# FULL LEGAL DESCRIPTION Parcel ID Number: 04-3250-000

July 06, 2015 Tax Year: 2012 Certificate Number: 2411,0000

BEG AT INTER OF S LI OF SEC AND W R/W LI OF FERRY PASS H/W NLY ALG R/W LI 103 96/100 FT FOR POB WLY 108 DEG 14 MIN 250 FT NLY PARL TO W LI OF H/W 103 96/100 FT ELY ALG S SIDE OF 40 FT RD 250 FT SLY PARL TO H/W 103 96/100 FT TO POB OR 5180 P 1509 OR 5639 P 1536 LESS LAW 69-252 STATE RD 291 LESS R/W FOR STATE RD NO 8A LESS OR 1400 P 329-KEMP

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.

jsherpa (John Lemkey)

06/29/2015

## Notice to Tax Collector of Application for Tax Deed

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

In accordance with Florida Statutes, I,

ABRTL LLC AND AM CERT LLC PART CITIBANK,

N.A., AS

4747 EXECUTIVE DR., STE 510 SAN DIEGO, California, 92121

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

Certificate No. 2411.0000

Parcel ID Number 04-3250-000 **Date** 06/01/2013

**Legal Description** 

BEG AT INTER OF S LI OF SEC AND W R/W LI OF FERRY PASS H/W NLY ALG R/W LI 103 96/100 FT FOR POB WLY 108 DEG 14 MIN 250 FT NLY PARL TO W LI OF H/W 103 96/100 FT ELY ALG S SIDE OF 40 FT RD 250 FT SLY PARL TO H/W 103 96/100 FT TO POB OR 5180 P 1509 OR 5639 P 1536 LESS LAW 69-252 STATE RD 291

LESS R/W F ...

See attachment for full legal description.

2014 TAX ROLL ALLEN CHERYL R 5890 SAN GABRIEL DR 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.

jsherpa (John Lemkey)

06/29/2015

FORM 513 (r.12/00)

## TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE
6/29/2015

FULL LEGAL DESCRIPTION Parcel ID Number: 04-3250-000

July 06, 2015 Tax Year: 2012

Certificate Number: 2411.0000

BEG AT INTER OF S LI OF SEC AND W R/W LI OF FERRY PASS H/W NLY ALG R/W LI 103 96/100 FT FOR POB WLY 108 DEG 14 MIN 250 FT NLY PARL TO W LI OF H/W 103 96/100 FT ELY ALG S SIDE OF 40 FT RD 250 FT SLY PARL TO H/W 103 96/100 FT TO POB OR 5180 P 1509 OR 5639 P 1536 LESS LAW 69-252 STATE RD 291 LESS R/W FOR STATE RD NO 8A LESS OR 1400 P 329-KEMP

**FORM 513** (r.12/00)

### TAX COLLECTOR'S CERTIFICATION

**Application** Date / Number Jun 29, 2015 / 150191

This is to certify that the holder listed below of Tax Sale Certificate Number 2013 / 2411.0000 , 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: 04-3250-000

Certificate Holder:

ABRTL LLC AND AM CERT LLC PART CITIBANK, N.A., AS 4747 EXECUTIVE DR., STE 510 SAN DIEGO, CALIFORNIA 92121

**Property Owner:** ALLEN CHERYL R 5890 SAN GABRIEL DR PENSACOLA, FLORIDA 32504

**Legal Description:** 

BEG AT INTER OF S LI OF SEC AND W R/W LI OF FERRY PASS H/W NLY ALG R/W LI 103 96/100 FT FOR POB WLY 108 DEG 14 MIN 250 FT NLY PARL TO W LI OF H/W 103 ...

See attachment for full legal description.

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:

C	ert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
	2013	2411.0000	06/01/13	\$798.66	\$0.00	\$39.93	\$838.59

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
2015	2176.0000	06/01/15	\$866.24	\$6.25	\$43.31	\$915.80
2014	2027.0000	06/01/14	\$853.27	\$6.25	\$42.66	\$902.18

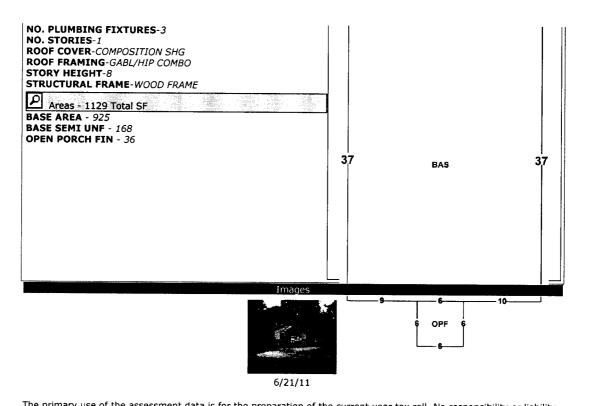
1.	Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed	
	by Applicant or Included (County)	\$2,656.57
2.	Total of Delinquent Taxes Paid by Tax Deed Application	\$0.00
3.	Total of Current Taxes Paid by Tax Deed Applicant	
	Ownership and Encumbrance Report Fee	\$200.00
5.	Tax Deed Application Fee	\$125.00
	Total Certified by Tax Collector to Clerk of Court	\$2,981.57
	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	\$2,981.57
13.	Interest Computed by Clerk of Court Per Florida Statutes(%)	
	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	
	Redemption Fee	\$6.25
17.	Total Amount to Redeem	

\*Done this 29th day of June, 2015

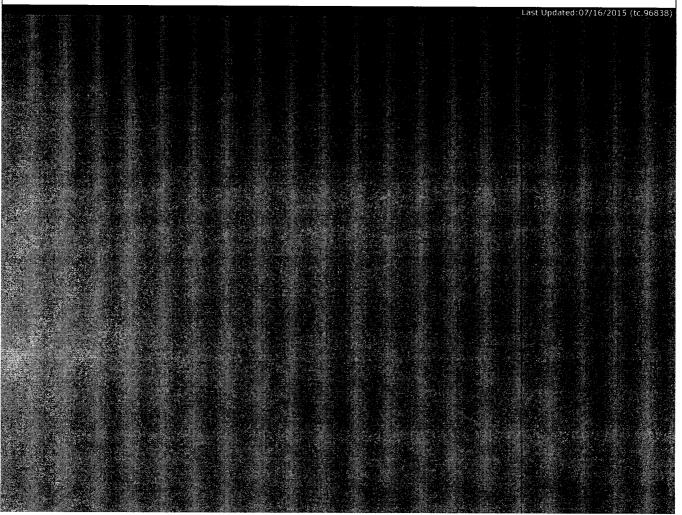
TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

Date of Sale:

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



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.





# Chris Jones Escambia CountyProperty Appraiser

Tangible Property Amendment 1/Portability Real Estate Sale Search Search List Calculations

Back

Navigate Mode

Account © Reference

Printer Friendly Version

Reference: Account:

4815304001001002

043250000

Owners:

ALLEN CHERYL R

Mail:

5890 SAN GABRIEL DR PENSACOLA, FL 32504

Situs:

4427 N DAVIS HWY 32503 STORE/OFFICE/SFR 🔑

**Use Code:** Taxing

PENSACOLA CITY LIMITS

Authority: Tax Inquiry:

Open Tax Inquiry Window

Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector

Sale Date Book Page Value

Assessments Year Land **Imprv** Total Cap Val 2014 \$24,831 \$40,132 \$15,301 \$40,132 2013 \$24,831 \$14,173 \$39,004 \$39,004 2012 \$24,831 \$35,981 \$11,150 \$35,981

Disclaimer

Amendment 1/Portability Calculations

#### Sales Data MLS Listing #469006

#### Official Records (New Window)

07/2003 5180 1509 \$73,000 WD 08/2000 4593 750 \$67,500 WD

View Instr View Instr

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

Comptroller

2014 Certified Roll Exemptions

#### Legal Description

BEG AT INTER OF S LI OF SEC AN D W R/W LI OF FERRY PASS H/W N LY ALG R/W LI 103 96/100 FT FO R POB WLY 108 DEG 14 MIN 250 F...

#### Extra Features

None

# Launch Interactive Map Information Section Map Id: HYATTST 48-1S-30-1 Approx. Acreage: 0.1600 Zoned: 🔑 M-1 Evacuation & Flood Information Open Report

#### Buildings

View Florida Department of Environmental Protection(DEP) Data

Address: 4427 N DAVIS HWY, Year Built: 1939, Effective Year: 193

Structural Elements

**DECOR/MILLWORK-BELOW AVERAGE** 

**DWELLING UNITS-1** 

**EXTERIOR WALL-ASBESTOS SIDING** EXTERIOR WALL-ALUMINUM SIDING FLOOR COVER-PINE/SOFTWOOD FOUNDATION-WOOD/NO SUB FLR HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-WOOD/WALLBOARD

# **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503 Telephone: 850-478-8121 Facsimile: 850-476-1437 15-581

## OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12203 July 10, 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 07-10-1995, through 07-10-2015, and said search reveals the following:

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

Cheryl R. Allen

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

July 10, 2015

# OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 12203 July 10, 2015

## 481S304001001002 - Full Legal Description

BEG AT INTER OF S LI OF SEC AND W R/W LI OF FERRY PASS H/W NLY ALG R/W LI 103 96/100 FT FOR POB WLY 108 DEG 14 MIN 250 FT NLY PARL TO W LI OF H/W 103 96/100 FT ELY ALG S SIDE OF 40 FT RD 250 FT SLY PARL TO H/W 103 96/100 FT TO POB OR 5180 P 1509 OR 5639 P 1536 LESS LAW 69-252 STATE RD 291 LESS R/W FOR STATE RD NO 8A LESS OR 1400 P 329-KEMP

# OWNERSHIP AND ENCUMBRANCE REPORT CONTINUATION PAGE

File No.: 12203 July 10, 2015

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

- 1. That certain mortgage executed by Wayne F. Helms and Cheryl R. Allen in favor of James L. Allenbach and Catherine E. Allebach dated 07/01/2003 and recorded 07/15/2003 in Official Records Book 5186, page 888 of the public records of Escambia County, Florida, in the original amount of \$27,000.00.
- 2. NOTE: Death Certificate on Wayne F. Helms recorded in O.R. Book 5639, page 1536.
- 3. Taxes for the year 2012-2014 delinquent. The assessed value is \$40,132.00. Tax ID 04-3250-000.

### PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

# SOUTHERN GUARANTY TITLE COMPANY

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

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

Email: rcsgt@aol.com

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

Pensacola, FL 32596 CERTIFICATION: TITLE SEARCH FOR TDA TAX DEED SALE DATE: 10-5-2015 TAX ACCOUNT NO.: 04-3250-000 CERTIFICATE NO.: 2013-2411 In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale. NO YES X Notify City of Pensacola, P.O. Box 12910, 32521 X Notify Escambia County, 190 Governmental Center, 32502 X Homestead for \_\_\_\_\_ tax year. Cheryl R. Allen 5890 San Gabriel Dr. Pensacola, FL 32504 Unknown Tenants 4427 N. Davis Hwy. Pensacola, FL 32503 James L. Allebach Catherine E. Allebach 436 Creary St. Pensacola, FL 32507 Certified and delivered to Escambia County Tax Collector, this 20th day of July , 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.

1500

This instrument prepared by: RICHARD M. COLBERT, Esquire Clark, Partington, Hart, Larry, Bond, & Stackhouse Post Office Box 13010 Pensacola, FL 32591-3010 (850) 434-9200

CPH&H File no. 03-1109

Parcel ID Number: 48-1S-30-4001-002-002

OR BK 5180 PG1509 Escambia County, Florida INSTRUMENT 2003-117773

DEED DOC STRIPS PD @ ESC CD \$ 511.00 07/09/03 ERNIE LEE WRENER, CLERK By:

For Clerk's Use Only

## WARRANTY DEED (Statutory Form-Section 689.02, F.S.)

This Indenture, Made this 1st day of July, 2003, between JAMES L. ALLEBACH AND CATHERINE E. ALLEBACH, husband and wife, whose address is 730 Halcyon Drive, Pensacola, Florida 32503, Grantor, and WAYNE F. HELMS, a married man, 5890 San Gabriel Drive, Pensacola, Florida, and CHERYL R. ALLEN, a married woman, as joint tenants with right of survivorship, collectively Grantee,

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to wit:

## See exhibit "A" attached hereto and by this reference made a part hereof.

Subject to zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current and subsequent years.

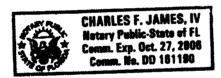
Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

[Type/print name of witness]

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 1st day of July, 2003, by JAMES L. ALLEBACH AND CATHERINE E. ALLEBACH, husband and wife, who ( ) are personally known to me or who ( ) have produced driver licenses as identification.



(NOTARIAL SEAL)

(Print/Type Name)
NOTARY PUBLIC
Commission Number:
My Commission Expires:

OR BK 5180 P61511 Escambia County, Florida INSTRUMENT 2003-117773

RCD Jul 09, 2003 11:43 am Escambia County, Florida

# Exhibit A

ERNIE LEE MAGAHA Clerk of the Circuit Court INSTRUMENT 2003-117773

A PARCEL OF LAND IN THE FONTANEL GRANT, SECTION 48, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS POLLOWS: STARTING AT A POINT ON THE SOUTH LINE OF THE FOMTAMEL GRAMT WHERE IT INTERSECTS THE WEST LINE OF THE RIGHT-OF-WAY OF THE FERRY PASS ROAD (FORMERLY KNOWN AS STATE HIGHWAY NO. 1-A, OLD  $66^{\circ}$  R/W); THENCE RURNING IN A MORTHERLY DIRECTION ALONG THE WEST RIGHT-OF-WAY OF SAID ROAD A DISTANCE OF 103.96 FEET FOR A POINT OF REGINNING, THENCE WESTERLY AT AN ANGLE OF 108'10' TO THE LEFT A DISTANCE OF 250 FEET; THENCE MORTHERLY AND PARALLEL WITH THE WEST LINE OF THE SAID FERRY PASS ROAD A DISTANCE OF 103.96 FEET TO A POINT ON THE SOUTH SIDE OF A 40 FOOT ROAD; THENCE EASTERLY ALONG SOUTHSIDE OF SAID STREET A DISTANCE OF 250 FEET TO THE WEST LINE OF THE FERRY PASS ROAD, AND THENCE SOUTHERLY ALONG THE WEST LINE OF THE FERRY PASS ROAD A DISTANCE OF 103.96 FEET TO THE POINT OF BEGINNING; LESS, PROPERTY OBTAINED BY THE STATE ROAD DEPARTMENT FOR ROAD RIGHT-OF-WAY FOR STATE ROAD 8-A (CIRCUIT COURT CASE NO. 44658, FILE #48954, PARCELS SRD NO. 232; 233 FINAL JUDGEMENT RECORDED IN MINUTE BOOK A 12, PAGE 131 AND SRD NO. 234, 235, 236 FINAL JUDGEMENT RECORDED IN MINUTE BOOK A 12, PAGE 128) AND FOR RIGHT-OF-WAY FOR STATE ROAD 291 (CIRCUIT COURT CASE 69-252, PARCELS SRD NO. 126.1; 126.2; FINAL JUDGEMENT RECORDED IN OBJ BOOK 19, PAGE 267) AND LESS AND EXCEPT PROPERTY CONVEYED IN OFFICIAL RECORDS BOOK 1400, PAGE 329, OF THE PUBLIC RECORDS OF SAID COUNTY.

Special mentions and the same special special

July 10 - 10.50 July 10 - 50.00 July 10 - 768.00

This Instrument was Prepared By:
RICHARD M. COLBERT, Esquire
CLARK, PARTINGTON, HART, LARRY,
BOND & STACKHOUSE
125 West Romana Street, Suite 800
Post Office Box 13010
Pensacola, Fiorida 32591-3010

STATE OF FLORIDA COUNTY OF ESCAMBIA OR BK 5186 PGO888
Escambia County, Florida
INSTRIMENT 2003-120272

NTG DOC STRIPPS PD @ ESC CD 1 94.50 07/15/03 EBNJE LEE NOSHKA, CLERK

INTANGIBLE TAX PO @ ESC CD \$ 54,00 07/15/03 EBNJE LET NABOUR, CLERK By:

#### MORTGAGE AND SECURITY AGREEMENT

WAYNE F. HELMS, a married man, whose address is 5890 San Gabriel Drive, Pensacola, FL 32504 and CHERYL R. ALLEN, a married woman, hereinafter collectively Mortgagor, in consideration of the principal sum specified in the promissory note hereafter described, made by Mortgagor, payable to JAMES L. ALLEBACH AND CATHERINE E. ALLEBACH, husband and wife, 730 Halcyon Circle, Pensacola, Florida, 32503 hereinafter called Mortgagee, (which terms Mortgagor and Mortgagee shall be construed to include the plural as well as the singular, whenever the context so permits or requires) hereby on this 1" day of July, 2003, mortgages to the Mortgagee the real property in Escambia County, Florida, described on the Exhibit "A" attached hereto and made a part hereof (the "Premises"), as security for payment of the existing indebtedness represented by that certain promissory note of date even herewith for the sum of TWENTY SEVEN THOUSAND AND NO/100 (\$27,000.00) Dollars made by WAYNE F. HELMS (the "Borrower") payable to the order of Mortgagee, with interest from date until paid at the rate therein specified, the said principal and interest payable in the manner and upon the terms, provisions, and conditions set forth in the note, together with any and all renewals, extensions, modifications, consolidations, and extensions thereof.

Mortgagor hereby mortgages all title hereafter acquired, as well as title heretofore acquired and does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and Mortgagor agrees:

- 1. This mortgage shall also secure such future or additional advances as may be made by the Mortgagee at the option of Mortgagee to the Borrower, Mortgagor or the successors in title of Mortgagor, for any purpose provided that all such advances are to be made within twenty years from the date of this mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such optional future or additional advances as against the rights of creditors or subsequent purchasers for a valuable consideration. The total amount of indebtedness secured by this mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed an amount equal to twice the original principal balance of the promissory note described hereinabove, plus interest thereon, and any disbursements made by the Mortgagee pursuant to the authority of this mortgage with interest on such disbursements.
- 2. To make all payments required by the note and this mortgage promptly when due.
- 3. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable on demand by Mortgagee and shall be secured by this mortgage.
- 4. To keep all buildings now or hereafter on the land insured against damage by fire and lightning in the sum secured by this mortgage, by an insuror satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost hereof, with interest thereon from the date of payment at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable upon demand by Mortgagee and shall be secured by this Mortgage. If any sum becomes payable under such policy, Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.
- 5. That Mortgagor will not commit, permit or suffer any waste, impairment or deterioration of the mortgaged property. Upon the failure of Mortgagor to keep the buildings on the property in good condition or repair, Mortgagee may demand either the adequate repair of the buildings, an increase in the amount of security, or the immediate repayment of the debt secured. Failure of Mortgagor to comply with the demand of Mortgagee for a period of fifteen days shall constitute a breach of this mortgage.
- 6. To pay all expenses reasonably incurred by Mortgagee due to failure of Mortgagor to comply with the agreements in the note or this mortgage, including reasonable attorney's fees. The cost thereof, with interest thereon from the date of payment at the rate specified in the note, shall also be secured by this mortgage.

#### OR BK 5186 PGO889 Escambia County, Florida INSTRUMENT 2003-120272

- 7. That if any of the installments of principal or interest due by the terms of said promissory note are not paid when due; if Mortgagor should transfer, convey, or otherwise convey any interest in the Premises or transfer, convey or otherwise convey any interest in that real property described on Exhibit "B" attached hereto and by this reference made a part hereof, whatsoever without the prior written consent of Mortgagee; or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of the note plus interest, costs, and attorney's fees, shall immediately become due at the option of Mortgagee, and Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.
- 8. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction hereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.
- 9. If this is a junior mortgage, Mortgagor shall pay all installments of principal and interest and perform each and every covenant and obligation of the prior mortgage. Failure of Mortgagor to do so shall constitute a default hereunder. Upon failure of Mortgagor to do so, Mortgagee may (but shall not be required to) make such payments or perform such covenants or obligations and the cost of same, together with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable by Mortgagor upon demand by Mortgagee and shall be secured by the lien of this mortgage.
- 10. Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other payment hereunder which would render this instrument usurious as to the Mortgagor under the laws of the State of Florida.

NOTWITHSTANDING ANYTHING CONTAINED IN THE MORTGAGE TO THE CONTRARY, THE EXECUTION OF THIS MORTGAGE IS NOT AN AGREEMENT BY CHERYL R. ALLEN TO PAY, OR ASSUME THE OBLIGATION TO PAY, THE INDEBTEDNESS SECURED BY THIS MORTGAGE. SPECIFICALLY, CHERYL R. ALLEN DOES NOT AGREE TO PAY OR ASSUME THE OBLIGATION TO PAY THE INDEBTEDNESS SECURED BY THE MORTGAGE. BY ACCEPTANCE OF THIS MORTGAGE, THE MORTGAGE SPECIFICALLY AGREES TO THE CONDITIONS PLACED UPON THE EXECUTION OF THIS MORTGAGE BY CHERYL R. ALLEN.

IN WITNESS WHEREOF, the said Mortgagor has executed these presents, effective the 1th day of July, 2003.

WAYNE F. HELMS

CHEDVI D ALLEN

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was sworn to, subscribed, and acknowledged before me this \_\_\_\_ day of July, 2003, by WAYNE F. HELMS and CHERYL R. ALLEN ( ) are personally known to me or who ( ) have produced drivers' licenses as identification.

CHARLES F. JAMES, IV Netsry Public-State of FL Comm. Exp. Opt. 27, 2006 Comm. No. DD 151190

(Print/Type Name)

(NOTARIAL SEAL)

Exhibit "A"

A PARCEL OF LAND IN THE FONTAMEL GRANT, SECTION 48, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: STARTING AT A POINT ON THE SOUTH LINE OF THE FORTAMEL GRANT WHERE IT INTERSECTS THE WEST LINE OF THE RIGHT-OF-WAY OF THE FERRY PASS ROAD (FORMERLY EMOWN AS STATE HIGHMAY MO. 1-A, OLD 66° R/W); THENCE RUMBING IN A MORTHERLY DIRECTION ALONG THE WEST RIGHT-OF-WAY OF SAID ROAD A DISTANCE OF 103.96 FEET FOR A POINT OF BEGINNING; THENCE WESTERLY AT AN ANGLE OF 108°10° TO THE LEFT A DISTANCE OF 250 FEET; THENCE MORTHERLY AND PARALLEL WITH THE WEST LINE OF THE SAID FERRY PASS ROAD A DISTANCE OF 103.96 FEET TO A POINT ON THE SOUTH SIDE OF A 40 FOOT ROAD; THENCE EASTERLY ALONG SOUTHSIDE OF SAID STREET A DISTANCE OF 250 FEET TO THE WEST LINE OF THE FERRY PASS ROAD, AND THENCE SOUTHERLY ALONG THE WEST LINE OF THE FERRY PASS ROAD A DISTANCE OF 103.96 FEET TO THE POINT OF BEGINNING; LESS, PROPERTY OBTAINED BY THE STATE ROAD DEPARTMENT FOR ROAD RIGHT-OF-WAY FOR STATE ROAD 6-A (CIRCUIT COURT CASE NO. 44658, FILE \$46954, PARCELS SRD NO. 232; 233 FINAL JUDGEMENT RECORDED IN MINUTE BOOK A 12, PAGE 128) AND FOR RIGHT-OF-WAY FOR STATE ROAD 291 (CIRCUIT COURT CASE 69-252, PARCELS SRD NO. 126.1; 126.2; FINAL JUDGEMENT RECORDED IN OFFICIAL RECORDED BOOK 1400, PAGE 329, OF THE PUBLIC RECORDED OF SAID COUNTY.

4427 N. Davis Highway, Pensacio

OR BK 5186 PGO891 Escambia County, Florida INSTRUMENT 2003-120272 RCD Jul 15, 2003 08:39 am Escambia County, Florida

ERNIE LEE MAGAHA Clerk of the Circuit Court INSTRUMENT 2003-120272

Exhibt "B"

A percei of land in the Fontanel Grant, Section 43, Township 1 Scush, Range 30 West as described as follows: starting at a point of the south line of said grant, where it intersects the west line of the right of way of Ferry Pass Road, thesee running is a northesty direction along the west cight of way of said road a distance of 176.33 feet to the southerly right of way line of Hyatt Street a distance of Hyatt Street a distance of 115.26 feet to the Point of Regioning; these continue weatherly along the south right of way line of Hyatt Street a distance of 120.00 feet; thence southerly parallel with the west right of way line of Ferry Pass Road (Davis Highway-SR-291) a distance of 72.37 feet; thence seatherly along a line parallel with the south right of way line of Hyatt Street a distance of 120.00 feet; thence Northerly parallel with the west right of way line of Reny Pass Road a distance of 72.37 feet to the Pelat of Beginning; containing 0.199 acres, more or lane.

439 Hyatt Street, Pensacola

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 October 5, 2015, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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**SECTION 48, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 043250000 (15-581)

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

### CHERYL R ALLEN

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

Dated this 3rd day of September 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:** 

CHERYL R ALLEN 5890 SAN GABRIEL DR PENSACOLA, FL 32504

COMPTROL

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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4427 N DAVIS HWY 32503

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COMPTRO

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 # 02411 of 2013**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 3, 2015, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

	CHERYL R ALLEN 5890 SAN GABRIEL D PENSACOLA, FL 3250	14427 N DAVIS HWY
	JAMES L ALLEBACH 436 CREARY ST PENSACOLA FL 32507	CATHERINE E ALLEBACH 436 CREARY ST PENSACOLA FL 32507
l	JAMES L ALLEBACH 730 HALCYON DRIVE PENSACOLA FL 32503	CATHERINE E ALLEBACH 730 HALCYON DRIVE PENSACOLA FL 32503

WITNESS my official seal this 3rd day of September 2015.

COUNTY, TOWN

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA



ENDER: COMPLETE THIS SE	TO THE SECTION ON DELIVERY	2013 TD
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.	A. Signature    Agent   Addressee	2013 TD 0024
Attach this card to the back of the mailpiece, or on the front if space permits.	D. Is delivery address different from item 1? Yes	
Article Addressed to:	If YES, enter delivery address below:	
CHERYL R ALLEN [15-581] 5890 SAN GABRIEL DR PENSACOLA, FL 32504	3. Service Type  Gertified Mail  Priority Mail Express  Application Management	
	☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ Collect on Delivery  4. Restricted Delivery? (Extra Fee) ☐ Yes	
. Article Number 7007 14	90 0002 6737 2696	
S. Form 3811 July 2013 Domestic	Parlum December 1	
NOER: COMPLETE THIS SECTION	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	Agent Addressee	
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.	B. Received by (Printed Name)  C. Date of Delivery  C. Date of Delivery  C. Date of Delivery	
. Article Addressed to:	D. Is delivery address different from item 1?  Yes If YES, enter delivery address below:  No	
CATHERINE E ALLEBACH [15-581] 436 CREARY ST		
PENSACOLA FL 32507	3. Service Type  ☐ Certified Mail* ☐ Priority Mail Express** ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ Collect on Delivery	e franks
	4. Restricted Delivery? (Extra Fee) ☐ Yes	
2. Article Number 7007 14	90 0002 6737 2726	
S Form 3811, July 2013 Domestic	Return Receipt	
SENDER: COMPLETE THIS SECTION.	is section on delivery	
<ul> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse</li> </ul>	A Signature Agent	<u>.</u>
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.	B. Received by (Printed Name)  C. Date of Delivery	-
Article Addressed to:	D. Is delivery address different from item 1?   If YES, enter delivery address below:   No	
JAMES L ALLEBACH [15-581] 436 CREARY ST		=
430 CKLAX + O +	3. Service Type  Certified Mail  Priority Mail Express**	
PENSACOLA FL 32507	☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ Collect on Delivery	•
PENSACOLA FL 32507	Registered Return Receipt for Merchandise	<b>'</b>

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CHERYL R ALLEN 5890 SAN GABRIEL DR PENSACOLA, FL 32504



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

# ESCAMBIA COUNTY-SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

# NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO15CIV039994NON Agency Number: 15-011833

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT # 02411 2013

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE CHERYL R ALLEN

**Defendant:** 

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 9/3/2015 at 9:23 AM and served same on CHERYL R ALLEN , at 8:02 AM on 9/8/2015 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

Βv

L. LITTLEJOHN, CPS

Service Fee: \$40.00 Receipt No: BILL

Printed By: NDSCHERER

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## **Post Property:**

4427 N DAVIS HWY 32503



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

# **ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA**

# NON-ENFORCEABLE RETURN OF SERVICE

**Document Number: ECSO15CIV040153NON** 

**Agency Number: 15-011903** 

Court: TAX DEED County: ESCAMBIA

Case Number: CERT NO 02411 2013

Attorney/Agent: **PAM CHILDERS CLERK OF COURT** TAX DEED

Plaintiff:

RE: CHERYL R ALLEN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/3/2015 at 9:26 AM and served same at 7:50 AM on 9/4/2015 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIDA

Service Fee: Receipt No:

\$40.00

BILL

Clerk of the Circuit Court & Com 221 Palafox Place, Suite 110 PAM CHILDERS Pensacola, FL 32502 Official Records

US POSTAGE 09/03/2015 neopost\*\*

\$06.735

THROTICLASS WALL

041L11221084 ZIP 32502

RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

32502583339 \*1566-10870-03-43 В С 

Redeemeel 13/2411

CHERYL R ALLEN [15-581] C/O TENANT 4427 N DAVIS 附近Y \_\_

PENSACOLA FL 32503

PAM CHILDERS

Clerk of the Circuit Court & Compl 221 Palafox Place, Suite 110 Pensacola, FL 32502 Official Records



VENTIFIED INKIL

09/03/2015 US POSTAGE neopost

\$06.735 FIRST-CLASS MAIL

ZIP 32502 041L11221084

730 HALCYON DF WF vre JAMES L ALLEBACH [15-581] PENSACOLA FL?

Ti Ci Ti

32506\$8305 R002

HANNALEILINEH

Clerk of the Circuit Court & Comptrol

PAM CHILDERS

221 Palafox Place, Suite 110

Official Records

Pensacola, FL 32502

US POSTAGE 09/03/2015 neopost\*

\$06.73<sup>5</sup>

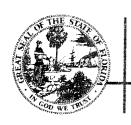
FIRST-CLASS MAIL

041L11221084 ZIP 32502

730 HALCYON DRIV NT VTE CATHERINE E ALLEBACH [15-581] PENSACOLA FL 325

999 f f

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# **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 28, 2015

MICHAEL K MOORE 34344 BROWNELL LN ROUND HILL VA 20141

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

**REFUND** 

2013 TD 002411

\$91.78

TOTAL \$91.78

Very truly yours,

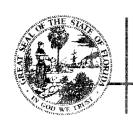
PAM CHILDERS

Clerk of Circuit Court

By:

Emily Hogg

Tax Deed Division



# **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 28, 2015

AM CERT LLC AND ABRTL LLC PART CITIBANK NA AS COLLATERAL 4747 EXECUTIVE DR STE 510 SAN DIEGO CA 92121

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 005155 2013 TD 002411	\$471.00 \$471.00	\$21.20 \$21.20	\$492.20 \$492.20
2013 TD 004132	\$471.00	\$21.20	\$492.20

**TOTAL \$1,476.60** 

Very truly yours,

PAM CHILDERS

Clerk of Circuit Court,

By:

Emily Hogg

Tax Deed Division

# THE ESCAMBIA SUN-PRESS, LLC

**PUBLISHED WEEKLY SINCE 1948** 



(Warrington) Pensacola, Escambia County, Florida

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

By: Emily Hogg Deputy Clerk

0gw-4w-09-03-10-17-24-2015

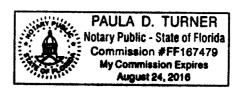
# STATE OF FLORIDA

County of Escambia

PAULA D. TURNER

Before the undersigned authority personally appeared

171	CHAEL P. DRIVER		
Publisher of published	onally known to me and of The Escambia Sun nt (Warrington) Penson to the attached copy of a	Press, a acola in	weekly newspape Escambia County
NOTICE	in the matter	of S	SALE
10/05/2015 -	TAX CERTIFICATE # 0	2411	
	in theCI	RCUIT	Court
was publish	ed in said newspaper ii	ı the issu	ies of
SE	PTEMBER 3, 10, 17, 24,	2015	
neretotore County, Fl	published at (Warr County, Florida, and t been continuously pu orida each week and matter at the post o	iblished has been	in said Escambi entered as secon
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NOTARY PUBLIC