

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**BROADRIVER TRF I, L.P. US BANK AS CUST FOR
BROADRI
50 S 16TH STREET, SUITE # 2050
PHILADELPHIA, Pennsylvania, 19102**

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
1711.0000	03-2405-350	06/01/2013	LT 20 GROVE S/D 1ST AMENDMENT PB 18 P 47 REPLAT OF GROVE S/D PB 18 P 25 REPLAT OF A PORTION OF LT 25 FERRY PASS HTS PB 1 P 60 OR 5851 P 769

2014 TAX ROLL

SPICER KAREN RENEAU
3195 CREIGHTON RD
PENSACOLA , Florida 32504

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.

BRAM11 (Justine Lin)

Applicant's Signature

04/27/2015

Date

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Apr 27, 2015 / 150112**

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 1711.0000**, issued the **1st day of June, 2013**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 03-2405-350**

Certificate Holder:

BROADRIVER TRF I, L.P. US BANK AS CUST FOR BROADRI
50 S 16TH STREET, SUITE # 2050
PHILADELPHIA, PENNSYLVANIA 19102

Property Owner:

SPICER KAREN RENEAU
3195 CREIGHTON RD
PENSACOLA, FLORIDA 32504

Legal Description:

LT 20 GROVE S/D 1ST AMENDMENT PB 18 P 47 REPLAT OF GROVE S/D PB 18 P 25 REPLAT OF A PORTION OF LT 25 FERRY PASS HTS PB 1 P 60 OR 5851 P 769

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
2014	1422.0000	06/01/14	\$602.85	\$0.00	\$30.14	\$632.99
2013	1711.0000	06/01/13	\$609.14	\$0.00	\$30.46	\$639.60

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
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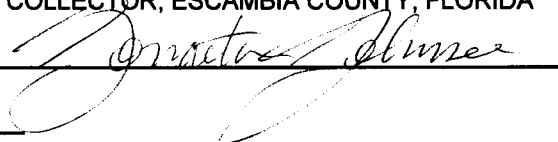
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2014)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application 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

\$1,272.59
\$0.00
\$546.75
\$200.00
\$125.00
\$2,144.34
\$2,144.34
\$12.50

*Done this 27th day of April, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By



Date of Sale:

8/3/15

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

Reference: 301S307903000020
Account: 032405350
Owners: SPICER KAREN RENEAU
Mail: 3195 CREIGHTON RD
 PENSACOLA, FL 32504
Situs: 705 FARMINGTON RD 32504
Use Code: VACANT RESIDENTIAL
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
 Escambia County Tax Collector

2014 Certified Roll Assessment

Improvements: \$0
Land: \$28,500
Total: \$28,500
Non-Homestead Cap: \$28,500

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date Book Page Value Type Official Records (New Window)

02/2006 5851 769 \$142,000 WD [View Instr](#)

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and
 Comptroller

2014 Certified Roll Exemptions

None

Legal Description

LT 20 GROVE S/D 1ST AMENDMENT PB 18 P 47
 REPLAT OF GROVE S/D PB 18 P 25 REPLAT OF A
 PORTIO N OF LT 25 FERRY PASS HTS PB 1...

Extra Features

None

Parcel Information

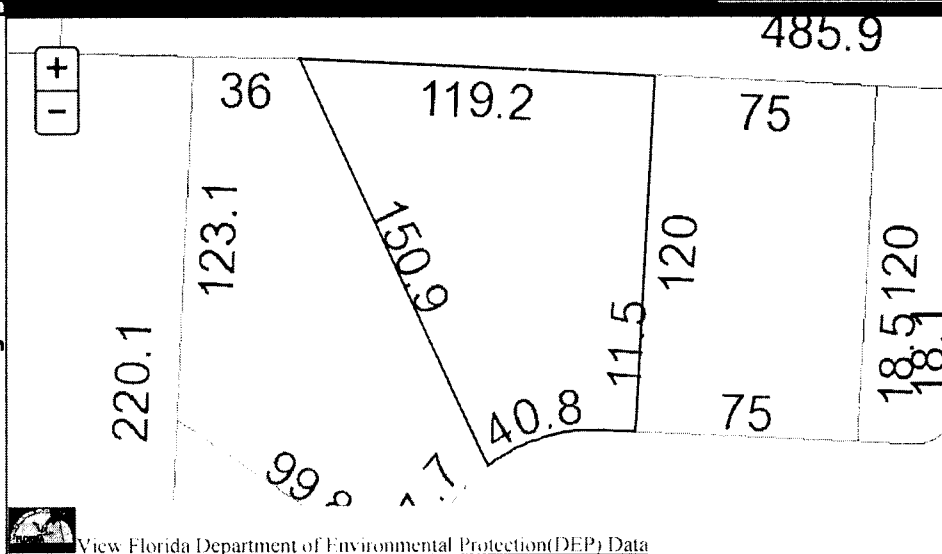
[Launch Interactive Map](#)

Section Map Id:
 30-1S-30-2

Approx. Acreage:
 0.2500

Zoned:
 R-1AAA

Evacuation & Flood Information
[Open Report](#)



[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

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.

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

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 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:

SPICER, KAREN RENEAU
705 Farmington Road

Lot 20, Grove S/D 1st amendment replat of Grove S/D
replat of a portion of Lot 25, Ferry Pass Hts

in the total amount of \$145.68 (One Hundred Forty-Five & 68/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 30th day of December, 20 10. Said lien shall be
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 30th day of December, 20 10.

THE CITY OF PENSACOLA
a municipal corporation

BY:
ALVIN G. COBY
CITY MANAGER

ATTEST:


CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 6th day of
JANUARY, 20 11, by Alvin G. Coby, City Manager of the City of Pensacola, a Florida
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~/did
not take an oath.


NOTARY PUBLIC



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

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 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:

SPICER, KAREN RENEAU
705 Farmington Road

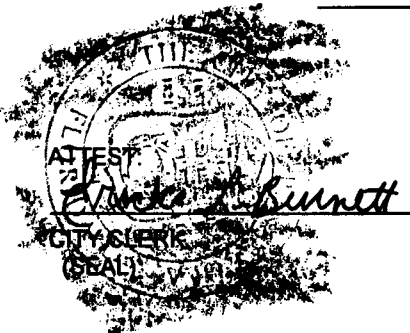
Lot 20, Grove S/D 1st Amendment replat Grove S/D
replat of a portion of Lot 25 Ferry Pass Heights

in the total amount of \$121.24 (One Hundred Twenty-One & 24/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 18th day of January, 20 10. Said lien shall be equal
in dignity to all other special assessments for benefits against property within the City.

DATED this 18th day of January, 20 10.

THE CITY OF PENSACOLA
a municipal corporation

BY:
ALVIN G. COBY
CITY MANAGER



STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of
February, 2010, by Alvin G. Coby, City Manager of the City of Pensacola, a Florida
municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did
not take an oath.


NOTARY PUBLIC



Prepared by: DAB
Ben-Ezra & Katz, P.A.
2901 Stirling Road, Suite 300
Fort Lauderdale, Florida 33312
(305) 770-4100
LOAN #: 708-0003942431

ASSIGNMENT OF MORTGAGE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. IS A SEPARATE CORPORATION THAT IS ACTING SOLELY AS NOMINEE FOR WACHOVIA MORTGAGE CORPORATION, "Assignor" whose address is 1100 CORPORATE CENTER DRIVE, RALEIGH, NC, 27607, in consideration for the sum of Ten Dollars and 00/100 cents, and other valuable considerations received from or on behalf of:

WACHOVIA MORTGAGE CORPORATION, "Assignee" whose address is C/O WELLS FARGO HOME MORTGAGE, 3476 STATE VIEW BLVD., FORT MILL, SC, 29715, at or before the ensembling and delivery of these presents the receipt whereof is hereby acknowledged, did grant, bargain, sell, assign, transfer and set over unto the Assignee a certain mortgage bearing the date of February 24, 2006 by KAREN RENEAU SPICER AKA KAREN R. SPICER in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WACHOVIA MORTGAGE CORPORATION and recorded in Official Record Book 5851; Page 770 of the Public Records of ESCAMBIA County, Florida upon the following land in said county:

LOT 20, GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 25, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

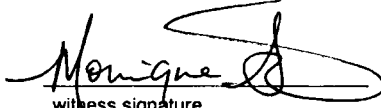
A mobile home with the VIN number N/A sits on the property.

Together with the note or obligation described in said mortgage and the moneys due and to become due thereon, with interest.

TO HAVE AND TO HOLD the same unto the Assignee, heirs, legal representatives, successors and assigns forever.

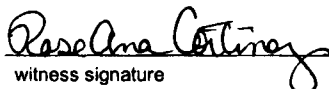
IN WITNESS WHEREOF the assignor has caused signed (and sealed, as applicable) this Assignment of Mortgage, which assignment is dated January 21, 2010, but effective on or before July 6, 2009.

Witnesses: Assignor(s)


witness signature

Monique Santos

printed name


witness signature

RoseAna Cortinez

printed name

STATE OF SOUTH CAROLINA

COUNTY OF YORK

The foregoing instrument was acknowledged before me this 21st day of January, 2010 by John Kennerty as Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. IS A SEPARATE CORPORATION THAT IS ACTING SOLELY AS NOMINEE FOR WACHOVIA MORTGAGE CORPORATION on behalf of the assignor. S/he is personally known to me or has produced _____ as identification.

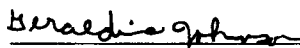
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. IS A SEPARATE CORPORATION THAT IS ACTING SOLELY AS NOMINEE FOR WACHOVIA MORTGAGE CORPORATION 1100 CORPORATE CENTER DRIVE, RALEIGH, NC, 27607

by:

printed name: John Kennerty

Its: Assistant Secretary

Corporate Seal:

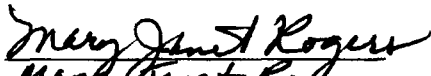

Notary Public



BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.
Signed, sealed and delivered in the presence of:


Phillip A. Rush

 (Seal)
Karen R. Spicer -Borrower
(a/k/a Karen Reneau Spicer)


Mary Janet Rogers

Farmington Road, Pensacola, FL
32504 (Address)

____ (Seal)
-Borrower

(Address)

____ (Seal)
-Borrower

(Address)

____ (Seal)
-Borrower

(Address)

____ (Seal)
-Borrower

(Address)

____ (Seal)
-Borrower

(Address)

____ (Seal)
-Borrower

(Address)

____ (Seal)
-Borrower

(Address)

3942431

 -6A(FL) (0006).02

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(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in the County [Type of Recording Jurisdiction] of Escambia [Name of Recording Jurisdiction]

Lot 20, Grove Subdivision, according to plat thereof recorded
in Plat Book 18, Page 25, of the Public Records of Escambia
County, Florida.

Parcel ID Number: 301S30-7901-059-001

Farmington Road

Pensacola

("Property Address"):

which currently has the address of

[Street]

[City], Florida 32504

[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

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Lender is a Corporation

organized and existing under the laws of The State of North Carolina

Lender's address is 1100 Corporate Center Drive, Raleigh, NC 27607

(E) "Note" means the promissory note signed by Borrower and dated February 24, 2006

The Note states that Borrower owes Lender One Hundred Twenty Seven Thousand Eight Hundred And Zero/100

Dollars

(U.S. \$127,800.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than March 01, 2011

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|---|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input checked="" type="checkbox"/> Second Home Rider |
| <input checked="" type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input type="checkbox"/> Other(s) [specify] |

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

3942431

 6A(FL) (0005).02

Page 2 of 16

Initials: 

3942431

Form 3010 1/01

163.00
447.30
255.60
865.90

Return To:
Wachovia Mortgage
Corporation
1100 Corporate Center Drive,
NC4723
Raleigh, NC 27607

This document was prepared by:

Shirley Walker
4900 Bayou Blvd, Suite 200
Pensacola, FL 32503

ES&C #01625-110512

[Space Above This Line For Recording Data]

PAP/jr

MORTGAGE

MIN 100013700039424310

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated February 24, 2006 together with all Riders to this document.

(B) "Borrower" is Karen R. Spicer, An Unmarried Woman
(a/k/a Karen Reneau Spicer)

Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "Lender" is Wachovia Mortgage Corporation

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

Form 3010 1/01

VMP -6A(FL) (0005).02

Page 1 of 18

Initials: 

VMP MORTGAGE FORMS - (800)521-7291

994.00
#1,004.00

Prepared By: PHILLIP A. PUGH
Emmanuel, Sheppard & Condon
30 S. Spring Street
Pensacola, FL 32501
File Number: 01625-110512
Parcel ID #: 301S30-7901-059-001
Grantee(s) SS #:

WARRANTY DEED (CORPORATE)

This WARRANTY DEED, dated the 24th day of February, 2006, by **POWER PROPERTIES & DEVELOPMENTS LLC, a Florida Limited Liability Company** (a/k/a POWER PROPERTIES & DEVELOPMENT, LLC), whose post office address is 913 Gulf Breeze Parkway, Suite 5A, Gulf Breeze, FL 32561, hereinafter called the GRANTOR, to **KAREN RENEAU SPICER, an unmarried woman**, whose post office address is 11731 Old Course Road, Cantonment, FL 32533, hereinafter called the GRANTEE: (Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$10.00 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 **Escambia County, Florida**, viz:

Lot 20, Grove Subdivision, according to plat thereof recorded in Plat Book 18, Page 25, of the Public Records of Escambia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2006 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

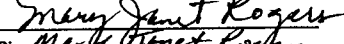
TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

Signature: 
Print Name: Phillip A. Pugh

Signature: 
Print Name: Mary Janet Rogers

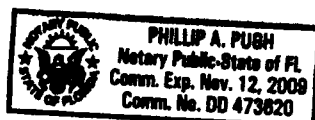
**POWER PROPERTIES & DEVELOPMENTS LLC, a
Florida Limited Liability Company**
(a/k/a POWER PROPERTIES & DEVELOPMENT, LLC)

By: 
John A. Jackson, Managing Member

State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me on this 24th day of February, 2006, by **John A. Jackson, Managing Member of POWER PROPERTIES & DEVELOPMENTS LLC, a Florida Limited Liability Company**, on behalf of the said limited liability company. He (✓) is personally known to me or () has produced _____ as identification.

Notary Seal



Signature: 
Print Name: Phillip A. Pugh

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: 08-03-2015

TAX ACCOUNT NO.: 03-2405-350

CERTIFICATE NO.: 2013-1711

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

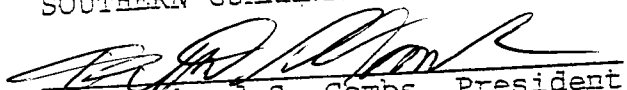
X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for tax year.

Karen Reneau Spicer
3195 Creighton Rd.
Pensacola, FL 32504

Wachovia Mortgage Corp.
c/o Wells Fargo Home Mortgage
3476 State View Blvd.
Fort Mill, SC 29715

Certified and delivered to Escambia County Tax Collector,
this 6th day of May, 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.: 12099

May 6, 2015

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

1. Mortgage executed by Karen Reneau Spicer to Wachovia Mortgage Corp., dated 02/24/2006 and recorded in Official Record Book 5851 on page 770 of the public records of Escambia County, Florida. given to secure the original principal sum of \$127,800.00. Assignment to Wachovia Mortgage Corp. c/o Wells Fargo Home Mortgage recorded in O.R. Book 6569, page 224.
2. Improvement Lien filed by City of Pensacola recorded in O.R. Book 6558, page 952, and O.R. Book 6677, page 1704.
3. Taxes for the year 2012-2014 delinquent. The assessed value is \$28,500.00. Tax ID 03-2405-350.

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.: 12099

May 6, 2015

30IS307903000020 - Full Legal Description

LT 20 GROVE S/D 1ST AMENDMENT PB 18 P 47 REPLAT OF GROVE S/D PB 18 P 25 REPLAT OF A PORTION OF
LT 25 FERRY PASS HTS PB 1 P 60 OR 5851 P 769

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12099

May 6, 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 05-06-1995, through 05-06-2015, and said search reveals the following:

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

Karen Reneau Spicer

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: 

May 6, 2015

Redeemed
13/17/11

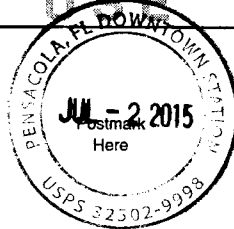
7007 0710 0001 2342 1012

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.49
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.74



Sent To
KAREN RENEAU SPICER [15-514]
3195 CREIGHTON RD
PENSACOLA, FL 32504

PS Form 3800, April 2008

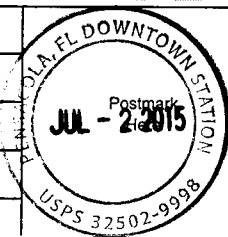
7007 0710 0001 2342 1036

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

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Postage	\$.49
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Sent To
KAREN RENEAU SPICER [15-514]
11731 OLD COURSE ROAD
CANTONMENT FL 32533

PS Form 3800, April 2008

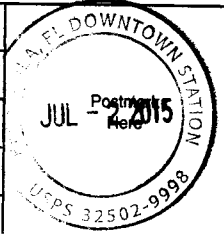
7007 0710 0001 2342 1021

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.49
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.74



Sent To
WACHOVIA MORTGAGE CORP [15-514]
C/O WELLS FARGO HOME MORTGAGE
3476 STATE VIEW BLVD
FORT MILL SC 29715

PS Form 3800, April 2008

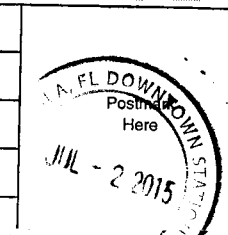
7007 0710 0001 2342 1043

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.49
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.74



Sent To
CITY OF PENSACOLA [15-514]
TREASURY DIVISION
P O BOX 12910
PENSACOLA FL 32521

PS Form 3800, April 2008

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 August 3, 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 **BROADRIVER TRF I LP, US BANK AS CUST** holder of **Tax Certificate No. 01711**, issued the **1st** day of **June, A.D., 2013** 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:

LT 20 GROVE S/D 1ST AMENDMENT PB 18 P 47 REPLAT OF GROVE S/D PB 18 P 25 REPLAT OF A PORTION OF LT 25 FERRY PASS HTS PB 1 P 60 OR 5851 P 769

SECTION 30, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032405350 (15-514)

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

KAREN RENEAU SPICER

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 August, which is the **3rd** day of **August 2015**.

Dated this 2nd day of July 2015.

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:

KAREN RENEAU SPICER
3195 CREIGHTON RD
PENSACOLA, FL 32504



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Post Property:

705 FARMINGTON RD 32504



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

By:
Emily Hogg
Deputy Clerk

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

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 01711 of 2013

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 2, 2015, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

KAREN RENEAU SPICER 3195 CREIGHTON RD PENSACOLA, FL 32504	WACHOVIA MORTGAGE CORP C/O WELLS FARGO HOME MORTGAGE 3476 STATE VIEW BLVD FORT MILL SC 29715
KAREN RENEAU SPICER 11731 OLD COURSE ROAD CANTONMENT FL 32533	CITY OF PENSACOLA TREASURY DIVISION P O BOX 12910 PENSACOLA FL 32521

WITNESS my official seal this 2nd day of July 2015.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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:

WACHOVIA MORTGAGE CORP [15-514]
C/O WELLS FARGO HOME MORTGAGE
3476 STATE VIEW BLVD
FORT MILL SC 29715

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail®

☐ Priority Mail Express™

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7007 0710 0001 2342 1029

PS Form 3811, July 2013

Domestic Return Receipt

Redeemed
13/17/11

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:

KAREN RENEAU SPICER [15-514]
11731 OLD COURSE ROAD
CANTONMENT FL 32533

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Paul Hitt

☐ Agent
☒ Addressee

B. Received by (Printed Name)

PAUL HITT

C. Date of Delivery

7/10/15

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
 (Transfer from service label)

7007 0710 0001 2342 1036

PS Form 3811, July 2013

Domestic Return Receipt

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 [15-514]
TREASURY DIVISION
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

6-9-15

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
 (Transfer from service label)

7007 0710 0001 2342 1043

PS Form 3811, July 2013

Domestic Return Receipt

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:

KAREN RENEAU SPICER [15-514]
3195 CREIGHTON RD
PENSACOLA, FL 32504

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Karen Spicer

☐ Agent
☒ Addressee

B. Received by (Printed Name)

KAREN SPICER

C. Date of Delivery

7/6/15

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
 (Transfer from service label)

7007 0710 0001 2342 1012

PS Form 3811, July 2013

Domestic Return Receipt

Redeemed
13/17/11

WARNING

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Personal Services:

KAREN RENEAU SPICER
3195 CREIGHTON RD
PENSACOLA, FL 32504

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

15-514

Document Number: ECSO15CIV029763NON

Agency Number: 15-009657

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01711 2013

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: KAREN RENEAU SPICER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 7/2/2015 at 9:25 AM and served same on KAREN RENEAU SPICER , at 11:27 AM on 7/9/2015 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: _____

K. MILLER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: JLBRYANT

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Post Property:

705 FARMINGTON RD 32504



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

Emily Hogg

By:
Emily Hogg
Deputy Clerk

FILED
JUL 2 2015
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

15-514

Document Number: ECSO15CIV029803NON

Agency Number: 15-009695

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01711 2013

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: KAREN RENEAU SPICER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/2/2015 at 9:27 AM and served same at 12:35 PM on 7/6/2015 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: _____

K. MILLER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: JLBRYANT

THE ESCAMBIA SUN-PRESS, LLC
PUBLISHED WEEKLY SINCE 1948



(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared

MICHAEL P. DRIVER

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

SALE DATE: 08/03/2015 - TAX CERT. #01711

in the CIRCUIT Court
was published in said newspaper in the issues of
JULY 2, 9, 16, 23, 2015

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 23RD DAY OF
JULY A.D., 2015

Heather Tuttle

HEATHER TUTTLE

NOTARY PUBLIC



NOTICE OF APPLICATION FOR
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GROVE S/D PB 18 P 25 REPLAT OF A
PORTION OF LT 25 FERRY PASS
LTS PB 18 P 47 OR 5851 P 700

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RANGE 30 W

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221 Palmetto Place Ste 110, Pensacola FL
32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)

By: Emily Hogg
Deputy Clerk

oaw-4w-07-02-09-16-23-2015