

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**BRIDGE TAX LLC - 447 US BANK % BRIDGE TAX
LLC-447
PO BOX 645040
CINCINNATI, Ohio, 45264**

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

Certificate No.	Parcel ID Number	Date	Legal Description
10930.0000	15-2506-000	06/01/2012	LTS 1 2 3 BLK 21 MAXENT TRACT CA 104

2013 TAX ROLL

HANNON HUGH SR EST OF
C/O ANITA H HALL
431 ARBOR VISTA BLVD
JACKSON , Mississippi 39209

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.

towercap (Donna Ernwein)

Applicant's Signature

04/21/2014

Date

Southern Guaranty Title Company

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

14-770

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11368

August 1, 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 08-01-1994, through 08-01-2014, and said search reveals the following:

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

Estate of Hugh Hannon, Sr.

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: 

August 1, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11368

August 1, 2014

Lots 1, 2 and 3, Block 21, Maxent Tract, City of Pensacola, Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11368

August 1, 2014

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

1. Taxes for the year 2011-2013 delinquent. The assessed value is \$58,190.00. Tax ID 15-2506-000.

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: 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: 11-3-2014

TAX ACCOUNT NO.: 15-2506-000

CERTIFICATE NO.: 2012-10930

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

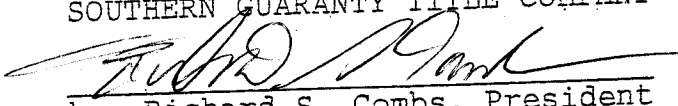
- Notify City of Pensacola, P.O. Box 12910, 32521
- Notify Escambia County, 190 Governmental Center, 32502
- Homestead for _____ tax year.

Beneficiaries and Heirs of the
Estate of Hugh Hannon, Sr.
c/o Anita H. Hall
431 Arbor Vista Blvd.
Jackson, MS 39209

Unknown Tenants
217 North E St.
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,
this 1st day of August, 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.

State of Florida,
Escambia County.)

Whereas on May 19th, 1932, The Citizens and Peoples National Bank of Pensacola was appointed, by the county judge of Escambia County Florida, guardian of the estate of Miss Amanda Robinson, and the letters of guardianship are still of full force and effect and the said bank is still acting in said capacity;

And Whereas, among the assets of the said estate was a promissory note secured by mortgage of real estate and the guardian afterward, by special master's deed recorded in Escambia County deed book 165 at page 360, acquired title to the realty;

And Whereas the guardian, on August 1, 1944, agreed to sell unimproved lots numbered 2 and 3 in block 21 of the Maxent Tract of the city of Pensacola, (included in the said deed), to the grantees herein for \$400.00, and said sale was approved and confirmed by the county judge on the 16th of March 1945;

And whereas the grantees have completed their payments and are entitled to deed of conveyance of the said lots;

Now Therefore, in pursuance of its powers and duties as guardian of the said estate and in accordance with the approval and order of the county judge,

Know All Men By These Presents, That The Citizens and Peoples National Bank of Pensacola, (Florida), as guardian of the estate of Miss Amanda Robinson, in consideration of the premises and the receipt of the agreed sale price, which is hereby acknowledged, has bargained and sold, and does by these presents bargain, sell, grant and convey unto Hugh H. Hannon and Alberta V. Hannon, husband and wife, and their heirs and assigns forever, the aforesaid real estate in Escambia County, State of Florida, to-wit:

Lots two and three (2 & 3) in block twenty-one (21) of the Maxent Tract of the City of Pensacola Florida, per the maps thereof by Thomas C. Watson.

To Have and To Hold, all and singular, the said realty, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto them the said Hugh H. Hannon and Alberta V. Hannon, their heirs and assigns forever.

And the said bank, as guardian of the estate of Miss Amanda Robinson, and not in its individual right or capacity, covenants to and with the said grantees, their heirs and assigns, that it is well seized as such guardian of the said realty, and has good and lawful right to sell and convey it, and that it is free and unencumbered, except lien for taxes for 1944 and thereafter (which the grantees by their contract agreed to assume and pay); and the said bank, as guardian and not in its individual right or capacity, and its successors as guardian, shall and will forever warrant and defend the title thereto in the grantees against the lawful claims of all persons whomsoever.

In Witness Whereof, the said bank as such guardian as aforesaid has executed this instrument on this the 24 day of April, 1946.

Attest
[Signature]
Cashier.

THE CITIZENS AND PEOPLES NATIONAL BANK OF PENSACOLA,
As Guardian of the Estate of Miss Amanda Robinson,
By *[Signature]* Vice-President

Witnesses:
[Signature]
[Signature]



State of Florida,
Escambia County.)

Before me personally came G.W. Parker, well known to me and known to be a vice-president of The Citizens and Peoples National Bank of Pensacola (Florida) and as the person who executed the foregoing instrument as such, and acknowledged to me that, being thereunto duly authorized, he executed it as the act and deed of said bank in its capacity of guardian of the estate of Miss Amanda Robinson, and for the uses and purposes therein expressed.

In Witness Whereof I have hereunto set my hand and official seal of said office on this 24 day of April, 1946.

APR 25 1946
NOTARY PUBLIC
RETURNED IN THE MORN OF APRIL 25 1946

PG 204
DB 180

No. 8360

FILED FOR RECORD 7th day of October, 1944 at 11:30 A. M.

HALES PRINTING CO., PENSACOLA, FLA. 83219 180

TAX DEED

(Senate Bill No. 163)

STATE OF FLORIDA }
COUNTY OF ESCAMBIA }

KNOW ALL MEN BY THESE PRESENTS: That, Whereas, Tax Certificate No. 2054, issued the 5th

day of August, 1940, was duly filed in the office of the Clerk of the Circuit Court of this county and application made for the issuance of a tax deed based thereon; and the applicant having paid or redeemed all other taxes on the lands hereinafter described required by law to be paid or redeemed, and the costs and expenses of this sale; and due notice of sale having been published as required by law, and no person entitled so to do having appeared to redeem said land, such land was on the 2nd day of October, 1944, offered for sale at the court house door for cash to the highest bidder, and was then and there struck off and sold to Hugh Hannon and Alberta Hannon,

they being the highest bidder for the same and having paid the sum of his bid;

THEREFORE The State of Florida, in consideration of the premises, and in consideration of the sum of (\$ 41.81)
Forty one and 81/100 dollars,
being the amount paid upon the said tax certificate and for costs and charges, and in pursuance of the statute in such cases made and provided, has given, granted, bargained and sold, and does hereby give, grant, bargain and sell and convey to the said Hugh Hannon and Alberta Hannon,
and to their heirs and assigns forever, to their own proper use, benefit and behoof the following land situated in the county and state aforesaid and described as follows:

Lot 1, Block 21, Maxent Tract, Section 42, township 2 south, range 30 west.

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 10930 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 2, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

HUGH HANNON SR EST OF C/O ANITA H HALL 431 ARBOR VISTA BLVD JACKSON, MS 39209	HUGH HANNON SR EST OF C/O TENANTS 217 NORTH E ST PENSACOLA FL 32502
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WITNESS my official seal this 2nd day of October 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 November 3, 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 **BRIDGE TAX LLC – 447 US BANK** holder of **Tax Certificate No. 10930**, 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 1 2 3 BLK 21 MAXENT TRACT CA 104

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152506000 (14-770)

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

HUGH HANNON SR EST OF

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 November, which is the **3rd day of November 2014**.

Dated this 2nd 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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Post Property:

217 N E ST 32502



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

By:
Emily Hogg
Deputy Clerk