

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

TC 13, LLC WWW.BUYTHISTAXLIEN.COM
WAPN, AS CUSTODIAN FOR TC 13 S
PO BOX 173017
TAMPA, FL 33672

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

Certificate No.	Date	Legal Description
2013/ 3832	06-01-2013	THEOU EVAGELIA SPIROU 1.67% SPIROU DIMITRIOUS 1.67% & PAGONIS PHYLLIS SPEROU 8.24 DEES NINA GEEKER 3.34% & FELTS MAGDALENE GEEKER 3.34 GEEKER NICK S 3.34% & LETHBRIDGE LINDA PRESTON 1.67% & PRESTON CATHRYN D 1.67% & WHITE ROSE MARY POLLARD 5.56% & CASSIDY CONSTANCE POLLARD 5.56% & POLLARD JOSEPH C 5.56% & COWLING SANDRA DEOMES 4.17% & DEOMES CHARLES 4.17% & FITZGERALD ANDREE DEOMES 4.17% & BULLARD ROSA DEOMES 4.17% & VALMUS VICTOR 4.17% & VALMUS NINA ELISE 4.17% & VALMUS CONSTANTINE 8.34% & TONEY ALICE DEOMES 16.67% LT 8 BLK 274 NORTH MULWORTH PB 1 P 51 OR 6088 P 996/998 CA 147

I agree to pay all delinquent taxes, redeem all outstanding tax 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 report 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.

Electronic signature on file

Applicant's Signature

06-13-2016


Date

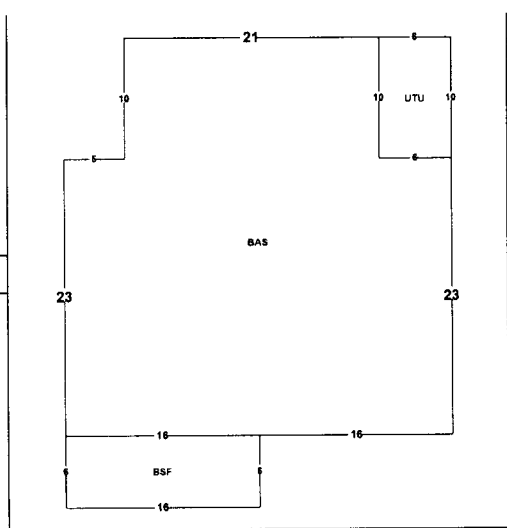
06-4097-000 2013

THEOU EVAGELIA SPIROU 1.67% SPIROU DIMITRIOUS 1.67% & PAGONIS PHYLLIS SPEROU 8.24 DEES NINA GEEKER 3.34% & FELTS
MAGDALENE GEEKER 3.34 GEEKER NICK S 3.34% & LETHBRIDGE LINDA PRESTON 1.67% & PRESTON CATHRYN D 1.67% & WHITE ROSE
MARY POLLARD 5.56% & CASSIDY CONSTANCE POLLARD 5.56% & POLLARD JOSEPH C 5.56% & COWLING SANDRA DEOMES 4.17% &
DEOMES CHARLES 4.17% & FITZGERALD ANDREE DEOMES 4.17% & BULLARD ROSA DEOMES 4.17% & VALMUS VICTOR 4.17% & VALMUS
NINA ELISE 4.17% & VALMUS CONSTANTINE 8.34% & TONEY ALICE DEOMES 16.67% LT 8 BLK 274 NORTH MULWORTH PB 1 P 51 OR
6088 P 996/998 CA 147

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

HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1102 Total SF
BASE AREA - 946
BASE SEMI FIN - 96
UTILITY UNF - 60



Images

None

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:08/09/2016 (tc.31854)



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: 332S303301008274
Account: 064097000
Owners: MELTON KERRY
Mail: 3313 W LLOYD ST
 PENSACOLA, FL 32505
Situs: 3313 W LLOYD ST 32505
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
2015	\$7,434	\$29,120	\$36,554	\$36,554
2014	\$7,434	\$28,953	\$36,387	\$36,387
2013	\$7,434	\$26,196	\$33,630	\$33,630

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/08/2013	7076	1555	\$6,400	QC	View Instr
04/24/2013	7005	1817	\$5,400	TD	View Instr
02/2007	6088	998	\$100	CJ	View Instr
02/2007	6088	996	\$100	CJ	View Instr

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

2015 Certified Roll Exemptions

Legal Description

LT 8 BLK 274 NORTH MULWORTH PB 1 P 51 OR 7076 P
 1555 CA 147

Extra Features

FRAME GARAGE
 OPEN PORCH

Parcel Information

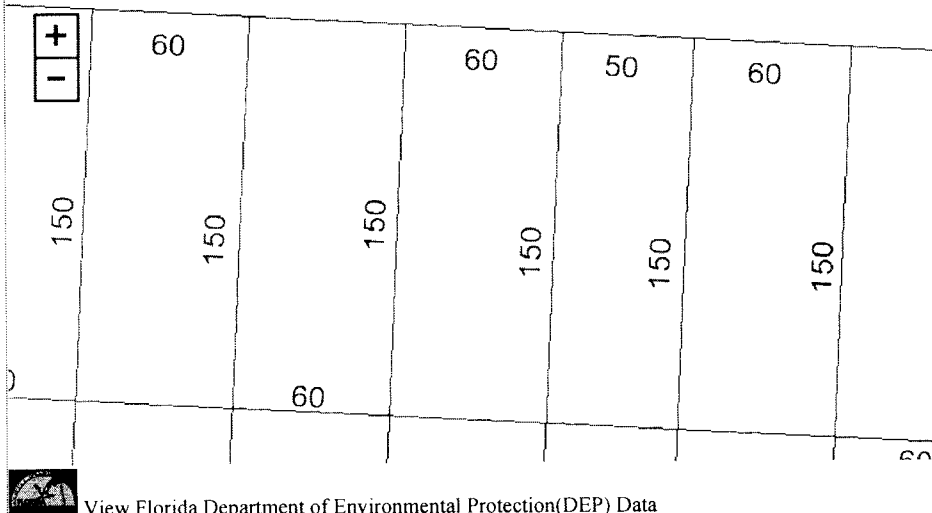
[Launch Interactive Map](#)

Section Map Id:
 CA147

Approx. Acreage:
 0.2066

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 3313 W LLOYD ST, Year Built: 1948, Effective Year: 1948

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL SIDING-SHT AVG.
 FLOOR COVER-HARDWOOD/PARQUET
 FOUNDATION-WOOD/SUB FLOOR

The space above is reserved for recording.

other advances made by Mortgagee or Mortgagor's behalf, if any; third, to interest due; and last, to principal.

16. **Acceleration and Remedies Upon Default.** If Mortgagor fails to pay any amount due under the Note or this Mortgage within ten (10) days after they become due and payable, or if Mortgagor fails timely to perform, abide by, or comply with each of the stipulations, agreements, conditions, and covenants of the Note and this Mortgage within ten (10) days after written notice from Mortgagee, the aggregate sum mentioned in the Note, and all other sums due under the Note and this Mortgage, shall become due and payable immediately or thereafter at the option of Mortgagee as fully and completely as if those monies were originally stipulated to be paid on such day, anything in the Note or herein to the contrary notwithstanding, and Mortgagee may foreclose this Mortgage by judicial proceeding and sale of the Property.

17. **Notice.** The mailing of a written notice or demand addressed to the owner of record of the Property or to such owner at the last address actually furnished to Mortgagee, or if none, directed to the owner at the Property, and mailed by the United States mail, postage prepaid, shall be sufficient notice and demand in any case arising under this instrument and required by the provisions hereof, of the Note, or by law.

18. **Foreclosure of Other Liens.** If foreclosure proceedings of any mortgage or lien of any kind as to the Property are instituted, Mortgagee may at its option, immediately or thereafter, declare this Mortgage and the entire indebtedness secured hereby due and payable.

Executed as of the day and year first above written.

Witnesses:

Printed name: Samantha Polanco

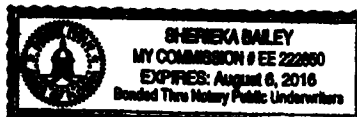
Printed name: Sherieka Bailey

Kerry Melton

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on ~~September~~ ^{5th} ~~August~~, 2013, by Kerry Melton, who is: [CHECK ONE] () personally known to me or (☒) has produced Florida driver license as identification.

Notary Public - State of Florida at Large



The space above is reserved for recording.

of time that Mortgagee so forbears or allows late or partial performance, Mortgagee will not be deemed to have thereby waived, or to be estopped from enforcing, its right thereafter to require strict adherence to all of the terms of this Mortgage and of the Note, nor Mortgagee's right to accelerate payments, to foreclose, or exercise other remedies of Mortgagor's failure to adhere strictly to, and perform timely and fully, all of the requirements hereof. No pattern of conduct followed or allowed by Mortgagee will be deemed a waiver of any of Mortgagee's rights.

9. Condemnation. If the Property or any part thereof is condemned under any power of eminent domain, or acquired for a public use, the damages, proceeds, and consideration given for such acquisition, to the extent of the full amount of indebtedness secured by this Mortgage, and the Note remaining unpaid, are hereby assigned by Mortgagor to Mortgagee and shall be paid forthwith to Mortgagee to be applied by Mortgagee on account of the indebtedness secured hereby, whether due or not.

10. Right to Cure. If Mortgagor defaults in any of the covenants or agreements contained herein, or in the Note, then Mortgagee may perform such on Mortgagor's behalf, and all expenditures (including reasonable attorneys' fees) made by Mortgagee in so doing shall draw interest at the highest legal rate, and shall be repayable immediately and without demand by Mortgagor to Mortgagee, and, together with interest and costs accruing thereon, shall be secured by this Mortgage.

11. Interest. Notwithstanding any contrary language in the Note or in this Mortgage, Mortgagor will not be required at any time to pay interest exceeding the highest rate allowed by law. If interest otherwise due hereunder or under the Note is found to exceed the highest lawful rate, then the interest rate will be automatically reduced to the highest lawful rate and all payments of interest earlier made that exceeded the lawful interest rate will be treated as prepayments of principal. The term "Default Rate," as used herein, shall mean eighteen percent (18%) per annum.

12. Waiver of Jury Trial. Mortgagor hereby knowingly and voluntarily waives any right to Mortgagor to a jury trial of any dispute arising in connection with this Mortgage or the Note. Mortgagor acknowledges that this waiver was expressly negotiated and is a material inducement for the loan from Mortgagee evidenced by the Note.

13. Successors and Assigns Bound: Joint and Several Liability. The covenants and agreements of this Mortgage and the Note shall bind and benefit the successors and assigns of Mortgagor and Mortgagee. Mortgagor's liability, covenants, and agreements shall be joint and several.

14. Governing Law; Severability. This Mortgage shall be governed by the law of the State of Florida. In the event that any provision or clause of this Mortgage or of the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision. To this end the provisions of this Mortgage and the Note are declared to be severable.

15. Application of Payments. All payments received by Mortgagee under the Note shall be applied: first, to late charges due under the Note; second, to amounts payable for taxes, insurance, or

The space above is reserved for recording.

1. Mortgage. This Mortgage is given to secure payment of all sums becoming due from Mortgagor to Mortgagee under the Note and hereunder, and to secure performance of and compliance with all other obligations under the Note and hereunder. Mortgagor agrees and covenants that the Property is not Mortgagor's homestead.

2. Payment. Mortgagor shall pay the principal and interest and other sums of money payable by virtue of the Note and this Mortgage, or either, promptly on the days respectively that they severally become due.

3. Taxes; Encumbrances. Mortgagor shall pay the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on the Property. Mortgagor shall keep the first Mortgage current and free from default. If any of these charges are not promptly paid when due, Mortgagee may at any time pay them without waiving or affecting the option to foreclose or any other right hereunder, and every such payment shall bear interest from the day paid by Mortgagee at the Default Rate. Mortgagor shall provide to Mortgagee proof of payment of all such taxes, levies, and the like, without demand, immediately after such are paid (which must be done when the payments are due, before delinquency).

4. Attorneys' Fees and Costs of Enforcement. Mortgagor shall pay all the costs, charges, and expenses, including attorneys' fees, reasonably incurred or paid at any time by Mortgagee because of failure by Mortgagor to perform, comply with, and abide by, every stipulation, agreement, condition and covenant of the Note and this Mortgage, or either, and every such payment shall bear interest from the day paid by Mortgagee at the highest legal rate.

5. Waste, Demolition, and Inspections. Mortgagor shall permit, commit, or suffer, no waste, impairment, or deterioration of the Property or any part thereof. Mortgagor shall not cause or permit the construction of any improvements on the Property without Mortgagee's prior written consent. Mortgagee shall have the right from time to time to enter upon and inspect the Property for violations of this Mortgage.

6. Performance of Note. Mortgagor shall perform, comply with, and abide by each of the stipulations, agreements, conditions, and covenants in the Note.

7. No Transfer. The property secured by this Mortgage may not be sold or transferred by gift, lease, inheritance or any other method without Mortgagee's written consent. If all or any part of the property or an interest therein is sold or transferred (or if a beneficial interest in Mortgagor is sold or transferred and Mortgagor is not a natural person) by Mortgagor without Mortgagee's prior written consent, Mortgagee may, at Mortgagee's option, declare all the sums secured by this Mortgage to be immediately due and payable.

Mortgagee may assign this Mortgage without the consent of Mortgagor.

8. Forbearance Not Waiver. If Mortgagee forbears from requiring strict adherence to all of the terms of this Mortgage or of the Note or allows late or partial performance of any of Mortgagor's obligations to Mortgagee (including without limitation late or partial payments), regardless of the length

This instrument prepared by
and return recorded instrument to:
R. Travis Rentz, Esq.
Clark, Albaugh & Rentz, LLP
700 W. Morse Boulevard, Suite 101
Winter Park, Florida 32789

The space above is reserved for recording.

MORTGAGE

THIS MORTGAGE is executed as of August 12, 2013, by MAGNOLIA TC 2 REO, LLC, a Florida limited liability company, 2301 Lucien Way, Suite 405, Maitland, Florida 32751 (hereinafter referred to as "Mortgagee"), and KERRY MELTON, 3313 W. Lloyd Street, Pensacola, FL 32505 (hereinafter referred to as "Mortgagor").

FOR VARIOUS GOOD AND VALUABLE CONSIDERATIONS, and also in consideration of the aggregate sum named in the promissory note in the principal sum of Five Thousand and no/100 Dollars (\$5,000.00), executed simultaneously with this Mortgage and described below, Mortgagor hereby mortgages and encumbers in favor of Mortgagee all that certain tract of land of which Mortgagor is now the legal owner and in actual possession situated in the County of Escambia, State of Florida, described as follows (the "Property"):

LOT 8 BLK 274 NORTH MULWORTH PB 1 P 51
OR 6088 P 996/998 CA.147

TOGETHER WITH ALL STRUCTURES AND IMPROVEMENTS now and hereafter on the Property and the fixtures attached to the Property; together with all and singular the tenements, hereditaments, easements, and appurtenances belonging or in anywise appertaining to the Property; and the rents, issues, and profits of the Property; and all the estate, right, title, interest, and all claims and demands whatsoever, in law and in equity, of Mortgagor in and to the Property.

MORTGAGOR COVENANTS WITH MORTGAGEE that Mortgagor is indefeasibly seized of the Property in fee simple; that Mortgagor has full power and lawful right to mortgage the Property; that the Property is free from all encumbrances; that Mortgagor will make such further assurances to protect this Mortgage against the Property in Mortgagee, its successors, legal representatives, or assigns, as may reasonably be required; and that Mortgagor does hereby warrant the title of the Property and will defend it against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, that if Mortgagor shall pay to Mortgagee, that certain promissory note of even date herewith executed by Mortgagor in favor of Mortgagee (the "Note"), and shall perform, comply with, and abide by every stipulation, agreement, condition, and covenant of the Note and of this Mortgage, and shall pay all taxes that may accrue on the Property and all costs and expenses that Mortgagee may incur in protecting or preserving the Property, collecting on the Note, in foreclosure of this Mortgage, or otherwise, including reasonable attorneys' fees, then this Mortgage and the estate hereby created shall be extinguished.

AND MORTGAGOR DOES HEREBY COVENANT AND AGREE AS FOLLOWS:

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name as of the day and year first above written.


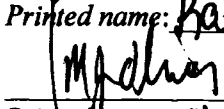
Witnesses:

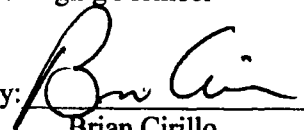
MAGNOLIA TC 2 REO, LLC,
a Florida limited liability company

By: MAGNOLIA TC 2, LLC,
a Florida limited liability company,
its Managing Member

By: MAGNOLIA TC 2 MM, LLC,
a Florida limited liability company,
its Managing Member

By: MAGNOLIA ADVISORS,
LLC, a Florida limited
Liability company, its
Managing Member


Printed name: Kathleen G. Edwards

Printed name: MICHAEL OLIVER

By: 
Brian Cirillo,
Its Authorized Representative

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on August 8th, 2013, by Brian Cirillo the Authorized Representative of Magnolia Advisors, LLC, a Florida limited liability company, the Managing Member of MAGNOLIA TC 2 MM, LLC, a Florida limited liability company, the Managing Member of MAGNOLIA TC 2, LLC, a Florida limited liability company, the Managing Member of MAGNOLIA TC 2 REO, LLC, a Florida limited liability company, on its behalf. He is personally known to me.


Notary Public-State of Florida at Large



This instrument prepared by
and return recorded instrument to:

R. Travis Rentz, Esq./sp
CLARK, ALBAUGH & RENTZ, LLP
700 W. Morse Boulevard, Suite 101
Winter Park, Florida 32789

The space above is reserved for recording.

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into on August 8TH, 2013, by and between MAGNOLIA TC 2 REO, LLC, a Florida limited liability company, 2301 Lucien Way, Suite 405, Maitland, Florida 32751 (hereinafter referred to as "Grantor"), and KERRY MELTON, an individual, whose address is 3313 W. Lloyd Street, Pensacola, FL 32505 (hereinafter referred to as "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby remises, releases, and quitclaims unto Grantee all right, title, interest, claim and demand which Grantor has in and to the following described land situate in **ESCAMBLA** County, Florida, to-wit:

LOT 8 BLK 274 NORTH MULWORTH PB 1 P 51
OR 6088 P 996/998 CA 147

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee.

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: 1-3-2017

TAX ACCOUNT NO.: 06-4097-000

CERTIFICATE NO.: 2013-3832

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.

Kerry Melton
3313 W. Lloyd St.
Pensacola, FL 32505

Magnolia TC 2 REO, LLC
2301 Lucien Way, Ste 405
Maitland, FL 32751

Certified and delivered to Escambia County Tax Collector,
this 31st day of October, 2016.

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.: 13204

October 31, 2016

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

1. That certain mortgage executed by Kerry Melton in favor of Magnolia TC 2 REO, LLC dated 08/12/2013 and recorded 09/18/2013 in Official Records Book 7076, page 1557 of the public records of Escambia County, Florida, in the original amount of \$5,000.00.
2. Taxes for the year 2012-2015 delinquent. The assessed value is \$38,187.00. Tax ID 06-4097-000.

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.: 13204

October 31, 2016

Lot 8, Block 274, North Mulworth, as per plat thereof, recorded in Plat Book 1, Page 51, of the Public Records of Escambia County, Florida

17-060

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.: 13204

October 31, 2016

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 10-31-1996, through 10-31-2016, and said search reveals the following:

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

Kerry Melton

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: 

October 31, 2016

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 January 3, 2017, 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 TC 13 LLC WWW.BUYTHISTAXLIEN.COM holder of Tax Certificate No. 03832, 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:

THEOU EVAGELIA SPIROU 1.67% SPIROU DIMITRIOS 1.67% & PAGONIS PHYLLIS SPEROU 8.24 DEES NINA GEEKER 3.34% & FELTS MAGDALENE GEEKER 3.34 GEEKER NICK S 3.34% & LETHBRIDGE LINDA PRESTON 1.67% & PRESTON CATHRYN D 1.67% & WHITE ROSE MARY POLLARD 5.56% & CASSIDY CONSTANCE POLLARD 5.56% & POLLARD JOSEPH C 5.56% & COWLING SANDRA DEOMES 4.17% & DEOMES CHARLES 4.17% & FITZGERALD ANDREE DEOMES 4.17% & BULLARD ROSA DEOMES 4.17% & VALMUS VICTOR 4.17% & VALMUS NINA ELISE 4.17% & VALMUS CONSTANTINE 8.34% & TONEY ALICE DEOMES 16.67% LT 8 BLK 274 NORTH MULWORTH PB 1 P 51 OR 6088 P 996/998 CA 147

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 064097000 (17-060)

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

KERRY MELTON

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 Tuesday in the month of January, which is the 3rd day of January 2017.

Dated this 17th day of November 2016.

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:

KERRY MELTON
3313 W LLOYD ST
PENSACOLA FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



Emily Hogg
Deputy Clerk

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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



Post Property:

3313 W LLOYD ST 32505

By:

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 January 3, 2017, 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

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SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 064097000 (17-060)

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

KERRY MELTON

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 Tuesday in the month of January, which is the 3rd day of January 2017.

Dated this 17th day of November 2016.

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 03832 of 2013

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 17, 2016, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

KERRY MELTON 3313 W LLOYD ST PENSACOLA FL 32505	MAGNOLIA TC 2 REO LLC 2301 LUCIEN WAY STE 405 MAITLAND FL 32751
---	---

WITNESS my official seal this 17th day of November 2016.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

JANET HOLLEY, CFC
ESCAMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

17-060
19/3832

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
06-4097-000		SEE BELOW	06	332S303301008274

2016 Real Estate Taxes

PRIOR YEAR(S) TAXES OUTSTANDING

MELTON KERRY
3313 W LLOYD ST
PENSACOLA, FL 32505

3313 W LLOYD ST

LT 8 BLK 274 NORTH MULWORTH PB 1 P 51
OR 7076 P 1555 CA 147

OFFICE
(850) 438-6500
Ext. 3252

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	38,187	0	38,187	252.66
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2100	38,187	0	38,187	84.39
BY STATE LAW	4.6660	38,187	0	38,187	178.18
WATER MANAGEMENT	0.0366	38,187	0	38,187	1.40
SHERIFF	0.6850	38,187	0	38,187	26.16
M.S.T.U. LIBRARY	0.3590	38,187	0	38,187	13.71
TOTAL MILLAGE					14.5731
AD VALOREM TAXES					\$556.50

RETAIN THIS
PORTION
FOR
YOUR
RECORDS

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FP FIRE PROTECTION	850-595-4960	125.33
NON-AD VALOREM ASSESSMENTS		\$125.33

PLEASE
PAY ONE
AMOUNT
SHOWN IN
YELLOW
SHADED
AREA

COMBINED TAXES AND ASSESSMENTS

\$681.83

PAY ONLY
ONE AMOUNT

See reverse side for
important information

If Paid By Please Pay	Nov 30, 2016 \$654.56	Dec 31, 2016 \$661.38	Jan 31, 2017 \$668.19	Feb 28, 2017 \$675.01	Mar 31, 2017 \$681.83
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AMOUNT
DUE
IF PAID
BY

JANET HOLLEY, CFC
ESCAMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
06-4097-000		SEE ABOVE	06	332S303301008274

2016 Real Estate Taxes

PRIOR YEAR(S) TAXES OUTSTANDING

MELTON KERRY
3313 W LLOYD ST
PENSACOLA, FL 32505

3313 W LLOYD ST

LT 8 BLK 274 NORTH MULWORTH PB 1 P 51
OR 7076 P 1555 CA 147

CURRENT
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APRIL 1

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR • P.O. BOX 1312 • PENSACOLA, FL 32591-1312

(850) 438-6500 Ext. 3252

If Paid By Please Pay	Nov 30, 2016 \$654.56	Dec 31, 2016 \$661.38	Jan 31, 2017 \$668.19	Feb 28, 2017 \$675.01	Mar 31, 2017 \$681.83
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RETURN WITH
PAYMENT

DO NOT FOLD, STAPLE, OR MUTILATE

1 064097000 2016 3

WARNING

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Personal Services:

KERRY MELTON
3313 W LLOYD ST
PENSACOLA FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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KERRY MELTON
3313 W LLOYD ST
PENSACOLA FL 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
2016 NOV 17 P 3:16
CLERK'S OFFICE
ESCAMBIA COUNTY, FL

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

17-060

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO16CIV056918NON

Agency Number: 17-001753

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03832 2013

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: KERRY MELTON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 11/17/2016 at 3:16 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for KERRY MELTON , Writ was returned to court UNEXECUTED on 12/12/2016 for the following reason:

UNABLE TO MAKE CONTACT WITH SUBJECT AT GIVEN ADDRESS AFTER NUMEROUS ATTEMPTS PRIOR TO COURT DATE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

P. Wise 925

P. WISE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE



Emily Hogg
Deputy Clerk

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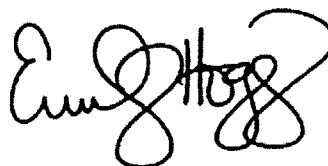
KERRY MELTON

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



Post Property:

3313 W LLOYD ST 32505

By:

RECEIVED
NOV 17 2016
11:18 AM
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

17-060

Document Number: ECSO16CIV056882NON

Agency Number: 17-001815

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03832 2013

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: KERRY MELTON

Defendant:

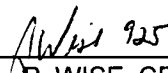
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/17/2016 at 3:18 PM and served same at 2:19 PM on 11/18/2016 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: _____


P. WISE, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: NDSCHERER

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

CERTIFIED MAIL™



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11/17/2016

US POSTAGE

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Handwritten signature

MAGNOLIA TC2 REO LLC [17-060]
2301 LUIGIEN WAY STE 405
MANTLAND FL 32751

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0011/26/16

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
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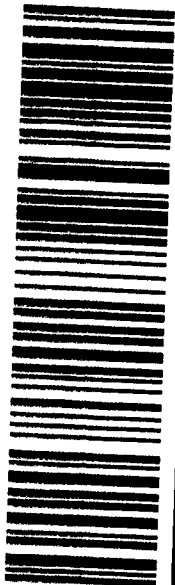
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Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

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US POSTAGE

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KERRY MELTON [17-060]
3313 W LLOYD ST
PENSACOLA FL 32505

9171 9690 0935 0128 0866 17

MAGNOLIA TC 2 REO LLC [17-060]
2301 LUCIEN WAY STE 405
MAITLAND FL 32751

9171 9690 0935 0128 0866 24

17.060

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 003832

Redeemed Date 12/29/2016

Name Kerry Melton 3313 W LLOYD ST PENSACOLA FL 32505

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$3,803.14
Postage = TD2	\$10.24
ResearcherCopies = TD6	\$6.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**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


17-060

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 064097000 Certificate Number: 003832 of 2013**

Payor: Kerry Melton 3313 W LLOYD ST PENSACOLA FL 32505 Date 12/29/2016

Clerk's Check #	1	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$3,803.14
		Postage	\$10.24
		Researcher Copies	\$6.00
		Total Received	\$4,316.63

**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>**



Escambia
Sun Press
 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

01-03-2017 - TAX CERTIFICATE # 03832

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

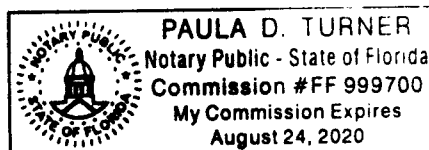
DECEMBER 1, 8, 15, 22, 2016

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 22ND day of DECEMBER
 A.D., 2016

PAULA D. TURNER
 NOTARY PUBLIC



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TC 13 LLC WWW.BUYTHISTAXLIEN.COM holder of Tax Certificate No. 03832, 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:

THEOU EVAGELIA SPIROU 1.67% SPIROU DIMITRIOS 1.67% & PAGONIS PHYLLIS SPEROU 8.24 DEES NINA GEEKER 3.34% & FELTS MAGDALENE GEEKER 3.34 GEEKER NICK S 3.34% & LETHBRIDGE LINDA PRESTON 1.67% & PRESTON CATHRYN D 1.67% & WHITE ROSE MARY POLLARD 5.56% & CASSIDY CONSTANCE POLLARD 5.56% & POLLARD JOSEPH C 5.56% & COWLING SANDRA DEOMES 4.17% & DEOMES CHARLES 4.17% & FITZGERALD ANDREE DEOMES 4.17% & BULLARD ROSA DEOMES 4.17% & VALMUS VICTOR 4.17% & VALMUS NINA ELISE 4.17% & VALMUS CONSTANTINE 8.34% & TONEY ALICE DEOMES 16.67% LT 8 BLK 274 NORTH MULWORTH PB 1 P 51 OR 6088 P 996/998 CA 147 SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 064097000 (17-060)

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

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 Tuesday in the month of January, which is the 3rd day of January 2017.

Dated this 17th day of November 2016.

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.

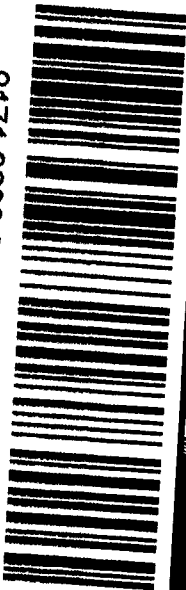
PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ESCAMBIA COUNTY, FLORIDA
 (SEAL)

By: Emily Hogg
 Deputy Clerk

oaw-4w-12-01-08-15-22-2016

Pam Childers
of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0128 0866 17

NEOPOST
11/17/2016
US POSTAGE \$005.15



ZIP 32502
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KERRY MELTON [17-060]
3313 W LLOYD ST
PENSACOLA FL 3250

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14-11-2016

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

CERTIFIED MAIL™



9171 9690 0935 0128 0866 24

NEOPOST
11/17/2016
US POSTAGE \$005.11



ZIP 32502
0410011272903

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MAGNOLIA TC2 REO LLC [17-060]
2301 LUOTEN WAY STE 405
MANTLAND FL 32741

NIXIE 339 FE 1 0011/26/16

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF
BC: 3250258333 *2187-02060-27-45
3275 925025 833



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

January 5, 2017

TC 13 LLC WWW.BUYTHISTAXLIEN.COM
BOX 173017
TAMPA FL 33672

Dear Certificate Holder:

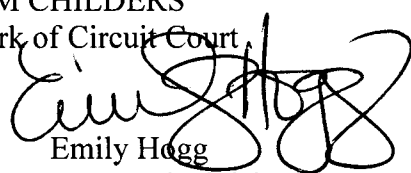
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 002777	\$650.00	\$58.50	\$708.50
2013 TD 003832	\$450.00	\$40.50	\$490.50

TOTAL \$1,199.00

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 •

January 5, 2017

KERRY MELTON
3313 W LLOYD ST
PENSACOLA FL 32505

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 003832

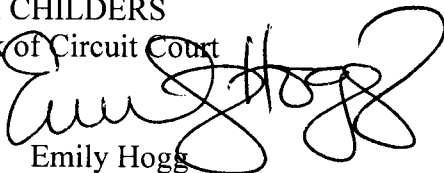
\$98.29

TOTAL \$98.29

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division