

DR-512  
R.05/88

Application Number: 150094

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**MTAG AS CUSTODIAN FOR CAZ CREE  
PO BOX 54303  
NEW ORLEANS, Louisiana, 70154**

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>
6511.0000	10-3217-505	06/01/2013	LOT 29 BLK 17 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 3 PB 6 P 74 OR 6384 P 1573

**2014 TAX ROLL**

JACKSON DANITA LATONYA  
PO BOX 2821  
GULF SHORES , Alabama 36547-2821

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.

MTAGCaz (Flor Anne Militar)

Applicant's Signature

04/22/2015

Date

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 22, 2015 / 150094

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 6511.0000**, 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: 10-3217-505**

**Certificate Holder:**  
MTAG AS CUSTODIAN FOR CAZ CREE  
PO BOX 54303  
NEW ORLEANS, LOUISIANA 70154

**Property Owner:**  
JACKSON DANITA LATONYA  
PO BOX 2821  
GULF SHORES, ALABAMA 36547-2821

**Legal Description:**  
LOT 29 BLK 17 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 3 PB 6 P 74 OR 6384 P 1573

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	6511.0000	06/01/13	\$2,683.81	\$0.00	\$134.19	\$2,818.00

**CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2014	6137.0000	06/01/14	\$2,628.09	\$6.25	\$131.40	\$2,765.74

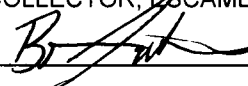
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2014)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application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

\$5,583.74
\$0.00
\$2,631.09
\$200.00
\$125.00
\$8,539.83
\$8,539.83
\$6.25

\*Done this 22nd day of April, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By



Date of Sale:

7/6/15

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



# Chris Jones Escambia County Property Appraiser

Real Estate  
Search

Tangible Property  
Search

Sale  
List

Amendment 1/Portability  
Calculations

[Back](#)

◀ Navigate Mode ◉ Account Reference ▶

[Printer Friendly Version](#)

## General Information

**Reference:** 093S321000029017  
**Account:** 103217505  
**Owners:** JACKSON DANITA LATONYA  
**Mail:** PO BOX 2821  
 GULF SHORES, AL 36547-2821  
**Situs:** 3020 CONCHO DR 32507  
**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

## 2014 Certified Roll Assessment

**Improvements:** \$135,895  
**Land:** \$28,500  
**Total:** \$164,395  
Non-Homestead Cap: \$164,395

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/07/2008	6384	1573	\$235,000	WD	<a href="#">View Instr</a>
12/2005	5815	1271	\$250,000	WD	<a href="#">View Instr</a>
04/2003	5124	64	\$154,400	WD	<a href="#">View Instr</a>
07/2001	4741	1122	\$187,500	WD	<a href="#">View Instr</a>
07/2001	4741	1119	\$78,800	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

LOT 29 BLK 17 PERDIDO BAY COUN TRY CLUB  
 ESTATES UNIT 3 PB 6 P 74 OR 6384 P 1573

## Extra Features

FRAME SHED

## Parcel Information

[Launch Interactive Map](#)

**Section Map Id:**  
 08-3S-32-2

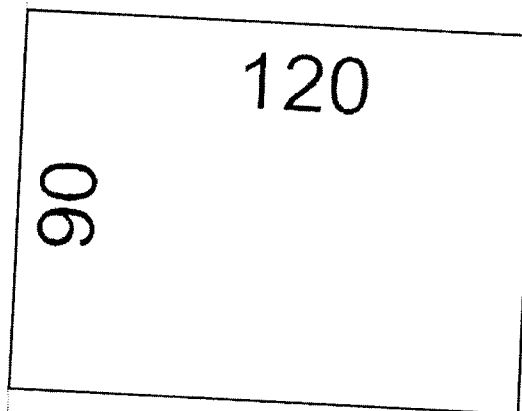
**Approx. Acreage:**  
 0.2500

**Zoned:**   
 R-1

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



CONCHO DR



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

## Buildings

Address: 3020 CONCHO DR, Year Built: 2003, Effective Year: 2003

## Structural Elements

**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-BRICK-FACE/VENEER**  
**FLOOR COVER-CARPET**

**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-8**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-HIP-HI PITCH**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**



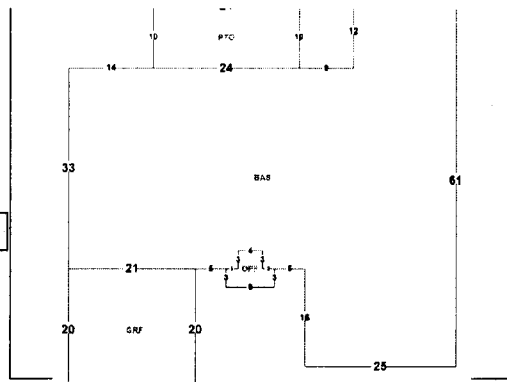
Areas - 3400 Total SF

**BASE AREA - 2704**

**GARAGE FIN - 420**

**OPEN PORCH FIN - 36**

**PATIO - 240**



Images



6/28/11

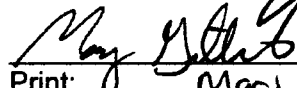
The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:04/30/2015 (tc.55502)

  
\_\_\_\_\_  
RICHARD A. HAMILTON

WITNESS:

  
\_\_\_\_\_  
Print: Michael L. Guttman

  
\_\_\_\_\_  
Print: Mary Gilbert

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of  
December, 2009, by RICHARD A. HAMILTON:

- ( ☒ ) who is personally known to me, or  
( ) who produced the following identification: \_\_\_\_\_

RICHARD A. HAMILTON personally appeared before me at the time of notarization  
and, after being given the oath, acknowledged signing the foregoing document.

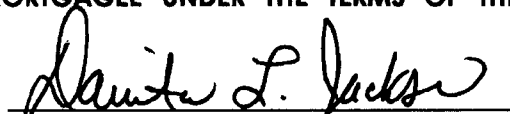
  
\_\_\_\_\_  
NOTARY PUBLIC

MICHAEL GUTTMANN  
Notary Public, State of Florida  
Comm. Exp. Feb. 14, 2011  
Comm. No. DD 617062

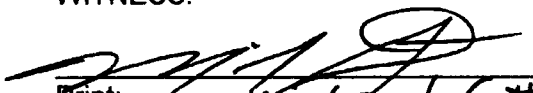
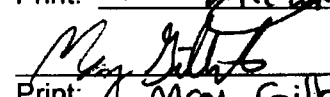
damages, debts or liabilities, of any kind or character, including without limitation such claims and defenses as fraud, mistake, duress, and usury, whether in law or in equity, known or unknown, choate or inchoate, which it has had, now has, or hereafter may have, arising under or in any manner relating to, whether directly or indirectly, the Renewal Note, the Mortgage, or any other aspect of the transactions contemplated thereby from the inception of the loan until the date hereof.

**IN WITNESS WHEREOF**, the parties have executed this agreement to be effective as of the date first stated above.

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$167,159.68, TOGETHER WITH ACCRUED INTEREST, IF ANY AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

  
\_\_\_\_\_  
DANITA LATONYA JACKSON

WITNESS:

  
Print: Michael Guttmann  
  
Print: Mary Gilbert

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of December, 20 09, by DANITA LATONYA JACKSON:

( ☒ ) who is personally known to me, or  
( ) who produced the following identification: \_\_\_\_\_

DANITA LATONYA JACKSON personally appeared before me at the time of notarization and, after being given the oath, acknowledged signing the foregoing document.

MICHAEL GUTTMANN  
Notary Public, State of Florida  
Comm. Exp. Feb. 14, 2011  
Comm. No. DD 617062

  
\_\_\_\_\_  
NOTARY PUBLIC

3. **Renewal Loan.** Mortgagee has agreed to renew the Existing Loan evidenced by the Existing Note in the amount of the outstanding principal balance of (the "Renewal Loan"). The Renewal Loan is evidenced by a \$228,387.04 Renewal Promissory Note having an Effective Date of December 7, 2009, from Mortgagor in favor of Mortgagee (the "Renewal Note"). The Renewal Note shall be payable in accordance with its terms and shall be secured in part by the Mortgage.

4. **Modification of Mortgage and Assignment.**

a. **Definitions.** The original Mortgage is hereby amended to provide that all references to the "promissory note" or the "note" shall mean the Renewal Note, as defined in this Modification. The term "Mortgagor" as defined in this Modification shall mean the "Mortgagor" as defined in the Mortgage. The term "Mortgagee" as defined in this Modification shall mean the "Mortgagee" as defined in the Mortgage.

b. **Default.** A default of any terms, condition, or covenant of the renewal loan evidenced by the Renewal Note or any modification, renewal, consideration, or substitution thereof, shall be a default of the Mortgage. A default of any term, condition, or covenant of the Mortgage shall be a default of the Renewal Note or any modification, renewal, consolidation, or substitutional thereof.

5. **No Novation.** Mortgagor and Mortgagee intend that this Modification shall not constitute a novation and shall in no way adversely affect or impair the lien priority of the Mortgagee or the Assignment.

6. **Ratifications.** Mortgagor hereby reconfirms, restates and ratifies the Mortgage according to its terms, except to the extent that the terms conflict with or are expressly modified hereby, and the Mortgage has at all times since the date of its execution and delivery continued and shall continue in full force and effect in accordance with their terms.

7. **Cooperation; Further Assurances.** Mortgagor agrees to cooperate with Mortgagee so that the interests of Mortgage are protected and the intent of the Mortgage and the Assignment and this Modification can be effectuated. Mortgagor agrees to execute all documents and to provide whatever further assurances Mortgagee may reasonably request or deem necessary to effectuate the terms of such agreements.

8. **Estoppel and Release.** Mortgagor hereby acknowledges and agrees that, as of the date hereof, there exists no right of offset, defense, counterclaim, claim or objection in favor of the Mortgagor as against Mortgagee with respect to the Renewal Note, the Mortgage, or any other aspect of the transactions, contemplated thereby, or alternatively, that any such right of offset, defense, counterclaim, claim, or objection is hereby expressly waived. In connection with the foregoing, Mortgagor releases and discharged Mortgagee, its subsidiaries, affiliates, directors, officers, employees, attorneys, agents, successors, and assigns from any and all rights, claims, demands, actions, causes of action, suits, proceedings, agreements, contracts, judgments,

This instrument prepared by:  
Michael L. Guttman, Esquire  
314 South Baylen Street, Suite 201  
Pensacola, FL 32502

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$167,159.68, TOGETHER WITH ACCRUED INTEREST, IF ANY AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

**MODIFICATION OF MORTGAGE AND SECURITY AGREEMENT**

**THIS MODIFICATION OF MORTGAGE AND SECURITY AGREEMENT** (this "Modification") effective as of December 7, 2009, between Danita Latonya Jackson, a single woman ("Mortgagor"), whose address is 3020 Concho Drive, Pensacola, FL 32507 and Richard A. Hamilton, a married man ("Mortgagee"), whose address is P. O. Box 4957, Pensacola, FL 32507.

Mortgagee is the owner and holder of a Promissory Note given by Mortgagor dated October 1, 2008, in the original principal amount of \$235,000.00 (the "Existing Note"). The loan evidenced by the Existing Note is sometimes referred to herein as the "Existing Loan". The Existing Note is secured by a Mortgage and Security Agreement from Mortgagor in favor of Mortgagee dated October 7, 2008, and recorded in O. R. Book 6384, Page 1576, as instrument number 2008075883, Public Records of Escambia County, Florida (the "Mortgage"). Mortgagor has requested Mortgagee renew the Existing Loan. Mortgagee has agreed to such request on the terms and conditions as set forth below.

**NOW, THEREFORE**, in consideration of these premises, the parties agree as follows:

1. **Recitals.** All of the above recitals are true and correct in every respect and are incorporated herein and made a part hereof.

2. **Existing Indebtedness.** Mortgagor and Mortgagee agree and acknowledge that, as of the Effective Date hereof, the outstanding principal balance of the Existing Note is \$228,387.04.

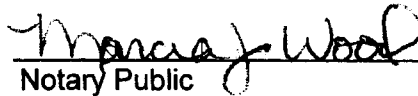
**THIS INSTRUMENT EVIDENCES THE RENEWAL OF AN OBLIGATION AND IS EXEMPT FROM TAXATION. PURSUANT TO RULE 12b-4.054 F.A.C. DOCUMENTARY STAMP TAX AND INTANGIBLE TAX IN THE AMOUNT REQUIRED BY LAW ON THE PROMISSORY NOTE DESCRIBED ABOVE CAN BE FOUND AT THE MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 6384, PAGE 1576 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**



State of Florida  
County of Escambia

Affirmed before me, on October 7, 2008, by DANITA LATONYA JACKSON:  
[ ] who is personally known to me, or  
[x] who produced the following identification: FLDL.

DANITA LATONYA JACKSON personally appeared before me at the time of notarization,  
and, after being given the oath, acknowledged signing the foregoing document.

  
Notary Public

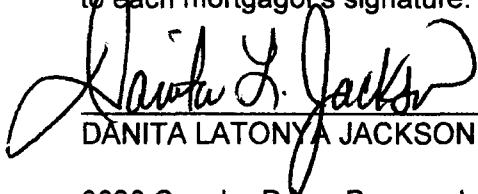
MARCIA J. WOOD  
Notary Public-State of FL  
Comm. Exp. April 11, 2012  
Comm. No. DD 750821

The mortgagor further agrees to pay the interest and principal on the promissory note promptly when due; to pay the taxes and assessments on the land; to keep the buildings, now or hereafter on the land, insured against damage by fire, lightning, windstorm, or any other casualty, in a sum not less than the sum secured by this mortgage, in a company or companies satisfactory to the mortgagee, with a standard mortgage loss clause, providing for payment to the mortgagee, to the extent of the indebtedness remaining at the time of the loss, the said insurance policy to be held by the mortgagee; to keep the mortgaged property, and any buildings thereon, in good and proper repair; and to pay all costs and expenses of collection of any amounts due, with or without suit, including a reasonable attorney's fee.

If any payment provided for in the promissory note or this mortgage is not paid when due, or if any of the above covenants are broken, then the promissory note, and all money secured by this mortgage, shall, without demand, if the mortgagor so elects, at once become due and payable, and the mortgage shall be foreclosed.


As used in this paragraph, "interest in the property" means any legal or beneficial interest in the Property. If all or any part of the property or any interest in the property is sold or transferred without Mortgagee's prior written consent, Mortgagee may require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Mortgagee if such exercise is prohibited by Applicable Law. If the Mortgagee exercises this option, Mortgagee shall give Mortgagor notice of acceleration. This notice shall provide a period of not less than thirty (30) days from the date of notice within which Mortgagor must pay all sums secured by the Mortgage. If Mortgagor fails to pay these sums prior to the expiration of this period, Mortgagor may invoke any remedies permitted by this Mortgage without further notice or demand on Mortgagor.


In witness whereof, the mortgagors signed this Mortgage Deed on the date indicated next to each mortgagor's signature.

  
DANITA LATONYA JACKSON

10/7/08  
Date

3020 Concho Drive, Pensacola, FL 32507 - Mortgagor's Post Office Address

  
Witness - Signature  
Michael L. Guttman  
(Printed Or Typed Name)

  
Witness - Signature  
Marcia J. Wood  
(Printed Or Typed Name)

Recording Fees	\$ 27. <sup>00</sup>
Doc Stamps	822. <sup>50</sup>
Intangible Tax	470. <sup>00</sup>
Total	\$ 1,319. <sup>50</sup>

Processing Data Space	Recording Data Space
This Instrument Was Prepared By: MICHAEL L. GUTTMANN 314 South Baylen Street Suite 201 Pensacola, FL 32502 (850) 434-7445	

### MORTGAGE

This mortgage, executed by DANITA LATONYA JACKSON, a single woman, herein called the mortgagor, to RICHARD A. HAMILTON, a married man, herein called the mortgagee, represents the full and complete mortgage agreement between the parties hereto.

[The word mortgagor and the word mortgagee includes the heirs, executors, administrators, legal representatives, and assigns of individuals, and the successors and assigns of corporations, and shall denote the singular and/or plural, the masculine and/or feminine, and natural and/or artificial persons, whenever and wherever the context so requires.]

The mortgagor, for good and valuable consideration, and in consideration of the sum of TWO HUNDRED THIRTY FIVE THOUSAND DOLLARS (\$235,000.00), paid by the mortgagee to the mortgagor, the receipt whereof is hereby acknowledged, grants, bargains, sells, and conveys, in fee simple, to the mortgagee, to have and to hold, together with the tenements, hereditaments, and appurtenances thereto, and the rents, issues, and profits thereof, the following described land, owned by the mortgagor, located in Escambia County, Florida:

Lot 29, Block 17, Perdido Bay Country Club Estates, Unit No. 3, being a portion of Section 8 and 9, Township 3 South, Range 32 West, Escambia County, Florida, according to the Plat recorded in Plat Book 6 at Page 74 of the public records of Escambia County, Florida. (Parcel I. D. No. 09-3S-32-1000-029-017) This property is known as 3020 Concho Drive, Pensacola, Florida 32507.

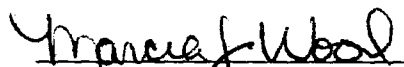
The mortgagor fully warrants the title to the said land and will defend the same against the lawful claims of all persons whomsoever.

Provided, however, that if the mortgagor pays to the mortgagee the promissory note executed by the mortgagor, a copy of which is attached hereto, and shall perform, comply with, and abide by all the stipulations, agreements, conditions, and covenants of the promissory note and this mortgage, then this mortgage and the estate hereby created shall cease and be null and void.

P. O. Box 4957, Pensacola, FL 32507  
Grantor's Post Office Address

  
Witness - Signature

Michael L. Guttman  
(Printed Or Typed Name)

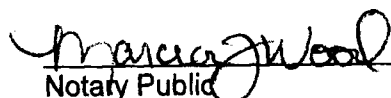
  
Witness - Signature

Marcia J. Wood  
(Printed Or Typed Name)

State Of Florida  
County Of Escambia

Affirmed before me, on October 7, 2008, by RICHARD A. HAMILTON:  
[ ☒ ] who is personally known to me, or  
[    ] who produced the following identification: \_\_\_\_\_.

RICHARD A. HAMILTON personally appeared before me at the time of notarization, and,  
after being given the oath, acknowledged signing the foregoing document.

  
Notary Public

MARCIA J. WOOD  
Notary Public-State of FL  
Comm. Exp. April 11, 2012  
Comm. No. DD 750821

Recording Fees \* 27<sup>00</sup>  
Doc. Stamps 1,645<sup>00</sup>  
Total \* 1,672<sup>00</sup>

Processing Data Space

Recording Data Space

This Instrument Was Prepared By:  
MICHAEL L. GUTTMANN  
314 South Baylen Street  
Suite 201  
Pensacola, FL 32502  
(850) 434-7445

### WARRANTY DEED

This Warranty Deed has been executed, on the date indicated below, by RICHARD A. HAMILTON, a married man, hereafter called the grantor, to DANITA LATONYA JACKSON, a single woman, hereafter called the grantee, whose post office address is 3020 Concho Drive, Pensacola, FL 32507.

(Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the said grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, and sell to the said grantee, and the grantee's heirs and assigns forever, the following described land, situated, lying, and being in Escambia County, Florida, to wit:

Lot 29, Block 17, Perdido Bay Country Club Estates, Unit No. 3, being a portion of Section 8 and 9, Township 3 South, Range 32 West, Escambia County, Florida, according to the Plat recorded in Plat Book 6 at Page 74 of the public records of Escambia County, Florida. (Parcel I. D. No. 09-3S-32-1000-029-017) This property is known as 3020 Concho Drive, Pensacola, Florida 32507.

This property is not the homestead of the Grantor. In fact, the Grantor resides at 5674 Grande Lagoon Boulevard, Pensacola, FL 32507.

The said party of the first part does hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

In witness whereof, each of the grantors signed this Warranty Deed on the date indicated next to each grantor's signature.

  
RICHARD A. HAMILTON

10-7-08  
Date

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Janet Holley  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 7-6-2015

TAX ACCOUNT NO.: 10-3217-505

CERTIFICATE NO.: 2013-6511

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

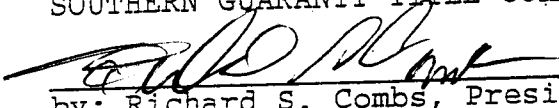
- ☒ X Notify City of Pensacola, P.O. Box 12910, 32521
- ☒ X Notify Escambia County, 190 Governmental Center, 32502
- ☒ X Homestead for        tax year.

Danita Latonya Jackson  
P.O. Box 2821  
Gulf Shores, AL 36547  
and  
3020 Concho Dr.  
Pensacola, FL 32507

Richard A. Hamilton  
P.O. Box 4957  
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,  
this 1st day of May, 2015.

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12088

May 1, 2015

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

1. That certain mortgage executed by Danita Latonya Jackson in favor of Richard A. Hamilton dated 10/07/2008 and recorded 10/08/2008 in Official Records Book 6384, page 1576 of the public records of Escambia County, Florida, in the original amount of \$235,000.00. Mortgage Modification recorded in O.R. Book 6549, page 1301.
2. Taxes for the year 2012-2014 delinquent. The assessed value is \$164,395.00. Tax ID 10-3217-505.

**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.: 12088

May 1, 2015

**Lot 29, Block 17, Perdido Bay Country Club Estates, Unit No. 3, as per plat thereof, recorded in Plat Book 6, Page 74, of the Public Records of Escambia County, Florida**



# **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

## **OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 12088

May 1, 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 05-01-1995, through 05-01-2015, and said search reveals the following:

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

Danita Latonya Jackson

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: 

May 1, 2015

**THE ESCAMBIA SUN-PRESS, LLC**  
PUBLISHED WEEKLY SINCE 1948



(Warrington) Pensacola, Escambia County, Florida

**STATE OF FLORIDA**

County of Escambia

Before the undersigned authority personally appeared

MICHAEL P. DRIVER

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

NOTICE in the matter of SALE

07/06/2015 - TAX CERTIFICATE # 06511

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

JUNE 4, 11, 18, & 25 2015

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

*Michael P. Driver*

PUBLISHER

Sworn to and subscribed before me this 25TH  
JUNE A.D., 20 15

*Paula D. Turner*

PAULA D. TURNER

NOTARY PUBLIC

**NOTICE OF APPLICATION FOR  
TAX DEED**

NOTICE IS HEREBY GIVEN, That MTAG AS CUSTODIAN FOR CAZ CREE holder of Tax Certificate No. 06511, 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:

LOT 29 BLK 17 PERDIDO BAY  
COUN TRY CLUB ESTATES UNIT 3  
PB 6P 74 OR 6384 P 1573

SECTION 09, TOWNSHIP 3 S,  
RANGE 32 W

TAX ACCOUNT NUMBER 103217505  
(15-477)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of July, which is the 6th day of July 2015.

Dated this 4th day of June 2015.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs 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: 850-593-3793.

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

By: Emily Hogg  
Deputy Clerk

oaw-2w-06-04-11-18-25-2015

