.00) [comprised of \$36,000.00 in HOME Investment Partnership Act (HOME) Program funds as provided by the U.S. Department of Housing and Urban Development and \$0.00 in Escambia/Pensacola State Housing Initiative Partnership (SHIP) Program funds provided by the State of Florida], payable in 240 installments with interest at the fixed, simple rate of Zero% per year, signed by Johnnie Margaret Brown.

AND Mortgagor agrees:

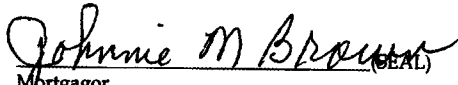
1. This Mortgage shall not be subordinated under any circumstances.
2. This Mortgage shall also secure all extensions or renewals of the Note(s), such future or additional advances as may be made by the Mortgagee at the option of the Mortgagee to the Mortgagor, and also, the payment of any and all notes, liabilities, and obligations of the Mortgagor to the Mortgagee, its successors or assigns, whether as maker, endorser, guarantor or otherwise, and whether such notes, liabilities or obligations, or any of them, be now in existence or accrue or arise hereafter, or be now owned or held by the Mortgagee, or be acquired hereafter, it being the intent and purpose of the Mortgagor to secure, by this Mortgage, all notes, claims, demands, liabilities and obligations which the Mortgagee, its successors or assigns, may have, hold or acquire at any time during the life of this Mortgage against the Mortgagor. Provided that the total of the amount secured hereby shall not exceed at any one time the sum of Thirty Six Thousand Dollars (\$36,000.00) in the aggregate; and provided, further, that all such advances, notes, claims, demands or liabilities and obligations secured hereby be incurred or arise or come into existence either on or prior to the date of this Mortgage, or on or before 20 years after the date of this Mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such advances, notes, claims, demands or liabilities and obligations as against the rights of creditors or subsequent purchasers for a valuable consideration.
3. To make all payments required by the Note(s) and this Mortgage promptly when due.
4. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at the maximum rate allowed by law, shall be payable on demand by Mortgagee and shall be secured by this Mortgage.
5. To keep all buildings and improvements now or hereafter on the property insured against loss or damage by fire, flood or such other risks and matters, as Mortgagee may from time to time require in amounts required by Mortgagee, not exceeding in the aggregate 100 percent of the full insurable value of the Property and shall pay the premiums for such insurance as the same become due and payable. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at the maximum rate allowed by law, shall be payable upon demand by Mortgagee and shall be secured by this Mortgage. All policies of insurance (the "Policies") shall be issued by an insurer acceptable to Mortgagee and shall contain the standard New York Mortgagee non-contribution provision naming Mortgagee as the person to which all payments made by such insurance company shall be paid. Mortgagor will provide the Mortgagee a copy of the policy(ies) and Certificate(s) of Insurance from the insurance company listing Mortgagee as an additional named insured or mortgagee. Not later than 30 days prior to the expiration date of the Policies, Mortgagor will deliver to Mortgagee evidence satisfactory to Mortgagee of the renewal of each of the Policies. If the Property shall be damaged or destroyed, in whole or in part, by fire or other casualty, Mortgagor shall give prompt notice thereof to Mortgagee. Sums paid to Mortgagee by any insurer may be retained and applied by Mortgagee toward the payment of the indebtedness secured by this Mortgage in such priority and proportions as Mortgagee in its discretion shall deem proper, or, at the discretion of Mortgagee, the same may be paid, either in whole or in part, to Mortgagor for such purposes as Mortgagee shall designate. If Mortgagee shall receive and retain such insurance money, the lien of this Mortgage shall be reduced only by the amount thereof received after expenses of collection and retained by Mortgagee and actually applied by Mortgagee in reduction of the indebtedness secured thereby.

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-246202


6. That Mortgagor will not commit, permit or suffer any waste, impairment or deterioration of the Property. Upon failure of Mortgagor to keep the buildings and improvements on the property in good condition or repair, Mortgagee may demand either the adequate repair of the buildings, an increase in the amount of security, or the immediate repayment of the debt secured hereby. Failure of Mortgagor to comply with the demand of Mortgagee for a period of fifteen days shall constitute a breach of this Mortgage.
7. To pay all expenses reasonably incurred by Mortgagee due to failure of Mortgagor to comply with the agreements in the Note(s) or this Mortgage including reasonable attorney's fees. The cost thereof, with interest thereon from the date of payment at the maximum rate allowed by law, shall also be secured by this Mortgage.
8. That if any of the installments of principal or interest due by the terms of the Note(s) are not paid when due, or if any agreement in this Mortgage, other than the agreement to make the payments, is breached, the entire unpaid principal balance of the Note(s) plus interest, costs, and expenses, including reasonable attorneys' fees and costs of abstracts of title incurred in collecting or attempting to collect the indebtedness secured hereby, shall immediately become due at the option of Mortgagee, and Mortgagee may foreclose this Mortgage in the manner provided by law, and have the Property sold to satisfy or apply on the indebtedness hereby secured.
9. If this is a junior mortgage, Mortgagor shall pay all installments or principal and interest and perform each and every covenant and obligation of the prior mortgage(s) and shall not increase the amount due on such prior mortgage(s) without the prior written consent of Mortgagee. Failure of Mortgagor to do so shall constitute a default hereunder. Upon failure of Mortgagor to do so, Mortgagee may (but shall not be required to) make such payments or perform such covenants or obligations and the cost of same, together with interest at the maximum rate allowed by law, shall be payable by Mortgagor upon demand by Mortgagee and shall be secured by the lien of this Mortgage.
10. Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other payment hereunder which would render this instrument usurious as to the Mortgagor under the laws of the State of Florida.

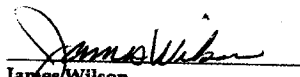
IN WITNESS WHEREOF, Mortgagor has hereunto set Mortgagor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Mortgagor


Johnnie Margaret Brown  
1240 North "F" St., Pensacola, FL 32501

  
Tom Lane

  
James Wilson

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14th day of April 2004, by Johnnie Margaret Brown (X) who is personally known to me, or who has produced \_\_\_\_\_ as identification and who ( ) did (X) did not take an oath.

  
Notary Public

M. THOMAS LANE  
Notary Public-State of FL  
Comm. Exp. Sept. 27, 2005  
Comm. No. DD 039648

Prepared by:  
M. Thomas Lane  
Housing Department  
City of Pensacola  
Post Office Box 12910  
Pensacola, FL 32521-0031

OR BK 5421 PG1020  
Escambia County, Florida  
INSTRUMENT 2004-246203

HTG DOC STAMPS PD & ESC CO \$ 82.25  
03/28/04 ERNIE LEE WAGANA, CLERK

INTANGIBLE TAX PD & ESC CO \$ 47.00  
05/28/04 ERNIE LEE WAGANA, CLERK

CITY OF PENSACOLA  
HOUSING DEPARTMENT  
HOME HOUSING RECONSTRUCTION PROGRAM

MORTGAGE

GRANT

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

*25  
12/12*

Johnnie Margaret Brown, a single woman, 1240 North "F" St., Pensacola, FL 32501, hereinafter called Mortgagor, in consideration of the principal Grant sum specified in the Promissory Note(s) hereafter described, received from The City of Pensacola, a municipal corporation organized under the laws of Florida, Post Office Box 12910, Pensacola, Florida 32521, as administrator of the HOME Investment Trust Fund, hereinafter called Mortgagee, (which terms Mortgagor and Mortgagee shall be construed to include the plural as well as the singular, whenever the context so permits or requires) hereby on this 14th day of April 2004, mortgages to the Mortgagee the real property in Escambia County, Florida, (the "Property") described as follows:

Lots 5 and 6, Block 50, West King Tract, according to map of the City of Pensacola, copyrighted by Thomas C. Watson in 1906

as security for payment of the certain promissory note(s) (the "Note(s)"), dated this 14th day of April 2004, for the sum of \$23,500.00 [comprised of \$23,500.00 in HOME Investment Partnership Act (HOME) Program funds as provided by the U.S. Department of Housing and Urban Development and \$0.00 in Escambia/Pensacola State Housing Initiative Partnership (SHIP) Program funds provided by the State of Florida], payable if the property is sold or if ownership of the property is transferred within twenty (20) years from the date of the grant, with interest at the rate of zero percent (0%) per year, signed by Johnnie Margaret Brown.

AND Mortgagor agrees:

1. To complete the reconstruction of the residence located on the property described above, which is the sole purpose of the Grant made by Mortgagee to Mortgagor.
2. The Mortgage shall not be subordinated under any circumstances.
3. This Mortgage shall also secure all extensions or renewals of the Note(s), and such future or additional advances as may be made by the Mortgagee at the option of the Mortgagee to the Mortgagor.
4. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at the maximum rate allowed by law, shall be payable on demand by Mortgagee and shall be secured by this Mortgage.
5. To keep all buildings and improvements now or hereafter on the property insured against loss or damage by fire, flood or such other risks and matters, as Mortgagee may from time to time require in amounts required by Mortgagee, not exceeding in the aggregate 100 percent of the full insurable value of the property and shall pay the premiums for such insurance as the same become due and payable. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at the maximum rate allowed by law, shall be payable upon demand by Mortgagee and shall be secured by this Mortgage. Mortgagor will provide the Mortgagee a copy of the policy(ies) and Certificate(s) of Insurance from the insurance company listing Mortgagee as an additional named insured or mortgagee. Not later than 30 days prior to the expiration date of the Policies, Mortgagor will deliver to Mortgagee evidence satisfactory to Mortgagee of the renewal of each of the Policies. If the Property shall be damaged or destroyed, in whole or in part, by fire or other casualty, Mortgagor shall give prompt notice thereof to Mortgagee. Sums paid to Mortgagee by any insurer may be retained and applied by Mortgagee toward the payment of the indebtedness secured by this Mortgage in such priority and proportions as Mortgagee in its discretion shall deem proper, or, at the discretion of Mortgagee, the same may be paid, either in whole or in part, to Mortgagor for such purposes as Mortgagee shall designate. If Mortgagee shall receive and retain such insurance money, the lien of this Mortgage shall be reduced only by the amount thereof received after expenses of collection and retained by Mortgagee and actually applied by Mortgagee in reduction of the indebtedness secured thereby.
6. That Mortgagor will not commit, permit or suffer any waste, impairment or deterioration of the property. Upon failure of Mortgagor to keep the buildings and improvements on the property in good condition or repair, Mortgagee may demand either the adequate repair of the buildings, an increase in the amount of security, or the immediate repayment of the debt secured hereby. Failure of Mortgagor to comply with the demand of Mortgagee for a period of fifteen days shall constitute a breach of this Mortgage.
7. To pay all expenses reasonably incurred by Mortgagee due to failure of Mortgagor to comply with the agreements in the Note(s) or this Mortgage including reasonable attorney's fees. The cost thereof, with interest thereon from the date of payment at the maximum rate allowed by law, shall also be secured by this Mortgage.
8. That if any agreement in this Mortgage is breached, the entire unpaid principal balance of the Note(s) plus costs and expenses, including reasonable attorney's fees and costs of abstracts of title incurred in collecting or attempting to collect the indebtedness secured hereby, shall immediately become due at the option of Mortgagee, and Mortgagee may foreclose this Mortgage in the manner provided by law, and have the property sold to satisfy or apply on the indebtedness hereby secured.

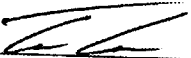
RCD May 28, 2004 09:52 am  
Escambia County, Florida

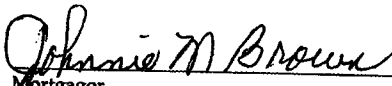
9. If this is a junior mortgage, Mortgagor shall pay all installments or principal and interest and perform each and every covenant and obligation of the prior mortgage(s) and shall not increase the amount due on such prior mortgage(s) without the prior written consent of Mortgagee. Failure of Mortgagor to do so shall constitute a default hereunder. Upon failure of Mortgagor to do so, Mortgagee may (but shall not be required to) make such payments or perform such covenants or obligations and the cost of same, together with interest at the maximum rate allowed by law, shall be payable by Mortgagor upon demand by Mortgagee and shall be secured by the lien of this Mortgage.
10. Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other payment hereunder which would render this instrument usurious as to the Mortgagor under the laws of the State of Florida.

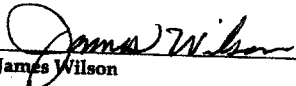
ERNIE LEE NAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-246203

IN WITNESS WHEREOF, Mortgagor has hereunto set Mortgagor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of :

  
\_\_\_\_\_  
Tom Lane

 (SEAL)  
Mortgagor  
Johnnie Margaret Brown  
1240 North "F" St., Pensacola, FL 32501

  
\_\_\_\_\_  
James Wilson

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this day, April 14, 2004, by Johnnie Margaret Brown (X) who is personally known to me, or who has produced \_\_\_\_\_ as identification and who ( ) did ( ) not take an oath.

  
\_\_\_\_\_  
Notary Public

M. THOMAS LANE  
Notary Public-State of FL  
Comm. Exp. Sept. 27, 2005  
Comm. No. DD 039648

This Instrument Was Prepared  
By And Is To Be Returned To:  
Tiffanie Franklin

Emerald Coast Utilities Authority  
9255 Sturdevant Street  
Pensacola, Florida 32514-0311



**ERNIE LEE MAGAHA**  
Clerk of the Circuit Court  
INSTRUMENT 2005-323589

**NOTICE OF LIEN**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES 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:

**LEGAL DESCRIPTION**

LTS 5 6 BLK 50 WEST KING TRACT OR 4066 P 1914 CA 107

Customer: JOHNNIE MARGARET BROWN

Account Number: 40912-2196

Amount of Lien: \$ 322.97, 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.

Provided, however, that if the above-named customer has conveyed said property by means of a 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 lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: January 10, 2005

Emerald Coast Utilities Authority

By: Tiffanie Franklin

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10th day of January, 2005, by Tiffanie Franklin of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[NOTARY SEAL]

Suzanne Coffey  
Notary Public, State of Florida

Revised 10/04  
RWK:ls



SUZANNE COFFEY  
My Comm. Exp. Dec. 17, 2005  
DD 068984

( ) Personally Known ( ) Other ID

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 10703 of 2012**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 4, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JOHNNIE MARGARET BROWN 1240 NORTH F ST PENSACOLA, FL 32501	CITY OF PENSACOLA ATTN: HOUSING DEPT P O BOX 12910 PENSACOLA FL 32521
--	--

ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514
---

WITNESS my official seal this 4th day of September 2014.

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 October 6, 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 PPF HOLDINGS III LTD holder of Tax Certificate No. 10703, 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:

LTS 5 6 BLK 50 WEST KING TRACT OR 4066 P 1914 CA 107

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 150608000 (14-675)

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

**JOHNNIE MARGARET BROWN**

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 October, which is the 6th day of October 2014.

Dated this 4th day of September 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.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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### Post Property:

1240 N F ST 32501



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**JOHNNIE MARGARET BROWN**  
1240 NORTH F ST  
PENSACOLA, FL 32501

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



By:  
Emily Hogg  
Deputy Clerk

12/10703

**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:

ECUA [14-675]  
9255 STURDEVANT ST  
PENSACOLA, FL 32514

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X *Joe Roman*  Agent  Addressee

B. Received by (Printed Name)  
*JOE ROMAN*

C. Date of Delivery  
*9-5-14*

D. Is delivery address different from item 1?  Yes  
If 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) 7008 1830 0000 0238 7520

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:

CITY OF PENSACOLA [14-675]  
ATTN: HOUSING DEPT  
P O BOX 12910  
PENSACOLA FL 32521

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X *Dustin L. Griffin*  Agent  Addressee

B. Received by (Printed Name)  
*Dustin L. Griffin*

C. Date of Delivery  
*SEP 05 2014*

D. Is delivery address different from item 1?  Yes  
If 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) 7008 1830 0000 0238 7513

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:

JOHNNIE MARGARET BROWN  
[14-675]  
1240 NORTH F ST  
PENSACOLA, FL 32501

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X *Carla D. Brown*  Agent  Addressee

B. Received by (Printed Name)  
*Carla D. Brown*

C. Date of Delivery  
*9/5/14*

D. Is delivery address different from item 1?  Yes  
If 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) 7008 1830 0000 0238 5007

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

12TD10703

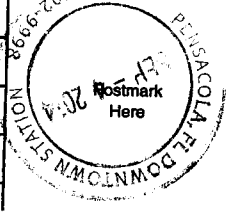
7008 1630 0000 0238 7513

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://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



Sent To: CITY OF PENSACOLA [14-675]  
 Street, or PO Box: ATTN: HOUSING DEPT  
 City, State, ZIP: P O BOX 12910  
 PENSACOLA FL 32521

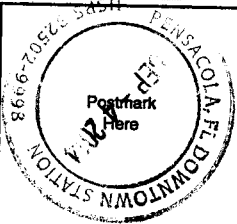
7008 1630 0000 0238 5007

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Sent To: JOHNNIE MARGARET BROWN  
 Street, or PO Box: [14-675]  
 City, State, ZIP: 1240 NORTH F ST  
 PENSACOLA, FL 32501

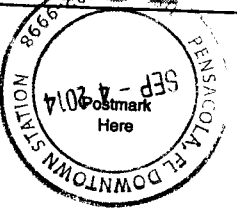
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Total Postage & Fees	\$ 6.49



Sent To: ECUA [14-675]  
 Street, or PO Box: 9255 STURDEVANT ST  
 City, State, ZIP: PENSACOLA, FL 32514

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

14-675

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** EC SO14CIV039902NON

**Agency Number:** 14-011951

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 10703 2012

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: JOHNNIE MARGARET BROWN

**Defendant:**

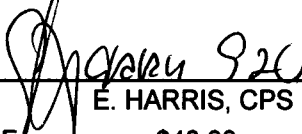
**Type of Process:** WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/4/2014 at 3:01 PM and served same at 8:30 AM on 9/9/2014 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: \_\_\_\_\_

  
E. HARRIS, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: DLRUPERT

**WARNING**

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**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, That **PPF HOLDINGS III LTD** holder of **Tax Certificate No. 10703**, 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:

**LTS 5 6 BLK 50 WEST KING TRACT OR 4066 P 1914 CA 107**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 150608000 (14-675)**

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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 October, which is the 6th day of October 2014.

Dated this 4th day of September 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.

**Post Property:**

**1240 N F ST 32501**



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

By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
SEP 11 2 3:00 PM '14

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

14-675

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO14CIV039848NON

**Agency Number:** 14-011938

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 10703 2012

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** JOHNNIE MARGARET BROWN

**Defendant:**

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

Individual

Received this Writ on 9/4/2014 at 2:57 PM and served same on JOHNNIE MARGARET BROWN , at 8:03 AM on 9/9/2014 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: \_\_\_\_\_

 926

E. HARRIS, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: DLRUPERT

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**Personal Services:**

**JOHNNIE MARGARET BROWN  
1240 NORTH F ST  
PENSACOLA, FL 32501**

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



By:  
Emily Hogg  
Deputy Clerk

RECORDED  
2014 SEP -11 P 2:57