

**DR-512
R.05/88**

Application Number: 150032

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**CCTS CAP FL 82472 US BANK CUST FOR PFS2
7990 IH-10 WEST
SAN ANTONIO, Texas, 78230**

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
2450.0000	04-4040-000	06/01/2013	LT 5 BLK 1 WOODLAND HEIGHTS PB 4 P 1 OR 6742 P 556

2014 TAX ROLL

**COBBETT CLIFFORD R & COBBETT CLARA
809 WOODLAND DR
PENSACOLA , Florida 32503**

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.

propel1 (Misty Dante)
Applicant's Signature

04/10/2015
Date

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number**
Apr 10, 2015 / 150032

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 2450.0000**, 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: 04-4040-000**

Certificate Holder:

CCTS CAP FL 82472 US BANK CUST FOR PFS2
7990 IH-10 WEST
SAN ANTONIO, TEXAS 78230

Property Owner:

COBBETT CLIFFORD R & COBBETT CLARA
809 WOODLAND DR
PENSACOLA, FLORIDA 32503

Legal Description:

LT 5 BLK 1 WOODLAND HEIGHTS PB 4 P 1 OR 6742 P 556

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	2450.0000	06/01/13	\$500.50	\$0.00	\$25.03	\$525.53

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
2014	2072.0000	06/01/14	\$511.89	\$6.25	\$25.59	\$543.73

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2014)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. _____
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$1,069.26
\$0.00
\$476.43
\$200.00
\$125.00
\$1,870.69
\$1,870.69
\$23,079.50
\$6.25

*Done this 10th day of April, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Jenna Stewart

Date of Sale:

July 6, 2015

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



Chris Jones Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

☒ Navigate Mode
 ☐ Account
 ☐ Reference

[Printer Friendly Version](#)

General Information

Reference: 491S305000005001
Account: 044040000
Owners: COBBETT CLIFFORD R &
COBBETT CLARA
Mail: 809 WOODLAND DR
PENSACOLA, FL 32503
Situs: 809 WOODLAND DR 32503
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

2014 Certified Roll Assessment

Improvements: \$37,960
Land: \$14,250
Total: \$52,210
Save Our Homes: \$46,159

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/08/2011	6742	556	\$60,000	WD	View Instr
06/2007	6160	306	\$32,000	TD	View Instr
11/1998	4351	1214	\$55,400	WD	View Instr
03/1997	4115	1553	\$100	QC	View Instr
12/1995	3886	566	\$100	WD	View Instr

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

2014 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 5 BLK 1 WOODLAND HEIGHTS PB 4 P 1 OR 6742 P 556

Extra Features

None

Parcel Information

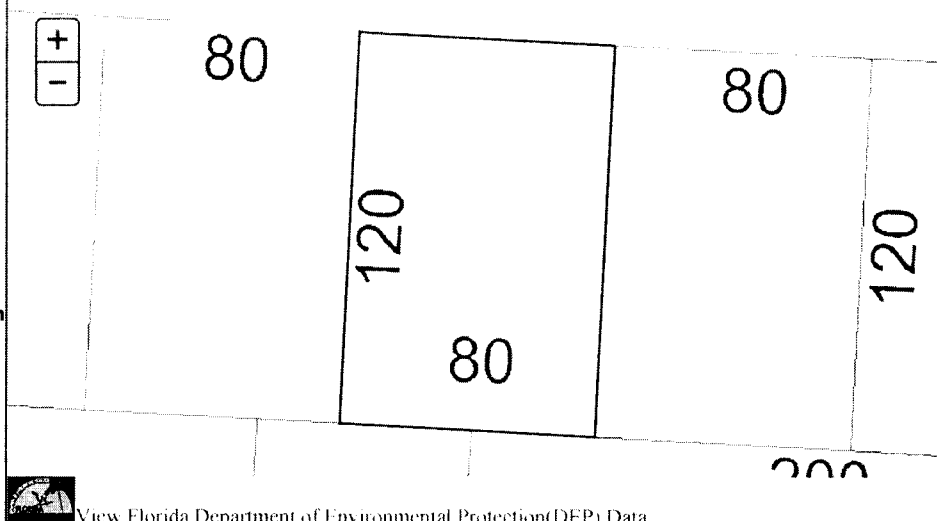
[Launch Interactive Map](#)

Section Map Id:
 05-25-30-1

Approx. Acreage:
 0.2200

Zoned:
 R-1AAA

Evacuation & Flood Information
[Open Report](#)



View Florida Department of Environmental Protection (DEP) Data

Buildings

Address: 809 WOODLAND DR, Year Built: 1956, Effective Year: 1956

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET

UTILITY UNF - 60



Last Updated:04/29/2015 (tc.10840)

Recorded in Public Records 11/16/2005 at 08:06 AM OR Book 5776 Page 1914,
Instrument #2005444409, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

In the County Court
In and for Escambia County, Florida

Case No.: 2004-SC-003478
Division: Civil

Unifund CCR Partners
assignee of Providian National Bank,
Plaintiff,

vs.

Clara Cobbett,
Defendant.

Final Judgment

This cause having come before the Court on Plaintiff's Motion for Final Judgment and it appearing that Defendant has breached the Stipulation entered into between the parties and ratified by this Court and the Court being fully advised in the premises, it is therefore ordered and adjudged that:

Plaintiff, Unifund CCR Partners assignee of Providian National Bank, c/o Jacobson, Sobo & Moselle, Post Office Box 19359, Plantation, Florida 33318, recover from Defendant, Clara Cobbett,

Principal	\$1,612.33
Costs	\$175.00
Prejudgment Interest	\$1,253.43
Attorneys Fees	\$1,000.00
Less Credit for Payments	(\$691.00)
Total	\$3,349.76

all of which shall bear interest at 7% per annum and for all of which let execution issue.

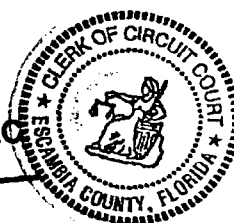
Done and ordered on November 9 2005, in Escambia County, Florida.



Judge David B. Ackerman

I hereby certify that copies were furnished to: Jacobson, Sobo & Moselle, Post Office Box 19359, Plantation, Florida 33318 (Our File #: 149495); Clara Cobbett, 8620 Rawls Avenue, Pensacola, FL. 32534

By: Certified to be a true copy of on _____
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By: [Signature] D.C.
Date: 12/14/05



COUNTY CIVIL DIVISION
FILED & RECORDED

2005 NOV - 9 11 21

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

bind and affect all persons who are defined as "Mortgagor" as fully as though all of them were specifically named herein wherever the word "Mortgagor" is used.

22. Captions: The captions preceding the text of the paragraphs or subparagraphs of this mortgage are inserted only for convenience of reference and shall not constitute a part of this mortgage, and they shall not in any way affect its meaning, construction, or effect.

IN WITNESS WHEREOF, Mortgagor has caused this mortgage to be duly executed as of the day and year first above written.

WITNESSES:

MORTGAGOR(S):

Name:

BY:  (SEAL)

CLIFFORD R. COBBETT

Name:

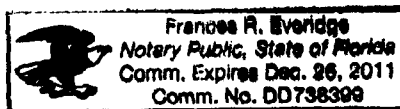
 (SEAL)
CLARA COBBETT

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18th day of July, 20 11 by CLIFFORD R. COBBETT and CLARA COBBETT, his wife, who is (are) personally known to me or who has produced FL Drivers License as identification, and acknowledged before me the execution of the foregoing instrument to be his/her/their act and deed.

My commission expires: Dec. 26, 2011


Name: Frances R. Everidge
Notary Public, State of Florida



THIS INSTRUMENT PREPARED BY:
STEVEN L. JONES, ESQ.
9999 NE 2ND AVE., SUITE 216
MIAMI SHORES, FL 33138

MORTGAGE

THIS MORTGAGE, made on this 18 day of July, 2011, by CLIFFORD R. COBBETT and CLARA COBBETT, his wife, whose address is 809 Woodland Drive, Pensacola, FL 32503 ("Mortgagor"), to CONSUMERS ALLIANCE CORPORATION, a Florida corporation, whose office address is PO Box 7058, Hollywood, FL 33081 ("Mortgagee").

RECITALS

Mortgagor is justly indebted to Mortgagee, having executed and delivered to Mortgagee its promissory note (the "note") bearing even date herewith, in the original principal sum of \$58,000.00 or so much as has been advanced and remains outstanding, lawful money of the United States of America.

In consideration of the indebtedness and to secure the payment to Mortgagee of the principal with interest and all other sums provided for in the note and in this mortgage, including, but not limited to, any future advances that may be made by Mortgagee to Mortgagor in accordance with Paragraph 18 hereof, up to the maximum amount stated therein, and for performance of the agreements, conditions, covenants, provisions, and stipulations contained herein and therein, and in certain other agreements and instruments made and given by Mortgagor to Mortgagee in connection therewith, Mortgagor hereby mortgages to Mortgagee that tract or parcel of land in Escambia County, Florida, more particularly described (the land):

Lot 5, Block 1, WOODLAND HEIGHTS, according to the Plat thereof, as recorded in Plat Book 4, Page 1, Public Records of Escambia County, Florida;

TOGETHER with all the tenements, hereditaments, easements, appurtenances, passages, waters, water courses, riparian rights, other rights, liberties, and privileges thereof or in any way now or hereafter appertaining, including any other claim at law or in equity as well as any after acquired title, franchise, or license and the reversions and remainders thereof; and

TOGETHER with all buildings and improvements of every kind and description now or hereafter erected or placed thereon and all materials intended for construction, reconstruction, alteration, and repairs of improvements now or hereafter erected thereon, all of which materials shall be considered to be included within the mortgaged premises immediately on the delivery thereof to the mortgaged premises, and all fixtures and articles of personal property now or hereafter owned by Mortgagor and attached to or contained in and used in connection with said premises, including but not limited to all apparatus, machinery, motors, elevators, fittings, radiators, gas ranges, ice boxes, mechanical refrigerators, awnings, shades, screens, venetian blinds, office equipment, and other furnishings; all plumbing, heating, lighting, cooking, laundry, ventilating, refrigerating, incinerating, air-conditioning, hot water heating, and sprinkler equipment and fixtures and appurtenances thereto and all built-in equipment and built-in furniture; and all renewals or replacements thereof or articles in substitution therefor, whether or not the same are or shall be attached to said land or building or buildings in any manner; it being mutually agreed that all the

Return to:
STEVEN L. JONES, ESQ.
9999 NORTHEAST 2nd AVENUE
MIAMI SHORES, FLORIDA 33138

THIS INSTRUMENT PREPARED BY
STEVEN L. JONES, ESQ.
9999 NORTHEAST 2nd AVENUE
MIAMI SHORES, FLORIDA 33138

FOLIO NO. 491S30-5000-005-001

SPECIAL WARRANTY DEED

THIS INDENTURE is made and executed the 8 day of July, 2011 by CONSUMERS ALLIANCE CORPORATION, a corporation existing under the laws of Florida and whose post office address is PO Box 7058, Hollywood, FL 33081, hereinafter called the grantor, to CLIFFORD R. COBBETT and CLARA COBBETT, his wife, whose post office address is 809 Woodland Drive, Pensacola, FL 32503, hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise release, convey and confirm unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 5, Block 1, WOODLAND HEIGHTS, according to the Plat thereof, as recorded in Plat Book 4, Page 1, Public Records of Escambia County, Florida.

SUBJECT TO (1) land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authorities, none of which are hereby reimposed; (2) restrictions, easements and other matters appearing on the plat and/or common to the subdivision, none of which are hereby reimposed; (3) public utility easements of record which are located contiguous to the property lines, none of which are hereby reimposed; and (4) taxes for the year 2011 and subsequent years.

TOGETHER with all the tenements hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple and that it has good right and lawful authority to sell and convey said land, and grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through and under grantor only and as to no others.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name by its proper officer thereunto duly authorized the day and year first above written.

CONSUMERS ALLIANCE CORPORATION, a Florida corporation

Signed, sealed and delivered in the presence of:

Name: Steven L. Jones

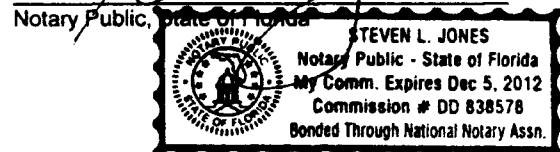
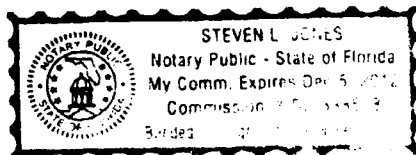
Name: Sandra L. Slazas

By: Benjie Sperling
Benjie Sperling, President

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 8 day of July, 2011, by Benjie Sperling, as President of CONSUMERS ALLIANCE CORPORATION, a Florida corporation, on behalf of the corporation. He is personally known to me or produced _____ as identification.

My commission expires:



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: 7-6-2015

TAX ACCOUNT NO.: 04-4040-000

CERTIFICATE NO.: 2013-2450

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 2014 tax year.

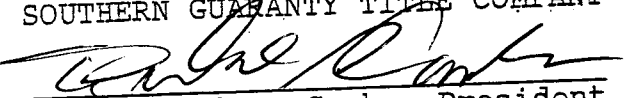
Clifford R. Cobbett
Clara Cobbett
809 Woodland Dr.
Pensacola, FL 32503

Unifund CCR Partners
assignee of Providian National Bank
P.O. Box 19359
Plantation, FL 33318

Consumers Alliance Corp.
P.O. Box 7058
Hollywood, FL 33081

Certified and delivered to Escambia County Tax Collector,
this 28th day of April, 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.: 12051

April 28, 2015

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

1. That certain mortgage executed by Clifford R. Cobbett and Clara Cobbett, husband and wife in favor of Consumers Alliance Corp. dated 07/18/2011 and recorded 07/18/2011 in Official Records Book 6742, page 557 of the public records of Escambia County, Florida, in the original amount of \$58,000.00.
2. Judgment filed by Unifund CCR Partners, assignee of Providian National Bank recorded in O.R., Book 5798, page 50.
3. Taxes for the year 2012-2014 delinquent. The assessed value is \$52,210.00. Tax ID 04-4040-000.

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.: 12051

April 28, 2015

Lot 5, Block 1, Woodland Heights, as per plat thereof, recorded in Plat Book 4, Page 1, of the Public Records of Escambia County, Florida

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.: 12051

April 28, 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 04-28-1995, through 04-28-2015, and said search reveals the following:

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

Clifford R. Cobbett and Clara Cobbett, husband and wife

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: 

April 28, 2015

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

07/06/2015 - TAX CERTIFICATE # 02450

in the CIRCUIT Court
was published in said newspaper in the issues of

JUNE 4, 11, 18, & 25 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 25TH
JUNE A.D., 20 15

PAULA D. TURNER

NOTARY PUBLIC

**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN, That
CCTS CAP FL 82472 US BANK CUST
FOR PFS2 holder of Tax Certificate No.
02450, 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 is-
sued thereon. Said certificate embraces
the following described property in the
County of Escambia, State of Florida, to
wit:

LT 5 BLK 1 WOODLAND HEIGHTS
PB 4 P 1 OR 6742 P 556

SECTION 49, TOWNSHIP 1 S,
RANGE 30 W

TAX ACCOUNT NUMBER 044040000
(15-461)

The assessment of the said property
under the said certificate issued was in
the name of CLIFFORD R COBBETT
and CLARA COBBETT

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 July, which is
the 6th day of July 2015.

Dated this 4th day of June 2015.

In accordance with the AMERICANS
WITH DISABILITIES ACT, if you are
a person with a disability who needs spe-
cial accommodation in order to partici-
pate 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 Es-
cambia 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-2w-06-04-11-18-25-2015

