

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)
Applicant's Signature

06/29/2015
Date

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.	Parcel ID Number	Date	Legal Description
2411.0000	04-3250-000	06/01/2013	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)

Applicant's Signature

06/29/2015

Date

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
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LESS R/W FOR STATE RD NO 8A LESS OR 1400 P 329-KEMP

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:

Cert. 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

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
-
- Total of Lines 6 thru 11
- 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.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$2,656.57
\$0.00
\$200.00
\$125.00
\$2,981.57
\$2,981.57
\$6.25

*Done this 29th day of June, 2015


TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By B. J. [Signature]

Date of Sale: 10/5/15

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

NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-8
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1129 Total SF

BASE AREA - 925

BASE SEMI UNF - 168

OPEN PORCH FIN - 36

37

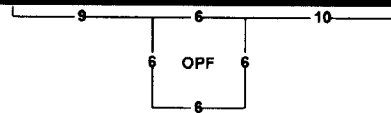
BAS

37

Images



6/21/11



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:07/16/2015 (tc.96838)



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: 481S304001001002
Account: 043250000
Owners: ALLEN CHERYL R
Mail: 5890 SAN GABRIEL DR
 PENSACOLA, FL 32504
Situs: 4427 N DAVIS HWY 32503
Use Code: STORE/OFFICE/SFR
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Janet Holley
 Escambia County Tax Collector

Assessments

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

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

MLS Listing #469006

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/2003	5180	1509	\$73,000	WD	View Instr
08/2000	4593	750	\$67,500	WD	View Instr

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

2014 Certified Roll Exemptions

None

Legal Description

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

Parcel Information

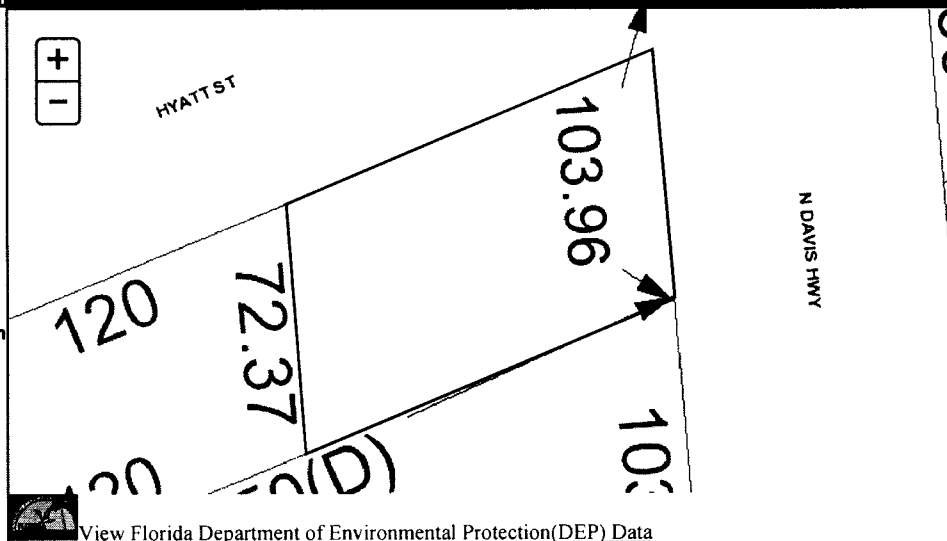
[Launch Interactive Map](#)

Section Map Id:
 48-1S-30-1

Approx. Acreage:
 0.1600

Zoned:
 M-1

Evacuation & Flood Information
[Open Report](#)



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

Buildings

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

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

OR BK 5186 PG0891
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

Exhibit "B"

A parcel of land in the Fontenel Grant, Section 48, Township 1 South, 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 Perry Pass Road, thence running in a northerly direction along the west right of way of said road a distance of 176.33 feet to the southerly right of way line of Hyatt Street (30' R/W); thence westerly along the south right of way line of Hyatt Street a distance of 115.26 feet to the Point of Beginning; thence continue westerly 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 Perry Pass Road (Davis Highway-SR-291) a distance of 72.37 feet; thence easterly 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 Perry Pass Road a distance of 72.37 feet to the Point of Beginning; containing 0.199 acres, more or less.

439 Hyatt Street, Pensacola

Exhibit "A"

A PARCEL OF LAND IN THE FONTANEL 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 FONTANEL GRANT 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' R/W); THENCE RUNNING IN A NORTHERLY 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 NORTHERLY 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.

4427 N. Davis Highway, Pensacola

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 MORTGAGEE 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 1st day of July, 2003.

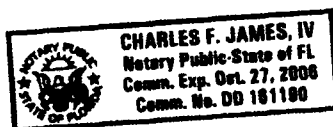

WAYNE F. HELMS


CHERYL R. ALLEN

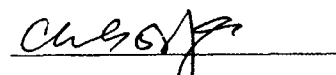
STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was sworn to, subscribed, and acknowledged before me this 1 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.



(NOTARIAL SEAL)


(Print/Type Name)
NOTARY PUBLIC

Deed - 19.50
Declar - 94.50
Notar - 54.00
Total - 168.00

OR BK 5186 PG0888
Escambia County, Florida
INSTRUMENT 2003-120272

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, Florida 32591-3010

NTG DOC STAMPS PD @ ESC CO \$ 94.50
07/15/03 EDNA LEE NICHOLS, CLERK
By: [Signature]

INTANGIBLE TAX PD @ ESC CO \$ 54.00
07/15/03 EDNA LEE NICHOLS, CLERK
By: [Signature]

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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 1st 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 insurer 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 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 FOLLOWS: STARTING AT A POINT ON THE SOUTH LINE OF THE FONTANEL GRANT 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' R/W); THENCE RUNNING IN A NORTHERLY 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 NORTHERLY 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.

NOTED FOR RECORD
2003 JUL 10 PM 4:30
CLERK OF THE CIRCUIT COURT

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Richard N. Sherrell
Richard N. Sherrell
[Type/print name of witness]

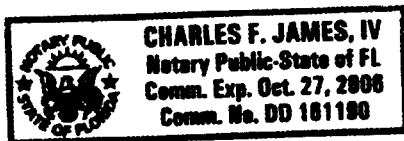
Charles E. James IV
Charles E. James IV
[Type/print name of witness]

James L. Allebach
JAMES L. ALLEBACH

Catherine E. Allebach
CATHERINE E. ALLEBACH

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)

Charles F. James, IV
(Print/Type Name)
NOTARY PUBLIC
Commission Number: _____
My Commission Expires: _____

1500
5/1/03

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

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

DEED DOC STAMPS PD @ ESC CO \$ 511.00
07/09/03 ERNIE LEE MAGNA, CLERK
By: *K. Lowen*

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.

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: 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.

YES NO

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

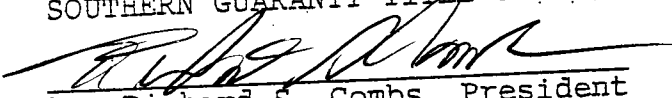
Cheryl R. Allen
5890 San Gabriel Dr.
Pensacola, FL 32504

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.

**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.

**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

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

By: 

July 10, 2015

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 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ABRTL LLC AND AM CERT LLC PART CITIBANK NA AS holder of Tax Certificate No. 02411, 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:

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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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

4427 N DAVIS HWY 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 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 DR PENSACOLA, FL 32504	CHERYL R ALLEN C/O TENANT 4427 N DAVIS HWY PENSACOLA FL 32503
JAMES L ALLEBACH 436 CREARY ST PENSACOLA FL 32507	CATHERINE E ALLEBACH 436 CREARY ST PENSACOLA FL 32507
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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

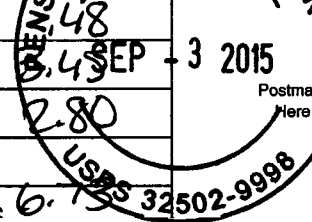
By:
Emily Hogg
Deputy Clerk

13/02411

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

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

OFFICIAL USE

Postage	\$.48	
Certified Fee	3.45	
Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.73	

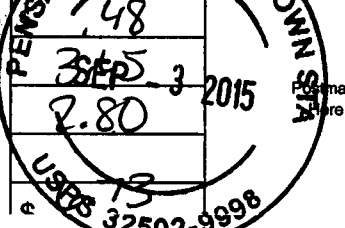
Sent To **CATHERINE E ALLEBACH [15-581]**
 436 CREARY ST
 PENSACOLA FL 32507

PS Form 3800

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

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.73	

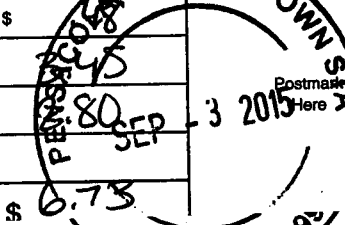
Sent To **CATHERINE E ALLEBACH [15-581]**
 730 HALCYON DRIVE
 PENSACOLA FL 32503

PS Form 3800

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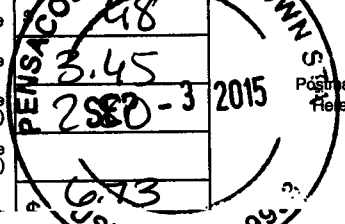
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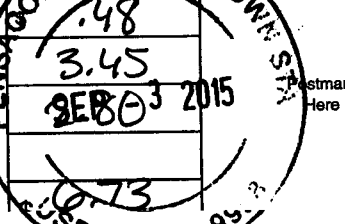
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 C/O TENANT
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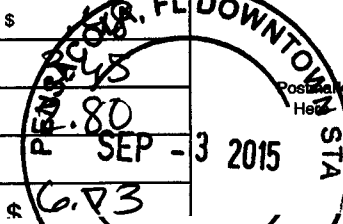
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 436 CREARY ST
 PENSACOLA FL 32507

PS Form 3800

7007 1490 0002 6737 2726

7007 1490 0002 6737 2740

7007 1490 0002 6737 2696

7007 1490 0002 6737 2702

7007 1490 0002 6737 2733

7007 1490 0002 6737 2719

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CHERYL R ALLEN [15-581]
5890 SAN GABRIEL DR
PENSACOLA, FL 32504

2. Article Number

(Transfer from service label)

7007 1490 0002 6737 2696

PS Form 3811, July 2013

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

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CATHERINE E ALLEBACH [15-581]
436 CREARY ST
PENSACOLA FL 32507

2. Article Number

(Transfer from service label)

7007 1490 0002 6737 2726

PS Form 3811, July 2013

Domestic Return Receipt

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JAMES L ALLEBACH [15-581]
436 CREARY ST
PENSACOLA FL 32507

2. Article Number

(Transfer from service label)

7007 1490 0002 6737 2719

PS Form 3811, July 2013

Domestic Return Receipt

RECIPIENT: COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

9-4-05

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

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PENSACOLA, FL 32504

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
SEP - 3 A 9 23
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

15-581

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

By: _____

L. Littlejohn

L. LITTLEJOHN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

011903

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Post Property:

4427 N DAVIS HWY 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
SEP 22 2 10 PM '15

15-581

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

By: K. Lucas 919
K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

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

CERTIFIED MAIL™



7007 1490 0002 6737 2702

FIRST-CLASS MAIL

neopost®

09/03/2015

US POSTAGE

\$06.73⁵



ZIP 32502

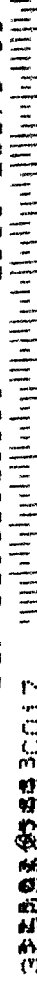
041L11221084

CHERYL R ALLEN [15-581]
C/O TENANT
4427 N DAVIS HWY--
PENSACOLA FL 32503

322 DE 1009 0009721/25'11"

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583339 *1566-10670-03-43



*Redeemed
13/2411*

*9-10
9-20
NL*

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



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neopost
09/03/2015
US POSTAGE



ZIP 32502
041L11221084

JAMES L ALLEBACH [15-581]
730 HALCYON DRIVE
PENSACOLA FL 3

32506\$8305 R002

CERTIFIED MAIL



7007 1490 0002 6737 2740

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

neopost
09/03/2015
US POSTAGE



ZIP 32502
041L11221084

CATHERINE E ALLEBACH [15-581]
730 HALCYON DRIVE
PENSACOLA FL 3250

32506\$8305 R002

Redeemed 15/24/11



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:

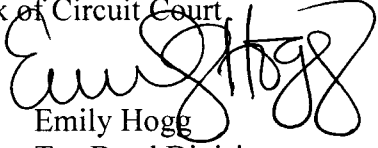
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 005155	\$471.00	\$21.20	\$492.20
2013 TD 002411	\$471.00	\$21.20	\$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



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

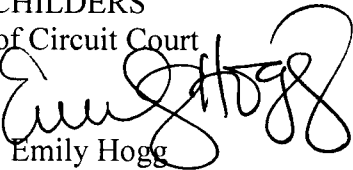
\$91.78

TOTAL \$91.78

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

THE ESCAMBIA SUN-PRESS, LLC
PUBLISHED WEEKLY SINCE 1948



(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared

MICHAEL P. DRIVER

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

NOTICE in the matter of SALE

10/05/2015 - TAX CERTIFICATE # 02411

in the CIRCUIT Court
was published in said newspaper in the issues of SEPTEMBER 3, 10, 17, 24, 2015

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

PUBLISHER

Sworn to and subscribed before me this 24TH DAY OF
SEPTEMBER A.D., 2015

Paula D. Turner

PAULA D. TURNER

NOTARY PUBLIC

NOTICE OF APPLICATION FOR
TAX DEED

NOTICE IS HEREBY GIVEN, That ABRTL LLC AND AM CERT LLC PART CITIBANK NA AS holder of Tax Certificate No. 02411, 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:

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

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.

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

By: Emily Hogg
Deputy Clerk

oaw-4w-09-03-10-17-24-2015



PAULA D. TURNER
Notary Public - State of Florida
Commission #FF167479
My Commission Expires
August 24, 2016