

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Jun 29, 2015 / 150206**

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 3312.0000** , 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: 06-0690-000**

**Certificate Holder:**

MED ALI LLC AND MALLY LLC PART CITIBANK, N.A., AS  
4747 EXECUTIVE DR., STE 510  
SAN DIEGO, CALIFORNIA 92121

**Property Owner:**

LOWERY BARBARA A  
14 PLEASANT AVE  
PENSACOLA , FLORIDA 32505

**Legal Description:**

LT 14 BLK C LAUREL PARK PB 4 P 15 OR 3090 P 546

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	3312.0000	06/01/13	\$804.09	\$0.00	\$40.20	\$844.29

**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	3160.0000	06/01/15	\$836.98	\$6.25	\$41.85	\$885.08
2014	2955.0000	06/01/14	\$795.02	\$6.25	\$39.75	\$841.02

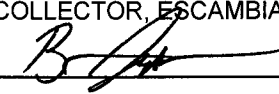
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application 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

\$2,570.39
\$0.00
\$200.00
\$125.00
\$2,895.39
\$2,895.39
\$6.25

\*Done this 29th day of June, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By \_\_\_\_\_



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.

**Notice to Tax Collector of Application for Tax Deed**

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**MED ALI LLC AND MALLY 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:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
3312.0000	06-0690-000	06/01/2013	LT 14 BLK C LAUREL PARK PB 4 P 15 OR 3090 P 546

**2014 TAX ROLL**

LOWERY BARBARA A  
14 PLEASANT AVE  
PENSACOLA , Florida 32505

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

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[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	162S304000140003
<b>Account:</b>	060690000
<b>Owners:</b>	LOWERY BARBARA A
<b>Mail:</b>	14 PLEASANT AVE PENSACOLA, FL 32505
<b>Situs:</b>	14 PLEASANT AVE 32505
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2014	\$10,925	\$33,408	\$44,333	\$44,333
2013	\$10,925	\$30,216	\$41,141	\$41,141
2012	\$10,925	\$30,216	\$41,141	\$41,141

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data						
Sale Date	Book	Page	Value	Type	Official Records (New Window)	
11/1991	3090	546	\$34,000	WD	<a href="#">View Instr</a>	
08/1988	2595	343	\$16,600	WD	<a href="#">View Instr</a>	
11/1980	1488	18	\$23,900	WD	<a href="#">View Instr</a>	
01/1975	940	982	\$19,000	WD	<a href="#">View Instr</a>	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						

2014 Certified Roll Exemptions
None

Legal Description
LT 14 BLK C LAUREL PARK PB 4 P 15 OR 3090 P 546

Extra Features
FRAME BUILDING
METAL BUILDING
PATIO

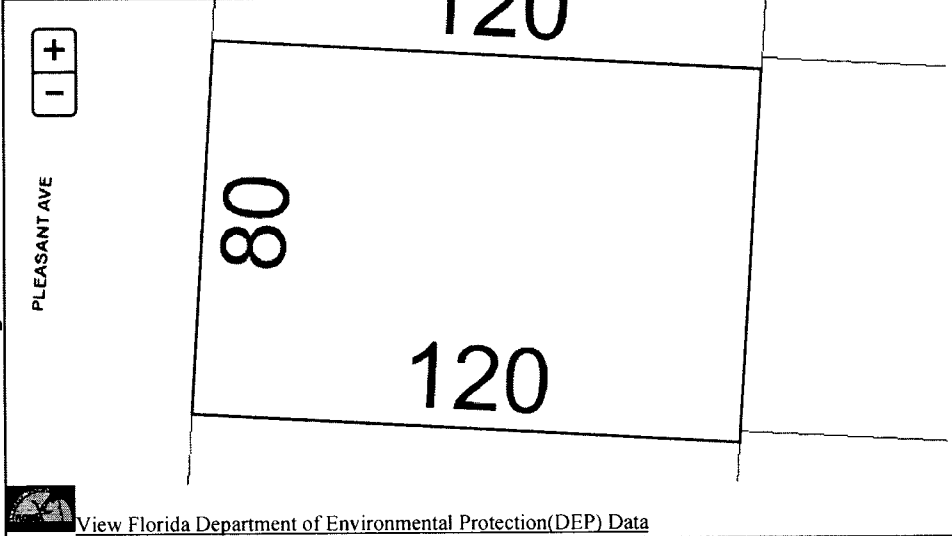
**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:**  
16-25-30-2

**Approx. Acreage:**  
0.2200

**Zoned:**   
MDR

**Evacuation & Flood Information**  
[Open Report](#)




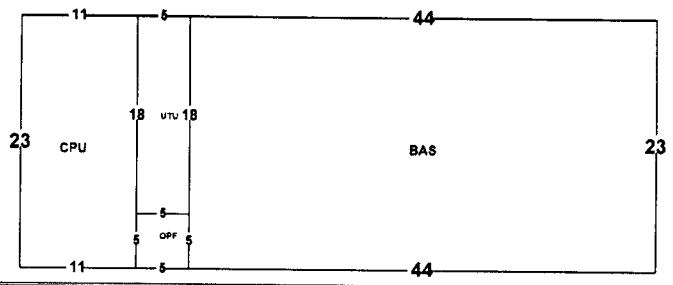
[View Florida Department of Environmental Protection \(DEP\) Data](#)

**Buildings**

Address: 14 PLEASANT AVE, Year Built: 1958, Effective Year: 1958	
<b>Structural Elements</b>	
DECOR/MILLWORK-AVERAGE	
DWELLING UNITS-1	
EXTERIOR WALL-CONCRETE BLOCK	
FLOOR COVER-CARPET	
FOUNDATION-SLAB ON GRADE	
HEAT/AIR-CENTRAL H/AC	
INTERIOR WALL-DRYWALL-PLASTER	
NO. PLUMBING FIXTURES-3	

**NO. STORIES-1**  
**ROOF COVER-BLT UP ON WOOD**  
**ROOF FRAMING-FLAT/SHED**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-MASONRY**  
*PIL/STL*

 **Areas - 1380 Total SF**  
**BASE AREA - 1012**  
**CARPORT UNF - 253**  
**OPEN PORCH FIN - 25**  
**UTILITY UNF - 90**



Images



1/29/03

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.

**Southern Guaranty Title Company**

15-612

4400 Bayou Boulevard, Suite 13B  
Pensacola, Florida 32503  
Telephone: 850-478-8121  
Facsimile: 850-476-1437

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 12218

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:

Barbara A. Lowery

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

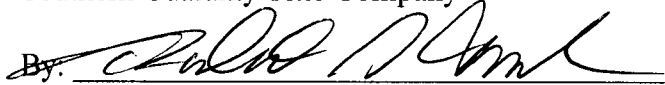
4. Taxes:

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.: 12218

July 14, 2015

**Lot 14, Block C, Laurel Park, as per plat thereof, recorded in Plat Book 4, Page 15, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12218

July 14, 2015

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

1. Taxes for the year 2012-2014 delinquent. The assessed value is \$44,333.00. Tax ID 06-0690-000.

**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.: 06-0690-000

CERTIFICATE NO.: 2013-3312

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

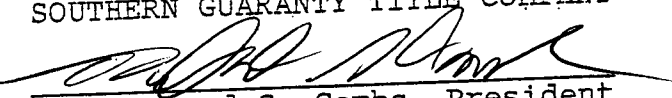
      X   Notify Escambia County, 190 Governmental Center, 32502

      X   Homestead for        tax year.

Barbara A. Lowery  
14 Pleasant Ave.  
Pensacola, FL 32505

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.



REC 86.00  
DOC \$204.00

NOV 30 90 545  
1991 TAX # 06-0490-800

THE INSTRUMENT WAS PREPARED BY  
CITIZENS TITLE GROUP, INC.  
State of Florida **WARRANTY DEED**  
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That LINDA L. CARR FKA LINDA L. LANDERS, A  
MARRIED WOMAN

Grantor,  
for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby  
acknowledged, do bargain, sell, convey and grant unto BARBARA A. LOWERY, A SINGLE WOMAN

Grantee, of  
14 PLEASANT AVENUE PENSACOLA FLORIDA 32505

the following described real property, situate, lying and being in the State of Florida, and County of ESCAMBIA to wit:  
LOT 14, BLOCK C, LAUREL PARK, A SUBDIVISION OF A PORTION OF SECTION 16, TOWNSHIP 2  
SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT  
BOOK 4 AT PAGE 15 OF THE PUBLIC RECORDS OF SAID COUNTY.

D.S. PD. # 204.00  
DATE 11-27-91  
J E A. FLOWERS, COMP. F. L. R.  
BY: James D. Walker Co.  
CERT. REG. #59-2043828-27-01

THE GRANTOR(S) DOES NOT RESIDE ON THE ABOVE DESCRIBED PROPERTY OR CLAIM IT AS HOMESTEAD.

Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.  
(Use of the terms "grantor" and "grantee" shall include singular or plural, the masculine or the feminine, where appropriate, and shall also include, but not be limited to, their heirs, assigns or successors in interest.)  
To have and to hold the same together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.  
And the grantor covenants that he is well seized of an indivisible estate in fee simple in the said property, and has a good right to convey the same, that it is free of lien or encumbrance, and that he, his heirs, executors and administrators, the said grantee, his heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever fully warrant and defend.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this 27th day of NOVEMBER, 19 91

Signed, sealed and delivered in the presence of:

KAREN McCLAMMY  
Julia S. Wessel

Linda L. Carr (SEAL)  
LINDA L. CARR FKA LINDA L. LANDERS

\_\_\_\_\_  
(SEAL)

State of Florida  
COUNTY OF ESCAMBIA

Before the subscriber personally appeared LINDA L. CARR FKA LINDA  
L. LANDERS, A MARRIED WOMAN

known to me, and known to me to be the person(s) described by said name(s) in and  
who executed the foregoing instrument, and acknowledged executing the same for  
the uses and purposes therein set forth.

Given under my hand and official seal this 27th day of NOVEMBER, 19 91

KAREN McCLAMMY  
Notary Public  
11-21-95

SPACE BELOW FOR RECORDER'S USE  
FILE THE ES  
Nov 27 4 24 PM '91  
JULIA WESSEL  
918310