**Application Number: 140420** 

# Notice to Tax Collector of Application for Tax Deed

#### **TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I.

TC 12, LLC BUYTHISTAXLIEN.COM

**PO BOX 3385** 

TAMPA, Florida, 33601

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

Certificate No. 10961.0000

**Parcel ID Number** 

Date 06/01/2012 **Legal Description** 

LTS 14 TO 25 & S 1/2 OF LT 13 BLK 45 MAXENT

TRACT OR 376 P 445 DB 561 P 720 CA 117

## **2013 TAX ROLL**

GREEK ORTHODOX CHURCH OF THE **ANNUNCIATION** 1720 W GARDEN ST PENSACOLA, Florida 32501

15-2765-000

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

tc12llc (Jon Franz)

05/21/2014

Applicant's Signature

## TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
May 21, 2014 / 140420

This is to certify that the holder listed below of Tax Sale Certificate Number 2012 / 10961.0000, 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: 15-2765-000

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

Property Owner:
GREEK ORTHODOX CHURCH OF THE ANNUNCIATION
1720 W GARDEN ST
PENSACOLA, FLORIDA 32501

**Legal Description:** 

LTS 14 TO 25 & S 1/2 OF LT 13 BLK 45 MAXENT TRACT OR 376 P 445 DB 561 P 720 CA 117

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	10961.0000	06/01/12	\$862.96	\$0.00	\$142.39	\$1,005.35

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	10025.0000	06/01/13	\$862.96	\$6.25	\$43.15	\$912.36

4.7.4.4.6.110.115.4.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1	
<ol> <li>Total of all Certificates in Applicant's Possession and Cost of the Certification</li> </ol>	ates Redeemed by
Applicant or Included (County)	\$1,917.71
Total of Delinquent Taxes Paid by Tax Deed Application	\$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant (2013)	\$810.87
4. Ownership and Encumbrance Report Fee	\$250.00
5. Tax Deed Application Fee	\$75.00
6. Total Certified by Tax Collector to Clerk of Court	\$3,053.58
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	\$3,053.58
13. Interest Computed by Clerk of Court Per Florida Statutes(%)	
14. One-Half of the assessed value of homestead property. If applicable purs	suant to section
197.502, F.S.	
15. Statutory (Opening) Bid; Total of Lines 12 thru 14	
16. Redemption Fee	\$6.25
17. Total Amount to Redeem	

\*Done this 21st day of May, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

Date of Sale:\_\_

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

STATE OF FLORIDA )
COUNTY OF ESCANSIA

DEFO 561 NO 722

Witness my signature and official sear at Pensacola, in the County of Escambia, and State of Florida, the day and year last aforesaid.

Hotary Public, State of Florida

My commission expirest 18-64

A

# DEFO 561 MO 721

of Plorida, having its principal place of business in the County of Escambia and State of Florids, and lawfully authorized to transact business in the State of Plorida, party of the first : part, and the Greek Orthodox Church of The Annunciation of Pensacola, Florida, Inc., a corporation not for profit, existing under the laws of the State of Florida, having its principal" place of business in the County of Escambia and State of Florida, and lawfully authorized to transact business in the State of Florida, party of the second part,

WITHESSETH: That the said party of the first part, for and in consideration of the premises hereinabove set forth, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim to the said party of the second part, its successors and assigns forever, all the estate right, title, equity, interest claim and demand in all lots, pieces or parcels of lands and all other property of whatsoever kind and description and wherever located. -

IN WITNESS WHEREOF, said party of the first part has eaused these presents to be signed in its name by its proper officers, and its corporate shal to be affixed, attested by its Secretary, the day and year above written.

THE ANAGENTISIS GREEK ASSOCIATION

Signed, scaled and delivered in the prasence of us:

drace Tillow

2 75 Mg + 3 75 M

COUNTY OF ESCAMBIA

DEFO 561 MGE 720

WHEREAS, the Anagennisis Greek Association, a corporation not for profit, by virtue of a Charter approved by the Circuit Judge in Escambia County, Florida, November 18, 1909, and of Amendments of the original Charter approved by the Circuit Judge in said county and state November 1, 1949, has complied with the terms and provisions of Florida Statutes Chapter 617 as amended by the Florida Legislature in 1959 under Chapter 50-427, for the purpose of reincorporation as a corporation not for profit under the name of the Greek Orthodox Church of The Annuntiation of Pensacola, Florida, Inc., and such reincorporation has been filed with and has been approved by the Honorable Tom Adams, Secretary of State of Florida on September 22, 1961; and

WHEREAS, the President and Secretary of the said Anagennisis Greek Association, a corporation not for profit, were authorized by a resolution adopted by the members of the emitted sorporation at a meeting thereof duly and regularly called with written notice to all members, a quorum being present, held at the Greek Orthodox Church of The Annunciation, Fensacola, First and on August 21, 1961, to do every act and deed necessary to the said reincorporation of the Anagennisis Greek Association, a corporation not for profit, as the Greek Orthodox Church of The Annunciation of Pensacola, Florida, Inc., a corporation not for profit; and

whereas, it is therefor necessary that all assets of the said Anagennisis Greek Association be transferred and conveyed for purposes of record to the Greek Orthodox Church of The Annunciation of Pensacola, Florida, Inc., the latter being the reincorporated entity of the former.

MOW, THEREFORE, this Indenture, made this 22nd day of September, 1961, between the Anagemaisis Greek Association, a sorporation not for profit, existing under the laws of the State

Parts 140 Paperso and Pop Ba.3 Mayes Pandring Co. Pendanas A. 754

# State of Morida Recombin County

# CT 378 mt 465 WARRANTY DEED

Cotamina control		
And All Men by These Presents: That !	VILLIAN RILEY SHITH and THELMS. E	
SMITH, husband and wife	The state of the s	5 4 7 4 0 0 5 4 4 5 5
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	AND ALL OF THE PROPERTY OF THE PARTY OF THE	
he receipt whereof is hereby acknowledged, do bargain, will,	ACONA TRANSPORTATION ACCORDINATION	
mmb for man file	ACOLA, FLORIDA, INC., a corporation.	ed a eden
its successors - management, administrators	and assigns former the following described real percepts	- 1
ituate, lying and being in the City of Pensacola	County of Escambia State of Florida	. S.
		) sa
Lots Four-en (14) and Firth	en (15) and the South one-half Nock 45. Maxent Tract as per map	
of the City of Pensacola cop	lock 45, Maxent Tract as per map byrighted by Thomas Cl Watson in	
7 3 3 1906.		i in
This conveyance is made subj	ect to that certain Montgage in	1 179 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
favor The Pensacola Home and	Savings Association, Incorporated,	
334 of the public records of	corded in Mortgage Book 534, Page E Escambia County, Florida, in the	
fiel original artected term of M	5,000.00 and that certain additional to said Mortgage dated November 15,	•
· 1963 and recorded in Offici	ial mecord mook lyy. Page 3/3 Ca	
with the mublic records of Escamb	bin County. Florida in the sum or	
3 T advance deresment the Grants	37, which Nortgage and additional sees by acceptance of this Deed do	
hereby assume and agree to	pay pursuant to the terms thereof.	
Together with all and singular the tenements, hereditament	te and appurtenances thereto belonging or in anywise apper-	1
taining, free from all exemptions and right of homestead.		
And WE coverant that WE AT	well select of an indefensable right to convey the same; that it is free of lies or encom-	
a	ristantons the said granter	
<b>EXECUTE:</b> administrators and assigns, in the quiet and price	COURSE DOUGHTON MINT EMPLOYMENT PROPERTY	
lawfelly claiming the same, shall and will forever oursent t	sento set OUR land 8 and seal 8 this	
IN WITHESS WHEREOF, Me have her	sento set	
by of A. D. 19.99	William Riley Smille (SHAL) WILLIAM RILEY SHETH) (SHAL)	
Signed, scaled and delivered in the presence of	WILLIAM RILLY SMITH	
Buggdolyn meran		
Ince there	The Cine & Small (SBAI.)	
	THELMA E. SMITH	
" STATE	OF FLORIDA (BEAL)	1
A SECULIAR OF	N A ASS	
State of Alorida ( 10 = 10 100)	28,50 8 8 8	1
Recomble County		
• ,	M STLEY SHITH	
Before the subscriber personally appeared M. Nololli	THE LAW E SHITH	
his wife, known to me, and known to me to be the indiv	and the same of th	1 4 3
foresting instrument and acknowledged that. E., he. J ex	received the come los for heal table has been account on source.	
Given under my hand and official seal this	I day of Jack Marie 1960	1
CITES MINET MY, IMING MINE STREET, SHEET STREET, MINE AND ASSESSED.	521	$\int f^{-1}$

This Bood prepared by Gerald L. Brown 210 Brent Annex Pensacola, Florida

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121

FAX (850) 476-1437

Email: rcsgt@aol.com

Janet Holley Escambia County Tax Collector P.O. Box 1312

Pensacola, FL 32596 CERTIFICATION: TITLE SEARCH FOR TDA TAX DEED SALE DATE: 1-5-2015 TAX ACCOUNT NO.: 15-2765-000 CERTIFICATE NO.: 2012-10961 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 X Homestead for \_\_\_\_\_ tax year. Greek Orthodox Church of the Annunciation of Pensacola, Florida, Inc. 1720 W. Garden St. Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector, this 6th day of October , 2014 .

SOUTHERN GUARANTY TITLE COMPANY

by: Richard S. Combs, President

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

# OWNERSHIP AND ENCUMBRANCE REPORT **CONTINUATION PAGE**

File No.: 11581 October 3, 2014

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

Taxes for the year 2011-2013 delinquent. The assessed value is \$438,389.00. Tax ID 15-2765-000.

## 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

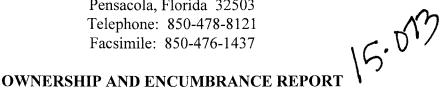
File No.: 11581 October 3, 2014

Lots 14 to 25 and South 1/2 of Lot 13, Block 45, Maxent Tract, O.R. Book 376, page 445, Deed Book 571, page 720.

# Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503 Telephone: 850-478-8121



File No.: 11581 October 3, 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 10-03-1994, through 10-03-2014, and said search reveals the following:

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

Greek Orthodox Church of the Annunciation of Pensacola, Florida, Inc.

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

October 3, 2014

#### 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 January 5, 2015, 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 TC 12 LLC BUYTHISTAXLIEN.COM holder of Tax Certificate No. 10961, 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 14 TO 25 & S 1/2 OF LT 13 BLK 45 MAXENT TRACT OR 376 P 445 DB 561 P 720 CA 117

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

TAX ACCOUNT NUMBER 152765000 (15-073)

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

#### GREEK ORTHODOX CHURCH OF THE ANNUNCIATION OF PENSACOLA FL INC

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 January, which is the 5th day of January 2015.

Dated this 4th day of December 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.

**Personal Services:** 

GREEK ORTHODOX CHURCH OF THE ANNUNCIATION OF PENSACOLA FL INC 1720 W GARDEN ST PENSACOLA, FL 32501

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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**Post Property:** 

1720 W GARDEN ST 32502

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

## STATE OF FLORIDA COUNTY OF ESCAMBIA

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

## **CERTIFICATE # 10961 of 2012**

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

GREEK ORTHODOX CHURCH OF THE ANNUNCIATION OF PENSACOLA FL INC 1720 W GARDEN ST PENSACOLA, FL 32501

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

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA