

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

TC 13, LLC WWW.BUYTHISTAXLIEN.COM
WAPN, AS CUSTODIAN FOR TC 13 S
PO BOX 173017
TAMPA, FL 33672

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

Certificate No.	Date	Legal Description
2013/ 2407	06-01-2013	N1/2 OF LT 43 WENTWORTH 1ST ADDN TO BRENT PB 2 P 60 OR 6803 P 1589

I agree to pay all delinquent taxes, redeem all outstanding tax 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 report 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.

Electronic signature on file

Applicant's Signature

05-31-2016

Date

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600469

Date of Tax Deed Application
May 31, 2016

This is to certify that **TC 13, LLC WWW.BUYTHISTAXLIEN.COM**, holder of **Tax Sale Certificate Number 2013 / 2407**, Issued the 1st Day of June, 2013 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **04-3086-000**

Cert Holder:
TC 13, LLC WWW.BUYTHISTAXLIEN.COM
WAPN, AS CUSTODIAN FOR TC 13 S
PO BOX 173017
TAMPA, FL 33672

Property Owner:
WILSON MATTHEW
817 N 48TH AVE
PENSACOLA, FL 32506

N1/2 OF LT 43 WENTWORTH 1ST ADDN TO BRENT PB 2 P 60 OR 6803 P 1589

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2013/2407	04-3086-000	06-01-2013	264.36	27.76	292.12

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2015/2168	04-3086-000	06-01-2015	243.20	6.25	12.16	261.61
2014/2020	04-3086-000	06-01-2014	262.30	6.25	13.12	281.67

Amounts Certified by Tax Collector (Lines 1-7):

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	835.40
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	717.14
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	1,927.54

Amounts Certified by Clerk of Court (Lines 8-15):

Total Amount Paid

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application. If Applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 8th day of June, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: **7 November 2016**

By

Shirley Rich, CFCA

Senior Deputy Tax Collector

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
04-3086-000 2013



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: 471S302000000043

Account: 043086000

Owners: WILSON MATTHEW

Mail: 1027 CARY MEMORIAL DR
PENSACOLA, FL 32505

Situs: 1027 CARY MEMORIAL DR 32505

Use Code: SINGLE FAMILY RESID

Taxing Authority: COUNTY MSTU

Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$15,000	\$23,618	\$38,618	\$38,618
2014	\$14,250	\$22,210	\$36,460	\$34,835
2013	\$14,250	\$20,071	\$34,321	\$34,321

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/29/2011	6803	1589	\$30,000	SC	View Instr
12/29/2011	6803	1587	\$1,000	QC	View Instr
10/2000	4626	511	\$32,000	WD	View Instr
02/1997	4097	1020	\$16,000	WD	View Instr
02/1997	4097	1018	\$100	WD	View Instr
02/1995	3728	690	\$100	QC	View Instr

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

2015 Certified Roll Exemptions

Legal Description

N1/2 OF LT 43 WENTWORTH 1ST ADDN TO BRENT PB 2 P
60 OR 6803 P 1589

Extra Features

UTILITY BLDG

Parcel Information

Section Map Id: 47-1S-30

Approx. Acreage: 0.2138

Zoned: HDMU

Evacuation & Flood Information

[Open Report](#)

+

-

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

Launch Interactive Map

Buildings


Address:1027 CARY MEMORIAL DR, Year Built: 1950, Effective Year: 1950

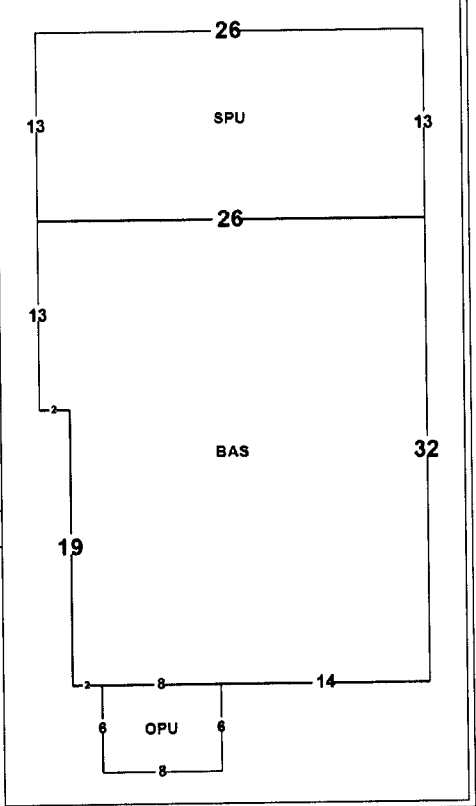
Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1180 Total SF
BASE AREA - 794
OPEN PORCH UNF - 48
SCRN PORCH UNF - 338



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.

Last Updated:06/15/2016 (tc.1928)

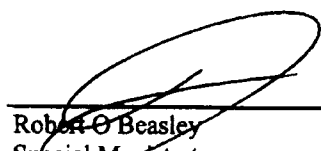
property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

All monies owing hereunder shall constitute a lien on all your real and personal property including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 27 day of March, 2007.



Robert O. Beasley
Special Magistrate
Office of Environmental Enforcement

THEREFORE, the Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: Nicholas P. Christodoulou Jr and Steve H. Wilson shall have until June 25,, 2007 to correct the violation and to bring the violation into compliance.

Corrective action shall include: Repair/Replace privacy fence.
Removal of all overgrowth, by April 26, 2007.
Remove all trash & debris, and Remove/or waterproof
and store all vehicles properly, by June 25, 2007.

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100.00 per day, commencing June 26, 2007. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

If the violation is not abated within the specified time period, then the County may elect to abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$1,100.00 are hereby awarded in favor of Escambia County as the prevailing party against Nicholas P. Christodoulou Jr. & Steve H. Wilson

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 06-12-0369
Location: 2230 Border Street
PR# 162S30-2300-001-026

Nicholas P. Christodolus Jr.,
Steve H. Wilson
109 N. W. Gilliland Drive
Pensacola, FL 32507

Steve H. Wilson
817 N. 48th Avenue
Pensacola, FL 32506

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"

BY: [Signature] C.
DATE: 3-29-2007

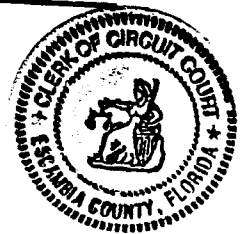
ORDER

This CAUSE having come before the Office of Environmental
Enforcement Special Magistrate on the Petition of the Environmental Enforcement
Officer for alleged violation of the ordinances of the County of Escambia, State of
Florida, and the Special Magistrate having considered the evidence before him in the

form of testimony by the Enforcement Officer and the respondent or representative,
Nicholas P. Christodolus Jr., a
Steve H. Wilson as well as evidence submitted and after consideration of the
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate

finds that a violation of the Code of Ordinances 42-196 (1), 42-196 (3)
42-196 (e), 42-196 (d), 42-196 (e)

has occurred and continues.



Recorded in Public Records 06/10/2016 at 01:21 PM OR Book 7538 Page 691,
Instrument #2016043241, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 42560915 E-Filed 06/09/2016 05:18:10 PM

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY FLORIDA

GULF WINDS FEDERAL CREDIT UNION
220 East Nine Mile Road
Pensacola, FL 32534

Plaintiff,

vs.

Case No. 2016 SC 001472
Division V

MATTHEW WILSON
1276 Sanibel Lane
Gulf Breeze, FL 32561

Defendant.

FINAL JUDGMENT

At a Small Claims Pretrial Conference in open court on June 8, 2016, the plaintiff and defendant appeared representing themselves. The defendant admitted the debt and agreed to a Final Judgment and it is, therefore

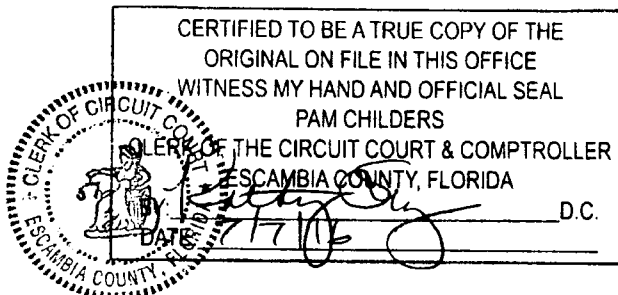
ORDERED AND ADJUDGED that plaintiff shall recover from defendant \$3,183.85 which shall accrue interest at the rate of 4.78% per annum, for which let execution issue.

DONE AND ORDERED this 9th day of June, 2016 in chambers, nunc pro tunc to June 8, 2016, as announced in open court in Pensacola, Escambia County, Florida.



County Judge

cc: Plaintiff
Defendant



Department of Health • Office of Vital Statistics

(STATE FILE NUMBER)

**STATE OF FLORIDA
MARRIAGE RECORD**

TYPE IN UPPER CASE

USE BLACK INK

This license not valid unless seal of Clerk,
Circuit or County Court, appears thereon.

2015 ML 003693

(APPLICATION NUMBER)

APPLICATION TO MARRY

1 NAME OF SPOUSE (First, Middle, Last) MATTHEW SHANE WILSON		1b. MAIDEN SURNAME (If applicable)	2. DATE OF BIRTH (Month, Day, Year) 11/11/1983
3a. RESIDENCE - CITY, TOWN OR LOCATION PENSACOLA	3b. COUNTY ESCAMBIA	3c. STATE FLORIDA	4. BIRTHPLACE (State or foreign Country) FLORIDA
5a. NAME OF SPOUSE (First, Middle, Last) GLORIA CHRISTINE WARKULWIZ		5b. MAIDEN SURNAME (If applicable)	6. DATE OF BIRTH (Month, Day, Year) 05/05/1992
7a. RESIDENCE - CITY, TOWN OR LOCATION MILTON	7b. COUNTY SANTA ROSA	7c. STATE FLORIDA	8. BIRTHPLACE (State or foreign Country) FLORIDA

WE THE APPLICANTS NAMED IN THIS CERTIFICATE, EACH FOR HIMSELF OR HERSELF, STATE THAT THE INFORMATION PROVIDED ON THIS RECORD IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR THE ISSUANCE OF A LICENSE TO AUTHORIZE THE SAME IS KNOWN TO US AND HEREBY APPLY FOR LICENSE TO MARRY.

9. SIGNATURE OF SPOUSE (Sign full name using black ink) ▶ <i>Matthew Shane Wilson</i>	10. SUBSCRIBED AND SWORN TO BEFORE ME ON (Date) 10/05/2015
11. TITLE OF OFFICIAL DEPUTY CLERK	12. SIGNATURE OF OFFICIAL (Use black ink) ▶ <i>Gloria Christine Warkulwiz</i>
13. SIGNATURE OF SPOUSE (Sign full name using black ink) ▶ <i>Gloria Christine Warkulwiz</i>	14. SUBSCRIBED AND SWORN TO BEFORE ME ON (Date) 10/05/2015
15. TITLE OF OFFICIAL DEPUTY CLERK	16. SIGNATURE OF OFFICIAL (Use black ink) ▶ <i>Gloria Christine Warkulwiz</i>

LICENSE TO MARRY

AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF FLORIDA AND TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS. THIS LICENSE MUST BE USED ON OR AFTER THE EFFECTIVE DATE AND ON OR BEFORE THE EXPIRATION DATE IN THE STATE OF FLORIDA IN ORDER TO BE RECORDED AND VALID.

17. COUNTY ISSUING LICENSE ESCAMBIA COUNTY	18. DATE LICENSE ISSUED 10/05/2015	18a. DATE LICENSE EFFECTIVE 10/08/2015	19. EXPIRATION DATE 12/07/2015
20a. SIGNATURE OF COURT CLERK OR JUDGE ▶ <i>Pam Childers</i>		20b. TITLE CLERK OF COURTS	20c. BY D.C. lb

CERTIFICATE OF MARRIAGE

I HEREBY CERTIFY THAT THE ABOVE NAMED SPOUSES WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.

21. DATE OF MARRIAGE (Month, Day, Year) OCTOBER 8, 2015	22. CITY, TOWN, OR LOCATION OF MARRIAGE PENSACOLA
23a. SIGNATURE OF PERSON PERFORMING CEREMONY (Use black ink) ▶ <i>Gloria Christine Warkulwiz</i>	23c. ADDRESS (Of person performing ceremony) PO BOX 333 PENSACOLA FL 32591-0333
23b. NAME AND TITLE OF PERSON PERFORMING CEREMONY (Or notary stamp) HON. PAM CHILDERS, CLERK OF COURTS BY: LORRAINE BROOKS, DEPUTY CLERK	24. SIGNATURE OF WITNESS TO CEREMONY (Use black ink) ▶ 25. SIGNATURE OF WITNESS TO CEREMONY (Use black ink) ▶

INFORMATION BELOW FOR USE BY VITAL STATISTICS ONLY - NOT TO BE RECORDED

224.00 - 03
6.00 - Rec.

OR BK 4626 P80511
Escambia County, Florida
INSTRUMENT 2000-786993

DEED DOC STAMPS PD @ ESC CO \$ 224.00
11/09/00 ERNIE LEE MAGAHA, CLERK
By: Steve Wilson

This Warranty Deed

Made this 18 day of October A.D. 2000
by

Terina T. Mayo
an unmarried woman

hereinafter called the grantor, to

William and Linda Ball
husband and wife

whose post office address is:

1027 Cary Memorial Dr.
Pensacola, Fl 32505

hereinafter called the grantees:

(Whoever uses herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, remises, releases, conveys and confirms unto the grantees, all that certain land situate in Escambia County, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

The North 1/2 of Lot 43 Wentworth's First Addition to Brent as per plat recorded in Plat Book 2, page 60 of the public records of Escambia County, Florida.

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 grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31.

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

Signed, sealed and delivered in our presence:

Terina T. Mayo

Witness

1005 Carlisle St. Haines City, FL

Terina J. Mayo

Helen S. Gaffney

415 E Hinsdale Av. Haines City, FL 33844

Kathy Linder

415 E Hinsdale Av. Haines City, FL 33844

Witness

RCD Nov 09, 2000 03:33 pm
Escambia County, Florida

State of Florida
County of Polk

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-786993

The foregoing instrument was acknowledged before me this 18 day of Oct., 2000, by

Terina T Mayo

who is personally known to me or who has produced FID# M000878608210 as identification.

Steve Wilson
817 N 48th Ave
Pan. Fl. 32506



Helen S. Gaffney
Notary Public

Escambia County Tax Collector

Page 1 of 1

EXHIBIT "A"

Escambia County Tax Collector

generated on 12/29/2011 1:06:20 PM CST

Search by Owner Name...

Click on a record below to view more details.

Search Results

04-3086-000 - BALL WILLIAM & LINDA

Address:

BALL WILLIAM & LINDA
823 N 48TH AVE
PENSACOLA FL 32506

Assessed Year:
2011

Paid: N Legal:

471S30-2000-000-043 1027
CARY MEMORIAL DR N1/2 OF
LT 43 WENTWORTH 1ST ADDN
TO BRENT PB 2 P 60 OR
4626 P 511

GEO Number: 471S30-2000-
000-043

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 1st day of OCT. 2011
by first party, Grantor, William & Linda Ball
whose post office address is 823 N. 48th Ave. Pensacola FL 32506
to second party, Grantee, Steve Wilson
whose post office address is 817 N. 48th Ave. Pensacola FL 32506

WITNESSETH, That the said first party, for good consideration and for the sum of
ten Dollars (\$ 10.00) paid by the said second party, the receipt whereof is hereby
acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title,
interest and claim which the said first party has in and to the following described parcel of land, and improvements
and appurtenances thereto in the County of Escambia, State of Florida to wit:
see exhibit "A"

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first
above written. Signed, sealed and delivered in presence of:

[Signature]
Signature of Witness
Tina L. Jarman
Print name of Witness
[Signature]
Signature of Witness
Randall Wayne Dunn
Print name of Witness

[Signature]
Signature of First Party, Grantor
William Ball
Print name of First Party
[Signature]
Signature of First Party, Grantor
Linda Ball
Print name of First Party

State of Florida
County of Escambia
On 12/29/11 before me,
appeared William and Linda Ball
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

[Signature]
Signature of Notary

TINA L. JARMAN
Notary Public, State Of Florida
My comm. exp. Nov. 29, 2012
ID# 619390 DD#961832
☒ Personally Known ☐ Other I.D.

Affiant [Signature] Known _____ Produced ID _____
Type of ID _____ (Seal)

Prepared by

Linda Wilson
817 N. 48th Ave
Pensacola FL 32506

STATE OF FLORIDA

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 12/29/11 (date), by
Steve Wilson (name), who is personally known to me or who has produced
 _____ (type of identification) as identification.

TINA L. JARMAN
 Notary Public, State Of Florida
 My comm. exp. Nov. 29, 2012
 ID# 619390 DD# 961832
☒ Personally Known ☐ Other I.D.

Tina L. Jarman
 Notary Public
 Printed Name: Tina L. Jarman

My commission expires:

11-29-12Commission # 961832

STATE OF FLORIDA

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 12/29/11 (date), by
Matthew Wilson (name), who is personally known to me or who has produced
 _____ (type of identification) as identification.

TINA L. JARMAN
 Notary Public, State Of Florida
 My comm. exp. Nov. 29, 2012
 ID# 619390 DD# 961832
☒ Personally Known ☐ Other I.D.

Tina L. Jarman
 Notary Public
 Printed Name: Tina L. Jarman

My commission expires:

11-29-12Commission # 961832

Seller(s) Name and Address	Buyer(s) Name and Address
Name: <u>Steve Wilson</u>	Name: <u>Matthew Wilson</u>
Address: <u>817 N. 48th Ave</u>	Address: <u>1027 Cary Memorial DR</u>
City: <u>Pensacola</u>	City: <u>Pensacola</u>
State: <u>FL</u> Zip: <u>32506</u>	State: <u>FL</u> Zip: <u>32505</u>

federal agency, instrumentality or entity or (d) Electronic Funds Transfer. Upon reinstatement by Purchaser, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred.

24.

HEIRS AND ASSIGNS

This contract shall be binding upon and to the benefit of the heirs, administrators, executors, and assigns of the parties hereto. However, nothing herein shall authorize a transfer in violation of paragraph (12).

25.

OTHER PROVISIONS

WITNESS THE SIGNATURES of the Parties this the ____ day of _____,

20 ____.

Witness
 Print Name: Linda Diane Dietz

Witness
 Print Name: Tina L. Jarman

Witness
 Print Name: Ronald W. Dove

Witness
 Print Name: Randy L. Howard

Michael W. [Signature]
 Purchaser

Purchaser

[Signature]
 Seller

Seller

obtain possession by appropriate court action.

10.
DEED AND EVIDENCE OF TITLE

Upon total payment of the purchase price and any and all late charges, and other amounts due Seller, Seller agrees to deliver to Purchaser a Warranty Deed to the subject property, at Seller's expense, free and clear of any liens or encumbrances other than taxes and assessments for the current year.

11.
NOTICES

All notices required hereunder shall be deemed to have been made when deposited in the U. S. Mail, postage prepaid, certified, return receipt requested, to the Purchaser or Seller at the addresses listed below. All notices required hereunder may be sent to:

Seller:

Steve Wilson
817 N. 48th Ave
Pensacola, FL 32506

Purchaser:

Matthew Wilson
1027 Cary Memorial Dr.
Pensacola, FL 32505

and when mailed, postage prepaid, to said address, shall be binding and conclusively presumed to be served upon said parties respectively.

12.
ASSIGNMENT OR SALE

Purchaser shall not sell, assign, transfer or convey any interest in the subject property or this agreement, without first securing the written consent of the Seller.

2.

PURCHASE PRICE AND TERMS

The purchase price of the property shall be \$ 30,000. The purchaser does hereby agree to pay to the order of the Seller the sum of 1,000 Dollars (\$ 1,000) upon execution of this agreement, with the balance of \$ 29,000 being due and payable as follows: (Select one)

- ☐ (a) Balance payable in _____ (_____) monthly installments of _____ Dollars (\$ _____) each, with the first installment being due and payable on the ____ day of _____, 20____ and a like payment on the first day of each month thereafter until the ____ day of _____, 20____, when the final payment shall be due. No interest.
- ☒ (b) Balance payable, together with interest on the whole sum that shall be from time to time unpaid at the rate of 5 per cent, per annum, payable in the amount of \$ 400.00 dollars per month beginning on the 1 day of Oct, 2011 and continuing on the same day of each month thereafter until fully paid.
- ☐ (c) Balance payable, together with interest on the whole sum that shall be from time to time unpaid at the rate of _____ per cent, per annum, payable in the amount of _____ dollars per month beginning on the _____ day of _____, 20____, and continuing on the same day of each month thereafter until the _____ day of _____, 20____, when all remaining principal and interest shall be paid. (Balloon payment)

If interest is charged, interest shall be computed monthly and deducted from payment and the balance of payment shall be applied on principal.

3.

TIME OF THE ESSENCE

Time is of the essence in the performance of each and every term and provision in this agreement by Purchaser.

Escambia County Tax Collector

Page 1 of 1

EXHIBIT "A"

Escambia County Tax Collector

generated on 12/29/2011 1:06:20 PM CST

Search by Owner Name...

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Search Results

04-3086-000 - BALL WILLIAM & LINDA

Address:

BALL WILLIAM & LINDA
823 N 48TH AVE
PENSACOLA FL 32506

Assessed Year:
2011

Paid: N Legal:

471S30-2000-000-043 1027
CARY MEMORIAL DR N1/2 OF
LT 43 WENTWORTH 1ST ADDN
TO BRENT PB 2 P 60 OR
4626 P 511

GEO Number: 471S30-2000-
000-043

CONTRACT FOR DEED

THIS DAY this agreement is entered into by and between Steve Wilson,
hereinafter referred to as "SELLER", whether one or more, and Matthew Wilson
hereinafter referred to as "PURCHASER", whether one or more, on the terms and conditions and for
the purposes hereinafter set forth:

1.

SALE OF PROPERTY

For and in consideration of TEN DOLLARS (\$10.00) and other good and valuable
considerations the receipt and sufficiency of which is hereby acknowledged, Seller does hereby agree to
convey, sell, assign, transfer and set over unto Purchaser, the following property situated in
Escambia County, State of Florida, said property being described as follows: (Type
description or attach description as exhibit "A")

See exhibit 'A'

Together with all rights of ownership associated with the property, including, but not limited to, all
easements and rights benefiting the premises, whether or not such easements and rights are of record,
and all tenements, hereditaments, improvements and appurtenances, including all lighting fixtures,
plumbing fixtures, shades, venetian blinds, curtain rods, storm windows, storm doors, screens, awnings,
if any, and Ø now on the premises.

SUBJECT TO all recorded easements, rights-of-way, conditions, encumbrances and limitations
and to all applicable building and use restrictions, zoning laws and ordinances, if any, affecting the
property.

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-7-2016

TAX ACCOUNT NO.: 04-3086-000

CERTIFICATE NO.: 2013-2407

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

☒ Notify City of Pensacola, P.O. Box 12910, 32521
 221 Palafox Place, 4th Floor/
☒ Notify Escambia County, 190 Governmental Center, 32502
☒ Homestead for _____ tax year.

Matthew SHane Wilson
1027 Cary Memorial Dr.
Pensacola, FL 32505

Escambia County Code Enforcement
3363 West Park Place
Pensacola, FL 32505

Steve Wilson
817 N. 48th Ave.
Pensacola, FL 32506

Gulf Winds Federal Credit Union
220 E. Nine Mile Road
Pensacola, FL 32534

Certified and delivered to Escambia County Tax Collector,
this 9th day of August, 2016.

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.: 12991

August 9, 2016

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

1. Contract for Deed executed by Matthew Wilson in favor of Steve Wilson dated 12/29/2011 and recorded 12/30/2011 in Official Records Book 6803, page 1589 of the public records of Escambia County, Florida, in the original amount of \$30,000.00.
2. Possible Judgment filed by Gulf Winds Federal Credit Union against Matthew Wilson recorded in O.R. Book 7553, page 760.
3. Code Enforcement Lien filed by Escambia County against Steve Wilson recorded in O.R. Book 6115, page 806.
4. Taxes for the year 2012-2015 delinquent. The assessed value is \$38,618.00. Tax ID 04-3086-000.

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.: 12991

August 9, 2016

The North 1/2 of Lot 43, Wentworth's First Addition to Brent, as per plat thereof, recorded in Plat Book 2, Page 60, of the Public Records of Escambia County, Florida

16-458

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.: 12991

August 9, 2016

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

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 08-09-1996, through 08-09-2016, and said search reveals the following:

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

Matthew Wilson AKA Matthew Shane Wilson, contractual interest and Steve Wilson AKA Steve H. Wilson, fee simple interest

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

By: 

August 9, 2016

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 7, 2016, 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 13 LLC WWW.BUYTHISTAXLIEN.COM WAPN AS CUSTODIAN FOR TC 13 S holder of Tax Certificate No. 02407, 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:

N1/2 OF LT 43 WENTWORTH 1ST ADDN TO BRENT PB 2 P 60 OR 6803 P 1589

SECTION 47, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 043086000 (16-458)

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

MATTHEW WILSON

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of November, which is the 7th day of November 2016.

Dated this 22nd day of September 2016.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Post Property:

1027 CARY MEMORIAL DR 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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Personal Services:

MATTHEW WILSON
817 N 48TH AVENUE
PENSACOLA FL 32506

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 # 02407 of 2013

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 22, 2016, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MATTHEW WILSON 817 N 48TH AVENUE PENSACOLA FL 32506	MATTHEW SHANE WILSON 1027 CARY MEMORIAL DR PENSACOLA, FL 32505
STEVE WILSON 817 N 48TH AVE PENSACOLA FL 32506	GULF WINDS FEDERAL CREDIT UNION 220 E NINE MILE ROAD PENSACOLA FL 32534
MATTHEW WILSON 1276 SANIBEL LANE GULF BREEZE FL 32561	STEVE H WILSON 109 NW GILLILAND DRIVE PENSACOLA FL 32507
ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

WITNESS my official seal this 22th day of September 2016.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

September 23, 2016

TC 13 LLC WWW.BUYTHISTAXLIEN.COM
PO BOX 173017
TAMPA FL 33672

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 002407	\$450.00	\$27.00	\$477.00
2013 TD 002914	\$450.00	\$27.00	\$477.00

TOTAL \$954.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division

MATTHEW WILSON [16-458]
817 N 48TH AVENUE
PENSACOLA FL 32506

9171 9690 0935 0128 0799 30

MATTHEW SHANE WILSON [16-458]
1027 CARY MEMORIAL DR
PENSACOLA, FL 32505

9171 9690 0935 0128 0799 47

STEVE WILSON [16-458]
817 N 48TH AVE
PENSACOLA FL 32506

9171 9690 0935 0128 0799 54

GULF WINDS FEDERAL CREDIT
UNION [16-458]
220 E NINE MILE ROAD
PENSACOLA FL 32534

9171 9690 0935 0128 0798 24

MATTHEW WILSON [16-458]
1276 SANIBEL LANE
GULF BREEZE FL 32561

9171 9690 0935 0128 0798 31

STEVE H WILSON [16-458]
109 NW GILLILAND DRIVE
PENSACOLA FL 32507

9171 9690 0935 0128 0798 48

ESCAMBIA COUNTY [16-458]
OFFICE OF COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 0798 55

ESCAMBIA COUNTY OFFICE OF
CODE ENFORCEMENT [16-458]
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 0798 62

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2013 TD 002407

Redeemed Date 09/20/2016

Name STEVE WILSON 817 N 48TH AVENUE PENSACOLA FL 32506

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$2,107.27
Postage = TD2	\$40.96
ResearcherCopies = TD6	\$14.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 043086000 Certificate Number: 002407 of 2013

Payor: STEVE WILSON 817 N 48TH AVENUE PENSACOLA FL 32506 Date 09/20/2016

Clerk's Check # 1
 Tax Collector Check # 1

Clerk's Total \$490.50
 Tax Collector's Total \$2,107.27
 Postage \$40.96
 Researcher Copies \$14.00
 Total Received \$2,652.73

~~\$2,652.73~~
\$220.44

PAM CHILDERS
 Clerk of the Circuit Court

Received By: _____
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

16-458