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)

04/27/2015

Applicant's Signature

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

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County) \$1,273.50						

	by Applicant or Included (County)
2.	Total of Delinquent Taxes Paid by Tax Deed Application
_	Total of Current Taxes Paid by Tax Deed Applicant (2014)

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

- 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

\$200.00 \$125.00 \$2,144.34 \$2,144.34 \$12.50	\$546.75
\$2,144.34 \$2,144.34	\$200.00
\$2,144.34	
	\$2,144.34
\$12.50	\$2,144.34
\$12.50	
\$12.50	
\$12.50	
\$12.50	
	\$12.50

\$0.00

*Done this 27th day of April, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

Date of Sale:

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

Bv



List

Tangible Property

Search

Real Estate

Search

Amendment 1/Portability

Calculations

Back Printer Friendly Version Navigate Mode Account Reference 2014 Certified Roll Assessment 301S307903000020 Improvements: Reference: \$0 032405350 Land: \$28,500 Account: Owners: SPICER KAREN RENEAU \$28,500 3195 CREIGHTON RD Total: Mail: PENSACOLA, FL 32504 \$28,500 Non-Homestead Cap: 705 FARMINGTON RD 32504 Situs: VACANT RESIDENTIAL P Disclaimer Use Code: Taxing PENSACOLA CITY LIMITS **Authority:** Amendment 1/Portability Calculations Open Tax Inquiry Window Tax Inquiry: Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector 2014 Certified Roll Exemptions None Sales Data Official Records Legal Description Sale Date Book Page Value Type (New Window) LT 20 GROVE S/D 1ST AMENDMENT PB 18 P 47 02/2006 5851 769 \$142,000 WD View Instr REPLAT OF GROVE S/D PB 18 P 25 REPLAT OF A Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and PORTIO N OF LT 25 FERRY PASS HTS PB 1... Extra Features Comptroller None Parcel Launch Interactive Map Information 485.9 Section Map Id: 36 119.2 30-1S-30-2 75 Approx. Acreage: 0.2500 Zoned: R-1AAA Evacuation & Flood Information Open Report 75 iew Florida Department of Environmental Protection(DEP) Data Buildings

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.

None

Recorded in Public Records 01/10/2011 at 01:56 PM OR Book 6677 Page 1704, Instrument #2011001969, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

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, 2010. 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 comporation

ALVIN'G. COBY CITY MANAGER

CHY CLERK

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this _____ day of _______, 20 ______, by _______, 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, 2010. 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 munidipal promation

ALVIN G. COBY CHY MANAGER

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this ______ day of _______, 2010, by __Avin 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.

TRACEY NEWTON
Commission DD 684667
Expires June 12, 2011

Recorded in Public Records 03/12/2010 at 04:56 PM OR Book 6569 Page 224, Instrument #2010016014, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

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 ensealing 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 Book5851; 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 assignes 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: MORTGAGE **ELECTRONIC** REGISTRATION Assignor(s) SYSTEMS, INC. IS A SEPARATE CORPORATION THAT IS ACTING SOLELY AS NOMINEE FOR WACHOVIA MORTGAGE CORPORATION 1100 CORPORATE-GENTER DRIVE, RALEIGH, NC. 27607 withess signature M by: Monique Santos printed name: John Kennerty printed name Assistant Securitary Its: Corporate Seal: witness signature RoseAna Cortinez

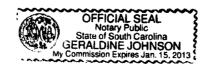
STATE OF SOUTH CAROLINA

COUNTY OF YORK

printed name

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.

Beraldie gehan



BY SIGNING BELOW, Borrower accepts a Security Instrument and in any Rider executed by Esigned, sealed and delivered in the presence of:	nd agrees to the terms and covenants contained in this Borrower and recorded with it. (Seal Raren R. Spicer Borrower (a/k/a Karen Reneau Spicer))
- 110	Farmington Road, Pensacola, FL 32504 (Addres	e\
Mery Janet Kogers	Taulos (Autoria)	3)
Many Comet Rogers	(Seal	•
(Seal) -Borrower	(Addres (Sea -Borrow	l)
(Address)	(Addres	s)
(Seal)	(Sea	l)
-Borrower	-Воггом	ег
(Address)	(Addres	s)
(Seal)	(Sea	1)
-Borrower	-Вогтом	er
(Address)	(Addres	is)
3942431	3942431	
-6A(FL) (0005).02	age 15 of 16 Form 3010 1/0)1

BK: 5851 PG: 772

(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

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

which currently has the address of

[Street]

Farmington Road

[City], Florida 32504

[Zip Code]

Pensacola ("Property Address"):

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.

3942431

3942431

-6A(FL) (0006).02

Form 3010 1/01

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

And summer is 1100 corporate center bilder, Raidign, No. 27007
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
dundred 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]:
Adjustable Rate Rider Condominium Rider Second Home Rider Balloon Rider Planned Unit Development Rider 1-4 Family Rider VA Rider Biweekly Payment Rider 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

Initials:

3942431

-6A(FL) (0005).02

Page 2 of 16

Form 3010 1/01

Recorded in Public Records 03/02/2006 at 01:49 PM OR Book 5851 Page 770, Instrument #2006021014, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$163.00 MTG Stamps \$447.30 Int. Tax \$255.60

163.00 447.90 265.60. 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

3942431

3942431

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

Form 3010 1/01

-6A(FL) (0005).02

Page 1 of 16

VMP MORTGAGE FORMS - (800)521-7291

Recorded in Public Records 03/02/2006 at 01:49 PM OR Book 5851 Page 769, Instrument #2006021013, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$994.00

994.00

Prepared By: PHILLIP A. PUGH Emmanuel, Sheppard & Comdon 30 S. Spring Street Pensacola, FL 32591 File Number: 01625-110512 Parcel ID #: 301S30-7901-059-001 Grantec(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:

Signature:___

Print Name: Mary

POWER PROPERTIES & DEVELOPMENTS LLC, a Florida Limited Liability Company

riorida Limited Liability Company

(a/k/a POWER PROPERTIES & DEVELOPMENT, LLC)

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 (1) is personally known to me or (1) has produced as identification.

Notary Seal

PHILLIP A. PUBH
Netary Public-State of FL
Comm. Exp. Nev. 12, 2009
Comm. Ne. DD 473820

Signature:
Print Name:

Phillip A. Rost

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

Janet Holley Escambia County Tax Collector
P.O. Box 1312 Pensacola, FL 32596 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 agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is described property above referenced tax deed sale.
YES NO Notify City of Pensacola, P.O. Box 12910, 32521 Notify Escambia County, 190 Governmental Center, 32502 Tax year.
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
ond delivered to Escambia County Tax Collector,

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

301S307903000020 - 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:

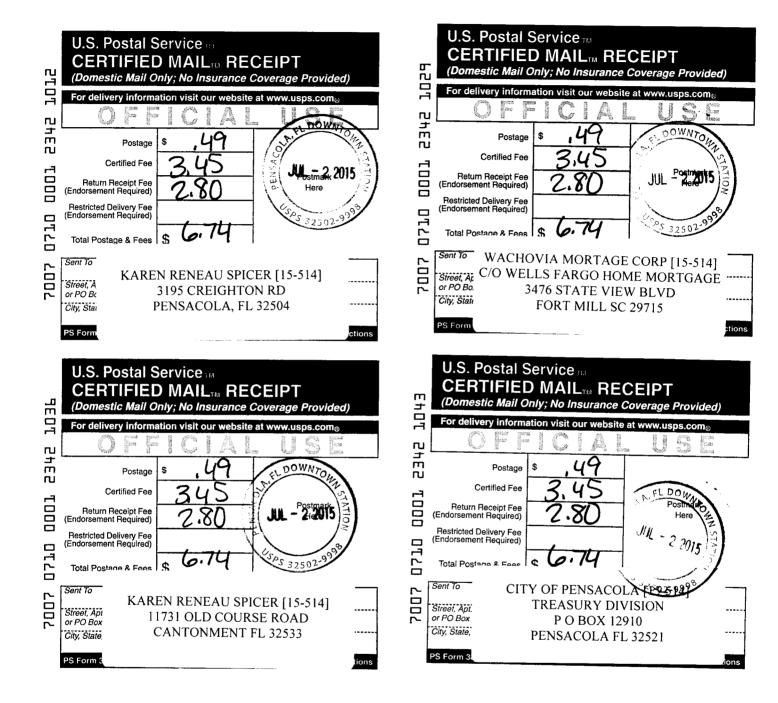
SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

May 6, 2015



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 CAŁL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

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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.

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Personal Services:

KAREN RENEAU SPICER 3195 CREIGHTON RD PENSACOLA, FL 32504

COUNTRACT

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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Post Property:

705 FARMINGTON RD 32504



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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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COMPTAOL IN COUNT PLOT

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 # 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 MORTAGE 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.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

NDER: COMPLETE THIS SECTION	A. Signature
Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.	□ Agent
Print your name and address on the reverse so that we can return the card to you.	Addressee Breceived by (Printed Name) C. Date of Delivery
Attach this card to the back of the mailpiece, or on the front if space permits.	PAUL HITT 7/10/15
Article Addressed to:	D. Is delivery address different from item 1? Yes If YES, enter delivery address below.
Alticle Addressed to.	If YES, enter delivery address below: No
KAREN RENEAU SPICER [15-514]	
11731 OLD COURSE ROAD	3. Service Type
CANTONMENT FL 32533	☐ Certified Mail® ☐ Priority Mail Express™
	☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ Collect on Delivery
	4. Restricted Delivery? (Extra Fee) ☐ Yes
Article Number	
(Transfer from service label)	0710 0001 5345 1036
Form 3811, July 2013 Domeși	tic Return Receipt
NDER. COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELECTION
Complete items 1, 2, and 3. Also complete	A. Signature
item 4 if Restricted Delivery is desired, Print your name and address on the reverse	X Dustin Z Duffin Addressee
so that we can return the card to you. Attach this card to the back of the mailpiece,	B. Received by (Printed Name) C. Date of Delivery
or on the front if space permits.	Dustin L. Briffin 4-9-18
Article Addressed to:	If YES, exter delivery address below:
CITY OF PENSACOLA [15-514]	
TREASURY DIVISION	
P O BOX 12910	3. Service Type
PENSACOLA FL 32521	☐ Registered ☐ Priority Mail Express™ ☐ Redurn Receipt for Merchandise
	☐ Insured Mail ☐ Collect on Delivery
	4. Restricted Delivery? (Extra Fee) ☐ Yes
Article Number 7 🛮 🗘 7	0710 COO1 2342 1043
<u> </u>	tic Return Receipt
	COMPLETE THIS SECTION ON DELIVERY
NDER: COMPLETE THIS SECTION	
NDER: COMPLETE THIS SECTION Complete items 1, 2, and 3. Also complete tem 4 if Restricted Delivery is desired.	A. Signature
NDER COMPLETE THIS SECTION Complete items 1, 2, and 3. Also complete tem 4 if Restricted Delivery is desired. Print your name and address on the reverse	A. Signature A. Signature A. Agent D. Agent D. Addressee
NDER COMPLETE THIS SECTION Complete items 1, 2, and 3. Also complete tem 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,	A. Signature A. Signature A. Signature D. Agent D. Addressee B. Received by (Plinted/Name) C. Date of Delivery
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.	A. Signature A. Signature A. Signature D. Agent D. Addressee B. Received by (Plinted/Name) C. Date of Delivery
NDER: COMPLETE THIS SECTION Complete items 1, 2, and 3. Also complete tem 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you.	A. Signature A. Signature A. Signature D. Agent D. Addressee B. Received by (Plinted/Name) C. Date of Delivery
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PS Form 3811, July 2013

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		UJAH LETE THIS SECTION ON DELIVERY
 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. 		A, Statute X
1. Article Addressed to:		If YES, enter delivery address below: No
WACHOVIA MORTAGE CORP C/O WELLS FARGO HOME MO 3476 STATE VIEW BLV FORT MILL SC 29715	D	3. Seryice Type ☐ Certified Mail® ☐ Priority Mail Express™ ☐ Registered ☐ Return Receipt for Merchandise
		☐ Insured Mail ☐ Collect on Delivery A Published Political (Fytra Fee) ☐ Yes
		4. Hestricted Delivery! (Exact 199)
Article Number (Transfer from service label)		10 0001 2342 1029
PS Form 3811, July 2013	Domestic R	Return Receipt

Ledeemed 13/17/1

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KAREN RENEAU SPICER 3195 CREIGHTON RD PENSACOLA, FL 32504

COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

Redeemed 15-514

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 15-009657

Document Number: ECSO15CIV029763NON

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

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Post Property:

705 FARMINGTON RD 32504



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

Redeemed

15-514

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 15-009695

Document Number: ECSO15CIV029803NON **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: Receipt No: \$40.00 BILL

THE ESCAMBIA SUN-PRESS, LLC

PUBLISHED WEEKLY SINCE 1948



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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA (SEAL) By: Emily Hogg Deputy Clerk

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

(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared

MICHAEL P. DRIVER

Publisher of The published at (Wa	Escambia Sun Pro	ho on oath says that he is ess, a weekly newspaped la in Escambia County ertisement, being a
NOTICE	in the matter of	SALE
SALE DA	TE: 08/03/2015 - TA	X CERT. #01711
	in the	CIRCUIT Court
was published in s	aid newspaper in th JULY 2, 9, 16, 23,	
newspaper publis Escambia County heretofore been County, Florida e class mail matter Escambia County preceding the fire	shed at (Warrings, Florida, and that continuously publicach week and has at the post office, Florida, for a prest publication of a figure	Escambia Sun-Press is a ton) Pensacola, in said the said newspaper has shed in said Escambia been entered as second e in Pensacola, in said eriod of one year next the attached copy of says that he has neither m or corporation any fund for the purpose of bublication in the said
l		PUBLISHER
Sworn to and subs	cribed before me th JULY Line 7	is 23RD DAY OF A.D., 20 15
HEATHER TUTTL	E	NOTARY PUBLIC

