

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2013/ 3084.000, Issued the 01st day of June, 2013, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit:

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

Property SHPILLER JASON
Owner 203 TONAWANDA DR
 PENSACOLA FL 32506

LT 25 BLK 6
 OSCEOLA COUNTRY CLUB
 ESTATES PB 1 P 18
 OR 6814 P 1875
 SEC 14/15 T 2S R 30

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 Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2013/ 3084.000	06/01/2013	1,192.36	0.00	59.62	1,251.98

Certificates Redeemed by Applicant in Connection With This Tax Deed Application or included (County) in connection with this Tax Deed Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2014/ 2723.000	06/01/2014	668.46	6.25	33.42	708.13
2015/ 2903.000	06/01/2015	665.18	6.25	33.26	704.69

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 2,664.80
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant .{ }
4. Ownership and Encumbrance Report Fee 200.00
5. Total Tax Deed Application Fee 125.00
6. Total Certified By Tax Collector To Clerk of Court 2,989.80
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. 31,270.50
15. Total of Lines 12 thru 14 (Statutory Opening Bid)
16. Redemption Fee 6.25
17. Total Amount to Redeem

* Done this the 09th day of July, 2015

Date of Sale: 10/5/15 TAX COLLECTOR OF Escambia County Tax Collector County

By B. J. Jett

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

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**AM CERT LLC AND ABRTL 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
3084.0000	05-4683-000	06/01/2013	LT 25 BLK 6 OSCEOLA COUNTRY CLUB ESTATES PB 1 P 18 OR 6814 P 1875 SEC 14/15 T 2S R 30

2014 TAX ROLL

SHPILLER JASON
203 TONAWANDA DR
PENSACOLA , Florida 32506

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



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)

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[Account](#)
[Reference](#)
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[Printer Friendly Version](#)

General Information

Reference: 142S308001025006
Account: 054683000
Owners: SHPILLER JASON
Mail: 203 TONAWANDA DR
 PENSACOLA, FL 32506
Situs: 203 TONAWANDA DR 32506
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2014	\$15,300	\$51,219	\$66,519	\$62,541
2013	\$15,300	\$46,317	\$61,617	\$61,617
2012	\$15,300	\$45,941	\$61,241	\$61,241

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/26/2012	6814	1875	\$69,900	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 25 BLK 6 OSCEOLA COUNTRY CL UB ESTATES PB 1 P 18 OR 6814 P 1875 SEC 14/15 T 2S R 30

Extra Features

FRAME SHED
 UTILITY BLDG
 WOOD DECK

Parcel Information

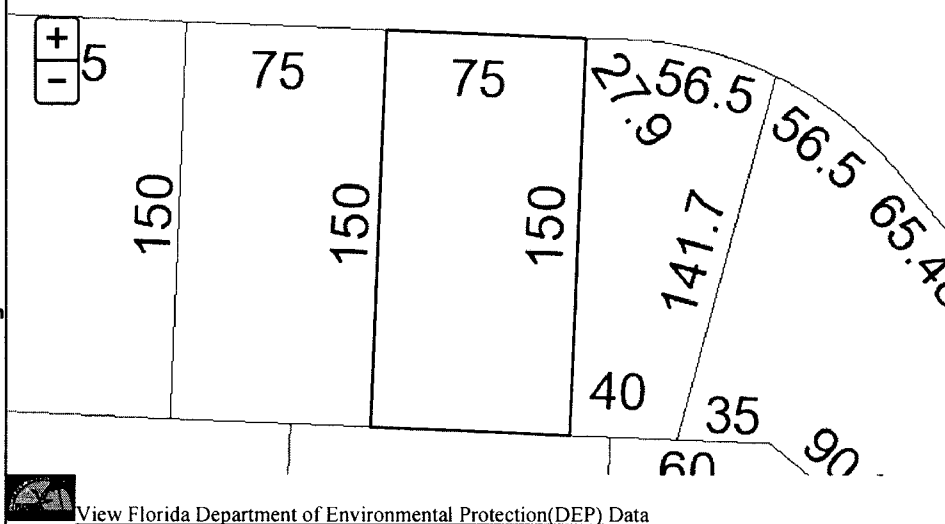
[Launch Interactive Map](#)

Section Map Id:
 14-2S-30-2

Approx. Acreage:
 0.2600

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 203 TONAWANDA DR, Year Built: 1959, Effective Year: 1959

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-BRICK-COMMON
 FLOOR COVER-HARDWOOD/PARQUET
 FOUNDATION-WOOD/SUB FLOOR
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER

WOOD DECK FIN - 60



Last Updated:07/16/2015 (tc.102214)

15-606

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.: 12209

July 14, 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 07-13-1995, through 07-13-2015, and said search reveals the following:

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

Jason Shpiller

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 14, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12209

July 14, 2015

Lot 25, Block 6, Osceola Country Club Estates, as per plat thereof, recorded in Plat Book 1, Page 18, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12209

July 14, 2015

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

1. That certain mortgage executed by Jason Shpillar in favor of Douglass T. and Frances D. Zepp dated 01/26/2012 and recorded 02/01/2012 in Official Records Book 6814, page 1878 of the public records of Escambia County, Florida, in the original amount of \$61,900.00.
2. Taxes for the year 2012-2014 delinquent. The assessed value is \$62,541.00. Tax ID 05-4683-000.

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: 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.: 05-4683-000

CERTIFICATE NO.: 2013-3084

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

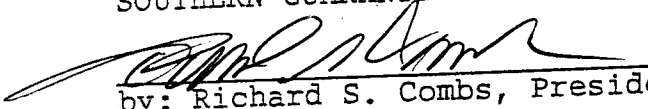
 X Homestead for 2014 tax year.

Jason Shpiller
203 Tonawanda Dr.
Pensacola, FL 32506

Douglas T. Zepp and
Frances D. Zepp
5351 Bella Ridge St.
Milton, FL 32570

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.

①

27.00
489.30

Prepared by:
Jennifer Cumble, an employee of
Locklin & Saba, P.A.
4557 Chumuckla Highway
Pace, FL 32571
(850) 995-1102
File No.: 12-009

WARRANTY DEED

This indenture made on A.D. 1/26/2012, by
Douglas T Zepp and Frances D Zepp, husband and wife
whose address is: 5351 Bella Ridge Street, Milton, FL 32570
hereinafter called the "grantor", to
Jason Shpiller
whose address is: 203 Tonawanda Drive, Pensacola, FL 32506
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, FL, to-wit:

Lot 25, Block 6, Osceola Country Club Estates, according to the plat thereof, as recorded in Plat Book 1, Page(s) 88, inclusive, of the Public Records of Escambia County, Florida.

Parcel Identification Number: 142S308001025006

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.


To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2011.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

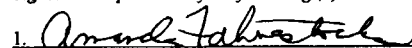


Douglas T Zepp




Frances D Zepp

Signed in the presence of the following (2) witnesses:

1. 

Witness Signature

1. 

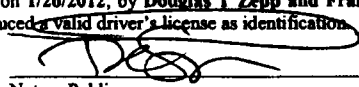
Witness Signature

1. Witness Print Name: Amanda Tahnestock

2. Witness Print Name: Daniel Schaefer

State of Florida
County of Santa Rosa

Sworn To, Subscribed and Acknowledged before me on 1/26/2012, by **Douglas T Zepp and Frances D Zepp** who is/are personally known to me or who has/have produced a valid driver's license as identification.

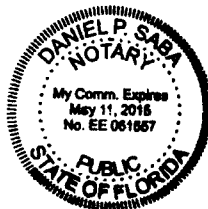


Notary Public

Notary Print Name

My Commission Expires: _____

SEAL



②

27.00

216.65

123.80

Prepared by
Jennifer Cumbie, an employee of
Locklin & Saba, P.A.
4557 Chumuckla Highway
Pace, FL 32571
(850) 995-1102

Return to: Mortgagee

12-009

MORTGAGE DEED

(Due on Sale or Transfer)

THIS MORTGAGE DEED, executed on 1/26/2012, by
Jason Shpiller, a single person
whose address is: 203 Tonawanda Drive , Pensacola, FL 32506
hereinafter called the "Mortgagor", to
Douglas T. Zepp and Frances D. Zepp, husband and wife
whose address is: 5351 Bella Ridge Street , Milton, FL 32570
hereinafter called the "Mortgagee":

(Wherever used herein the terms "Mortgagor" and "Mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "Note" includes all the notes herein described if more than one.)

Witnesseth, that for good and valuable considerations and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the Mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the Mortgagee all that certain land of which the Mortgagor is now seized and in possession situate in Escambia County, Florida, viz:

Lot 25, Block 6, Osceola Country Club Estates, according to the plat thereof, as recorded in Plat Book 1
Page(s) 1 inclusive, of the Public Records of Escambia County, Florida.

To have and to hold, the same, together with the tenements, hereditaments and appurtenances thereto belonging and the rents, issue and profits thereof, unto the Mortgagee, in fee simple.

And the Mortgagor covenants with the Mortgagee that the Mortgagor is indefeasibly seized of said land in fee simple; that the Mortgagor has good right and lawful authority to convey said land as aforesaid; that the Mortgagor will make such further assurances to perfect the fee simple title to said land in the Mortgagee as may reasonably be required; that the Mortgagor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances, except taxes of the current year, and any prior mortgages and/or liens as stated elsewhere herein.

Provided always, that if said Mortgagor shall pay unto said Mortgagee all sums secured by the certain promissory note a copy of which is attached hereto, and shall perform, comply with and abide by each and every agreement, stipulation, condition and covenant thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

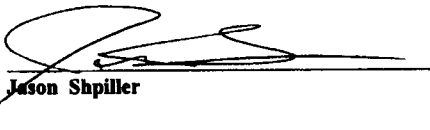
And the Mortgagor hereby further covenants and agrees to pay, promptly when due, the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than full insurable value in a company or companies acceptable to the Mortgagee, the policy or policies to be held by, and payable to, said Mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the Mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the Mortgagor for any such surplus; to pay all costs, charges and expenses, including attorney's fees and title searches, reasonably incurred and paid by the Mortgagee because of the failure of the Mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every agreement, stipulation, condition and covenant set forth in said note and this mortgage or either. In the event the Mortgagor fails to pay, when due, any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the Mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

Mortgagee may require, subject to applicable law, that Borrower/Mortgagor pay to Mortgagee on the day monthly payments are due under the note secured hereby, until said note is paid in full, a sum for (a) yearly taxes and assessments which may obtain priority over this security instrument; (b) hazard or property insurance; (c) flood insurance, and (d) for any other assessment or lien which may impair the lien or attain priority over this security instrument and the note secured hereby. These amounts shall be considered escrowed amounts. Waiver by Mortgagee to collect said escrowed amounts at any time shall not constitute a waiver to exercise Mortgagee's right to elect to collect said payment(s) at any later time while any sums of money due under this mortgage, or the note secured hereby, remain unpaid.

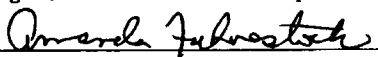
If any sum of money herein referred to be not promptly paid within **thirty (30)** days after same becomes due or if each and every agreement, stipulation, condition, and covenant of said note and this mortgage, or either, is not fully performed, complied with and abided by, then the entire sum mentioned in said note and this mortgage, or the entire balance unpaid therein, shall forthwith or thereafter, at the option of the Mortgagee, become immediately due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the Mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

Transfer of property or beneficial interest: If all or any part of the land described herein, or any interest in it is sold or transferred (or if a beneficial interest in Mortgagor is sold or transferred and Mortgagor is not a natural person,) Mortgagee may, at its option require immediate payment in full of all sums secured by this Mortgage Deed. If Mortgagee exercises this option, Mortgagee shall give Mortgagor notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Mortgagor must pay all sums secured by this Mortgage Deed. If Mortgagor fails to pay these sums prior to the expiration of this period, Mortgagee may invoke any remedies permitted by this Mortgage Deed without further notice or demand on Mortgagor.

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



Jason Shpiller

Signed, sealed and delivered in our presence:


Witness Signature

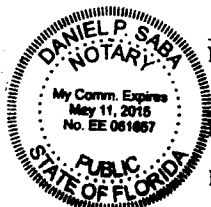
Print Name: Amanda Fahnestock

State of Florida
County of Santa Rosa


Witness Signature

Print name: Daniel Siler

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 1/26/2012, by Jason Shpiller who is personally known to me or has produced a valid driver's license as identification.




NOTARY PUBLIC

Notary Print Name

My Commission Expires: _____

MORTGAGE NOTE

\$ 61,900.00

1/26/2012

FOR VALUE RECEIVED, the undersigned hereinafter **Jason Shpiller, a single person**, promise to pay to the order of **Douglas T Zepp and Frances D. Zepp, husband and wife**, the principal sum of **SIXTY ONE THOUSAND NINE HUNDRED AND NO/100 (\$ 61,900.00)** with interest thereon at the rate of **7.0000** per centum per annum from date until maturity, said interest being payable **as set forth below**, both principal and interest being payable in lawful money of the United States of America at **5351 Bella Ridge Street, Milton, Florida 32570**, or at such other address as the holder from time to time may specify by written notice to the maker, said principal and interest to be paid on the date and in the manner following:

Payable in **180** consecutive monthly installments of **556.37**, including principal and interest with a first payment due on **March 1, 2012** and continuing on the **1st** day of each month thereafter until the principal sum of **\$61,900.00** and the interest accrued thereon has been paid. Said installment when so paid shall be applied first to the interest then accrued and the balance thereof to the reduction of the principal hereof.

A LATE PENALTY IN THE AMOUNT OF 5% OF THE PAYMENT DUE WILL BE ASSESSED TO ANY AND ALL PAYMENTS RECEIVED AFTER 10 DAYS OF THEIR DATE DUE.

This note is to be construed and enforced according to the laws of the State of Florida, and is secured by mortgage on real estate of even date herewith.

If default be made in the payment of any of said sums or interest or in the performance of any agreements contained herein or in the said mortgage, and if such default is not made good within **thirty (30)** days, then, at the option of the holder of the same, the principal sum then remaining unpaid with accrued interest shall immediately become due and collectable without notice, time being the essence to this contract, and said principal sum and said accrued interest shall both bear interest at the maximum rate per annum allowed by law, from such time until paid.

Each maker and endorser waives presentment, protest, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if counsel shall, after maturity of this note of default, hereunder or under said mortgage, be employed to collect this note or to protect the security thereof.

Documentary Tax has been paid and proper stamps have been affixed to the Mortgage.



Jason Shpiller

Maker's Address:
203 Tonawanda Drive
Pensacola, FL 32506

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 03084 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:

JASON SHPILLER 203 TONAWANDA DR PENSACOLA, FL 32506	DOUGLAS T ZEPP AND FRANCES D ZEPP 5351 BELLA RIDGE ST MILTON FL 32570
---	---

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

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 **AM CERT LLC AND ABRTL LLC PART CITIBANK NA AS COLLATERAL** holder of **Tax Certificate No. 03084**, 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:

LT 25 BLK 6 OSCEOLA COUNTRY CL UB ESTATES PB 1 P 18 OR 6814 P 1875 SEC 14/15 T 2S R 30

SECTION 14, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 054683000 (15-606)

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

JASON SHPILLER

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**

By:
Emily Hogg
Deputy Clerk

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LT 25 BLK 6 OSCEOLA COUNTRY CL UB ESTATES PB 1 P 18 OR 6814 P 1875 SEC 14/15 T 2S R 30

SECTION 14, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 054683000 (15-606)

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

JASON SHPILLER

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.

Post Property:

203 TONAWANDA DR 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That AM CERT LLC AND ABRTL LLC PART CITIBANK NA AS COLLATERAL holder of Tax Certificate No. 03084, 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:

LT 25 BLK 6 OSCEOLA COUNTRY CL UB ESTATES PB 1 P 18 OR 6814 P 1875 SEC 14/15 T 2S R 30

SECTION 14, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 054683000 (15-606)

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

JASON SHPILLER

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.

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Personal Services:

JASON SHPILLER
203 TONAWANDA DR
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

7007 1490 0002 6737 3792

U.S. Postal Service TM	
CERTIFIED MAILTM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$	3.65
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	5.75
Sent To JASON SHPILLER [15-606] 203 TONAWANDA DR PENSACOLA, FL 32506	
PS Form 3800, April 2006	

7007 1490 0002 6737 3808

U.S. Postal Service TM	
CERTIFIED MAILTM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$	3.65
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	5.75
Sent To DOUGLAS T ZEPP AND FRANCES D ZEPP [15-606] 5351 BELLA RIDGE ST MILTON FL 32570	
PS Form 3800, April 2006	

13/03084
 Credited



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 10, 2015

LORRAINE SHPILLER
9331 NW 19TH PLACE
SUNRISE FL 33322

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 003084

\$91.91

TOTAL \$91.91

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 10, 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.

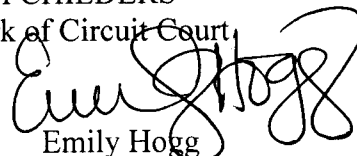
TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 003084	\$471.00	\$21.20	\$492.20
2013 TD 001973	\$471.00	\$21.20	\$492.20
2013 TD 005239	\$471.00	\$21.20	\$492.20
2013 TD 000510	\$471.00	\$21.20	\$492.20
2013 TD 001301	\$471.00	\$21.20	\$492.20

TOTAL \$2,461.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

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



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

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

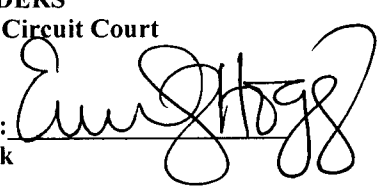
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 054683000 Certificate Number: 003084 of 2013**

Payor: LORRAINE SHPILLER 9331 NW 19TH PLACE SUNRISE FL 33322 Date 09/08/2015

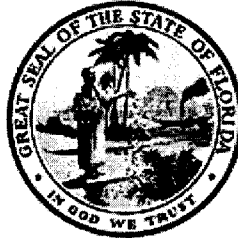
Clerk's Check #	1	Clerk's Total	\$499.26
Tax Collector Check #	1	Tax Collector's Total	\$3,175.44
		Postage	\$13.46
		Researcher Copies	\$4.00
		Total Received	\$3,692.16

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

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

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



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

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

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

Case # 2013 TD 003084

Redeemed Date 09/08/2015

Name LORRAINE SHPILLER 9331 NW 19TH PLACE SUNRISE FL 33322

Clerk's Total = TAXDEED	\$499.26
Due Tax Collector = TAXDEED	\$3,175.44
Postage = TD2	\$13.46
ResearcherCopies = TD6	\$4.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 054683000 Certificate Number: 003084 of 2013

Redemption Yes ▾ Application Date 06/29/2015 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 10/05/2015	Redemption Date 09/08/2015
Months	4	3
Tax Collector	\$2,989.80	\$2,989.80
Tax Collector Interest	\$179.39	\$134.54
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,175.44	\$3,130.59 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$28.26	\$21.20
Total Clerk	\$499.26	\$492.20 CH
Postage	\$13.46	\$13.46
Researcher Copies	\$4.00	\$4.00
Total Redemption Amount	\$3,692.16	\$3,640.25
	Repayment Overpayment Refund Amount	\$51.91 + 40.00 = \$91.91 redeemer

ACTUAL SHERIFF \$80.00
9/4/15 DOUGLAS T ZEPP, MORTGAGE HOLDER, CALLED FOR INFO AND
Notes QUOTE. EBH



Submit

Reset

Print Preview

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:

JASON SHPILLER [15-606]
203 TONAWANDA DR
PENSACOLA, FL 32506

2. Article Number

(Transfer from service label)

7007 1490 0002 6737 3792

PS Form 3811, July 2013

Domestic Return Receipt

THIS SECTION ON DELIVERY

A. Signature

X *Jason Shpiller*☐ Agent☐ Addressee

B. Received by (Printed Name)

Kevin Shpiller

C. Date of Delivery

*9/4/15*D. Is delivery address different from item 1? ☐ YesIf 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

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:

DOUGLAS T ZEPP AND FRANCES D
ZEPP [15-606]
5351 BELLA RIDGE ST
MILTON FL 32570

2. Article Number

(Transfer from service label)

7007 1490 0002 6737 3808

PS Form 3811, July 2013

Domestic Return Receipt

THIS SECTION ON DELIVERY

A. Signature

X *Douglas Zepp*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

*9/4/15*D. Is delivery address different from item 1? ☐ YesIf 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

Redeemed

2013 TD 003084

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

15-1206

NON-ENFORCEABLE RETURN OF SERVICE

redeemed

Document Number: ECSO15CIV040198NON

Agency Number: 15-011919

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03084 2013

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JASON SHPILLER

Defendant:

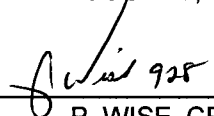
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/3/2015 at 9:27 AM and served same at 11:24 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: _____

 925

P. WISE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

WARNING

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SECTION 14, TOWNSHIP 2 S, RANGE 30 W

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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.

Post Property:

203 TONAWANDA DR 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

15-606

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO15CIV040031NON

Agency Number: 15-011848

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 03084 2013

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

2013 TD 003084
Redeemed

Plaintiff: RE JASON SHPILLER

Defendant:

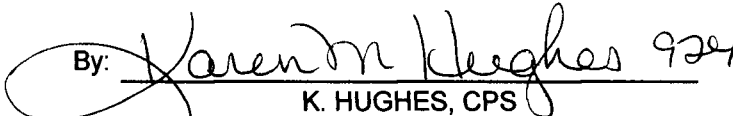
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 9/3/2015 at 9:24 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for JASON SHPILLER , Writ was returned to court UNEXECUTED on 9/10/2015 for the following reason:

AFTER SEVERAL ATTEMPTS, UNABLE TO MAKE CONTACT WITH SUBJECT AT 203 TONAWANDA DRIVE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:  924
K. HUGHES, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: NDSCHERER

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LT 25 BLK 6 OSCEOLA COUNTRY CL UB ESTATES PB 1 P 18 OR 6814 P 1875 SEC 14 T 2S
30

SECTION 14, TOWNSHIP 2 S, RANGE 30 W

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Personal Services:

JASON SHPILLER
203 TONAWANDA DR
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
 Emily Hogg
 Deputy Clerk

RECEIVED
 7/15/15
 3 A 9:24
 CLERK OF THE CIRCUIT COURT
 ESCAMBIA COUNTY, FLORIDA

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Personal Services:

JASON SHPILLER
203 TONAWANDA DR
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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 # 03084

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

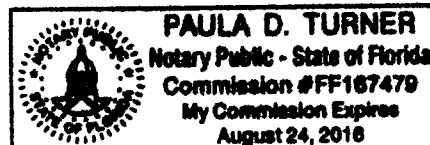
Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter 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

NOTARY PUBLIC



NOTICE OF APPLICATION FOR
TAX DEED

NOTICE IS HEREBY GIVEN, That AM CERT LLC AND ABRTL LLC PART CITIBANK NA AS COLLATERAL holder of Tax Certificate No. 03084, 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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CLUB ESTATES PB 1 P 18 OR 6814 P
1875 SEC 14/15 T 2S R 30

SECTION 14, TOWNSHIP 2 S,
RANGE 30 W

TAX ACCOUNT NUMBER 054683000
(15-606)

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

By: Emily Hogg
Deputy Clerk

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