

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600475

Date of Tax Deed Application
May 31, 2016

This is to certify that **TC 13, LLC WWW.BUYTHISTAXLIEN.COM**, holder of **Tax Sale Certificate Number 2013 / 7512**, Issued the 1st Day of June, 2013 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **11-2534-135**

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

Property Owner:
MACPHERSON DAVID
1051 FOREHAND LANE
CANTONMENT, FL 32533

BEG AT NE COR OF LT 48 BLK D KNOLLWOOD S/D PB 7 P 90 S
87 DEG 23 MIN 48 SEC E ALG EXTEN OF N LI OF SFull legal
attached.

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2013/7512	11-2534-135	06-01-2013	449.51	50.57	500.08

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
/						

Amounts Certified by Tax Collector (Lines 1-7):

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
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
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

500.08

46.63

0.00

200.00

175.00

921.71

Amounts Certified by Clerk of Court (Lines 8-15):

Total Amount Paid

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application. If Applicable Per Florida Statutes
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
18. Redemption Fee
19. Total Amount to Redeem

12,800.50

6.25

Done this the 8th day of June, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: **7 November 2016**

By

Shirley Rich, CFCA
Senior Deputy Tax Collector

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
11-2534-135 2013

BEG AT NE COR OF LT 48 BLK D KNOLLWOOD S/D PB 7 P 90 S 87 DEG 23 MIN 48 SEC E ALG EXTEN OF N LI OF SD LT 48 100 FT TO
W R/W LI OF FOREHAND LN (26 FT R/W) S 2 DEG 37 MIN 16 SEC W 158 FT FOR POB CONT S 2 DEG 37 MIN 16 SEC W 40 FT N 87
DEG 23 MIN 29 SEC W 100 FT N 2 DEG 37 MIN 16 SEC E 40 FT S 87 DEG 23 MIN 29 SEC E 100 FT TO POB OR 5965 P 1007 OR 6554
P 1629

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/ 7512	06-01-2013	BEG AT NE COR OF LT 48 BLK D KNOLLWOOD S/D PB 7 P 90 S 87 DEG 23 MIN 48 SEC E ALG EXTEN OF N LI OF SD LT 48 100 FT TO W R/W LI OF FOREHAND LN (26 FT R/W) S 2 DEG 37 MIN 16 SEC W 158 FT FOR POB CONT S 2 DEG 37 MIN 16 SEC W 40 FT N 87 DEG 23 MIN 29 SEC W 100 FT N 2 DEG 37 MIN 16 SEC E 40 FT S 87 DEG 23 MIN 29 SEC E 100 FT TO POB OR 5965 P 1007 OR 6554 P 1629

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

05-31-2016

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: 031N313201000029
Account: 112534135
Owners: MACPHERSON DAVID
Mail: 1051 FOREHAND LANE
 CANTONMENT, FL 32533
Situs: 1000 BLK FOREHAND LN 32533
Use Code: MISC. RESIDENTIAL 
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	<u>Cap Val</u>
2015	\$2,223	\$24,000	\$26,223	\$25,601
2014	\$2,223	\$24,000	\$26,223	\$25,398
2013	\$2,223	\$22,800	\$25,023	\$25,023

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/27/2010	6554	1629	\$100	QC	View Instr
06/2005	5965	1007	\$3,000	QC	View Instr

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

2015 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

BEG AT NE COR OF LT 48 BLK D KNOLLWOOD S/D PB 7 P
90 S 87 DEG 23 MIN 48 SEC E ALG EXTEN OF N LI OF SD
LT 48...

Extra Features

METAL BUILDING

Parcel Information

**Section Map
Id:**
03-1N-31

**Approx.
Acreage:**
0.0900

Zoned:  LDR

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

Launch Interactive Map

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

Buildings

Images



9/23/14



9/23/14

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:06/15/2016 (tc.2440)

16-464

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.: 12997

August 9, 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 08-09-1996, through 08-09-2016, and said search reveals the following:

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

David MacPherson

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

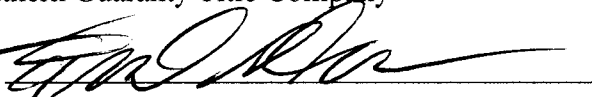
4. Taxes:

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: 

August 9, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12997

August 9, 2016

031N313201000029 - Full Legal Description

BEG AT NE COR OF LT 48 BLK D KNOLLWOOD S/D PB 7 P 90 S 87 DEG 23 MIN 48 SEC E ALG EXTEN OF N LI
OF SD LT 48 100 FT TO W R/W LI OF FOREHAND LN (26 FT R/W) S 2 DEG 37 MIN 16 SEC W 158 FT FOR POB
CONT S 2 DEG 37 MIN 16 SEC W 40 FT N 87 DEG 23 MIN 29 SEC W 100 FT N 2 DEG 37 MIN 16 SEC E 40 FT S 87
DEG 23 MIN 29 SEC E 100 FT TO POB OR 5965 P 1007 OR 6554 P 1629

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12997

August 9, 2016

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

1. Taxes for the year 2012-2015 delinquent. The assessed value is \$26,223.00. Tax ID 11-2534-135.

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: 11-7-2016

TAX ACCOUNT NO.: 11-2534-135

CERTIFICATE NO.: 2013-7512

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.

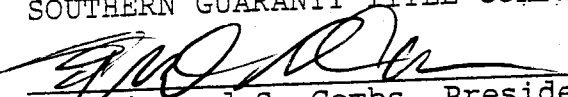
YES NO

- X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
X Homestead for 2015 tax year.

David MacPherson
1051 Forehand Lane
Cantonment, FL 32533

Certified and delivered to Escambia County Tax Collector,
this 9th day of August, 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.

Prepared by
BARBARA JOHNSON
8611 VANCE AVE
DANSACOLA, FL. 32534

Above Space Reserved for Recording

(If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.)

Quitclaim Deed ~~CORRECTIVE~~

Date of this Document: January 27, 2010

Reference Number of Any Related Documents: OFF REC BK 5965 PG 1007-1006 DACTYPE QCD

~~Re Recorded To show Full Legal Description~~
Grantor:

Name Theresa MacPherson
Street Address 1051 Forehand Lane
City/State/Zip Cantonment, FL 32533

Grantee:

Name David MacPherson
Street Address 1051 Forehand Lane
City/State/Zip Cantonment, FL 32533

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and
condo name): 1000 Forehand Ln blk Beg at NE Cor of Lt 48 Blk D, Knollwood S/D
PB 7 P 90, S 87 Deg 23 min 48 sec E A19. continued on back

Assessor's Property Tax Parcel/Account Number(s): 031N31-3201-000-029

THIS QUITCLAIM DEED, executed this 27th day of January,
2010, by first party, Grantor, Theresa MacPherson, whose
mailing address is 1051 Forehand Lane Cantonment FL 32533, to
second party, Grantee, David MacPherson,
whose mailing address is 1051 Forehand Lane, Cantonment, FL 32533.

WITNESSETH that the said first party, for good consideration and for the sum of 0
Dollars (\$ 0) paid by the said second party, the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Escambia, State of Florida to wit:

See Attached Exhibit A

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness

Print Name of Witness

Barbara Johnson
Barbara Johnson

Signature of Witness

Print Name of Witness

Vivian Moore
Vivian Moore

Signature of Grantor

Print Name of Grantor

Theresa MacPherson
Theresa MacPherson

State of Florida

County of Escambia

On January 27, 2010, before me, Barbara Johnson, appeared Theresa MacPherson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Barbara Johnson
Signature of Notary



Barbara Johnson
Notary Public
State of Florida
My Commission Expires May 23, 2011
Commission No. DD 654875

Affiant Known ☒ Produced ID

Type of ID _____

(Seal)

Bag At NE COR OF 2448 BLK D Knollwood S/D PB 7P 905 87 Deg 23 min 48 SECE
ALG EXTEN OF N LI OF 50 LT. 48 100ft TO WR/W LI OF Forehand LN (26ft ALW) S2
DEG 37 min 16 SEC W 158 Ft For POB CONT. S 2 DEG 37 min 16 SEC W 40ft N 87 DEG. 23
min 29 SEC W 100 Ft N 2 DEG 37 min 16 SEC E 40ft S 87 DEG 23 min 29 SEC E 100ft TO
POB OR 5965 P 1007 SECTION 3 TOWNSHIP 1 NORTH RANGE 31 WEST.

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 17 day of JUNE, 2005,
by first party, Grantor, LISA GODWIN DOORN
whose post office address is 1085 Forehand Lane, Cantonment, FL 32533
to second party, Grantee, DAVID MACPHERSON THERESA MACPHERSON
whose post office address is 1051 Forehand Ln. Cantonment, FL 32533

WITNESSETH, That the said first party, for good consideration and for the sum of THREE
THOUSAND 00/100 Dollars (\$ 3000.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the
said second party forever, all the right, title, interest and claim which the said first party has in and to the following described
parcel of land, and improvements and appurtenances thereto in the County of Escambia
State of Florida to wit:

COMMENCING AT THE N.E. CORNER OF Lot 48, SECTION Block D.
KNOLWOOD SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 3 T-1-N,
R-31-W, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 7,
AT PAGE 90, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 87°23'48" E ALONG
AN EXTENSION OF THE NORTH LINE OF SAID Lot 48 FOR 100.00' TO THE WEST RIGHT-OF-WAY
LINE OF FOREHAND LANE (26.0' RIGHT-OF-WAY) THENCE S 02°37'16" W ALONG SAID WEST
RIGHT-OF-WAY LINE FOR 158.00' AND POINT OF BEGINNING THENCE CONTINUE S 02°37'16" W
ALONG SAME COURSE FOR 40.00' THENCE N 87°23'29" W FOR 100.00' THENCE N 02°37'16" E
FOR 40.00'; THENCE S 87°23'29" E FOR 100.00' TO THE P.O.B.

Prepared by: David Ross MacPherson
1051 Forehand Ln.
Cantonment FL 32533

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Signature of Witness: _____

Print name of Witness: Kelvin T. Odom

Signature of Witness: _____

Print name of Witness: Barbara Johnson

Signature of First Party: _____

Print name of First Party: LISA G. Odom

Signature of Second Party: _____

Print name of Second Party: DAVID R. MacPHERSON

Signature of Preparer: _____

Print Name of Preparer: DAVID MacPHERSONAddress of Preparer: 1051 Forehand Ln. Cantonment FL 32533State of FloridaCounty of Escambia }

On June 19, 2005 before me, Barbara Johnson,
appeared Lisa G. Odom and David R. MacPherson
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary: Barbara JohnsonAffiant ☒ Known ☐ Produced ID

Type of ID _____

(Seal)



OFFICIAL SEAL
BARBARA JOHNSON
My Commission Expires **5/23/2007**
Commission # **DD 188834**

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 07512 of 2013

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 22, 2016, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

DAVID MACPHERSON 1051 FOREHAND LANE CANTONMENT, FL 32533
--

WITNESS my official seal this 22th day of September 2016.



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 November 7, 2016, 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 WAPN AS CUSTODIAN FOR TC 13 S holder of Tax Certificate No. 07512, 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:

BEG AT NE COR OF LT 48 BLK D KNOLLWOOD S/D PB 7 P 90 S 87 DEG 23 MIN 48 SEC E ALG EXTEN OF N LI OF SD LT 48 100 FT TO W R/W LI OF FOREHAND LN (26 FT R/W) S 2 DEG 37 MIN 16 SEC W 158 FT FOR POB CONT S 2 DEG 37 MIN 16 SEC W 40 FT N 87 DEG 23 MIN 29 SEC W 100 FT N 2 DEG 37 MIN 16 SEC E 40 FT S 87 DEG 23 MIN 29 SEC E 100 FT TO POB OR 5965 P 1007 OR 6554 P 1629

SECTION 03, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112534135 (16-464)

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

DAVID MACPHERSON

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 November, which is the 7th day of November 2016.

Dated this 22nd day of September 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:

DAVID MACPHERSON
1051 FOREHAND LANE
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

1000 BLK FOREHAND LN 32533



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO16CIV047056NON

Agency Number: 16-012665

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 07512 2013

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE DAVID MACPHERSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 9/22/2016 at 1:58 PM and served same on DAVID MACPHERSON , at 1:29 PM on 9/23/2016 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

A. Hardin 930

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

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Personal Services:

DAVID MACPHERSON
1051 FOREHAND LANE
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
SEP 27 2 15 PM

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO16CIV047116NON

Agency Number: 16-012727

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07512 2013

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DAVID MACPHERSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/22/2016 at 2:02 PM and served same at 1:27 PM on 9/23/2016 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: _____

A. Hardin 930

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

012727

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 November 7, 2016, 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 WAPN AS CUSTODIAN FOR TC 13 S holder of Tax Certificate No. 07512, 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:

BEG AT NE COR OF LT 48 BLK D KNOLLWOOD S/D PB 7 P 90 S 87 DEG 23 MIN 48 SEC E ALG EXTEN OF N LI OF SD LT 48 100 FT TO W R/W LI OF FOREHAND LN (26 FT R/W) S 2 DEG 37 MIN 16 SEC W 158 FT FOR POB CONT S 2 DEG 37 MIN 16 SEC W 40 FT N 87 DEG 23 MIN 29 SEC W 100 FT N 2 DEG 37 MIN 16 SEC E 40 FT S 87 DEG 23 MIN 29 SEC E 100 FT TO POB OR 5965 P 1007 OR 6554 P 1629

SECTION 03, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112534135 (16-464)

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

DAVID MACPHERSON

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 November, which is the 7th day of November 2016.

Dated this 22nd day of September 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.

Post Property:

1000 BLK FOREHAND LN 32533



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

DAVID MACPHERSON [16-464]
1051 FOREHAND LANE
CANTONMENT, FL 32533

9171 9690 0935 0128 0796 33

9.27.16 DELIVERED ✓

My Services

 Profile  Print  Guide  Export

Equipment	Reports	Tracking	Supplies
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Home > Tracking > Status History

Status History ?

Tracking Number Information

Meter:	11272965	Mailing Date:	09/22/16 12:03 PM
Tracking Number:	9171969009350128079633	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32533
Service:	ERR	City:	CANTONMENT
Value	\$0.465	State:	FL

Proof of Deliver

David MacPherson
Hawthorne
1051 Forehand Ln

Status Details

▼ Status Date	Status
Tue, 09/27/16, 11:39:00 AM	OK : Delivered
Fri, 09/23/16, 11:52:00 AM	Delayed: No Authorized Recipient Available
Thu, 09/22/16, 11:40:00 PM	Processed (processing scan)
Thu, 09/22/16, 11:21:00 PM	Dispatched from Sort Facility
Thu, 09/22/16, 09:23:00 PM	Processed (processing scan)



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

11/07/2016 - TAX CERTIFICATE # 07512

in the CIRCUIT Court

was published in said newspaper in the issues of

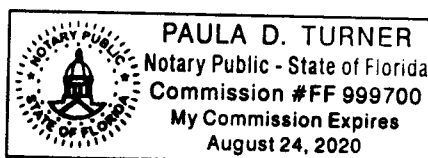
OCTOBER 6, 13, 20 & 27, 2016

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 27TH day of OCTOBER
A.D., 2016

PAULA D. TURNER
NOTARY PUBLIC



**NOTICE OF APPLICATION FOR
TAX DEED**

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

By: Emily Hogg
Deputy Clerk

oaw-4w-10-06-13-20-27-2016

JANET HOLLEY, CFC
ESCAMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

16-464

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
11-2534-135		SEE BELOW	06	031N313201000029

2016 Real Estate Taxes

PRIOR YEAR TAXES DUE

MACPHERSON DAVID
1051 FOREHAND LANE
CANTONMENT, FL 32533

1000 BLK FOREHAND LN

BEG AT NE COR OF LT 48 BLK D
KNOLLWOOD S/D PB 7 P 90 S
See Additional Legal on Tax Roll

OFFICE
(850) 438-6500
Ext. 3252

13/7512

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	25,780	25,000	780	5.16
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2100	25,780	25,000	780	1.72
BY STATE LAW	4.6660	25,780	25,000	780	3.64
WATER MANAGEMENT	0.0366	25,780	25,000	780	0.03
SHERIFF	0.6850	25,780	25,000	780	0.53
M.S.T.U. LIBRARY	0.3590	25,780	25,000	780	0.28
TOTAL MILLAGE					14.5731
AD VALOREM TAXES					\$11.36

RETAIN THIS
PORTION
FOR
YOUR
RECORDS

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FP FIRE PROTECTION	850-595-4960	15.03
NON-AD VALOREM ASSESSMENTS		\$15.03

PLEASE
PAY ONE
AMOUNT
SHOWN IN
YELLOW
SHADED
AREA

COMBINED TAXES AND ASSESSMENTS

\$26.39

PAY ONLY
ONE AMOUNT

See reverse side for
important information

If Paid By Please Pay	Nov 30, 2016 \$25.33	Dec 31, 2016 \$25.60	Jan 31, 2017 \$25.86	Feb 28, 2017 \$26.13	Mar 31, 2017 \$26.39
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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
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2016 Real Estate Taxes

PRIOR YEAR TAXES DUE

MACPHERSON DAVID
1051 FOREHAND LANE
CANTONMENT, FL 32533

1000 BLK FOREHAND LN

BEG AT NE COR OF LT 48 BLK D
KNOLLWOOD S/D PB 7 P 90 S
See Additional Legal on Tax Roll

CURRENT
YEAR
TAXES
BECOME
DELINQUENT
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 \$25.33	Dec 31, 2016 \$25.60	Jan 31, 2017 \$25.86	Feb 28, 2017 \$26.13	Mar 31, 2017 \$26.39
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RETURN WITH
PAYMENT

DO NOT FOLD, STAPLE, OR MUTILATE

1 112534135 2016 5

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: 112534135 Certificate Number: 007512 of 2013**

**Payor: DAVID MACPHERSON 1051 FOREHAND LANE CANTONMENT FL 32533 Date
 11/03/2016**

Clerk's Check #	1	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$1,010.91
		Postage	\$5.12
		Researcher Copies	\$4.00
		Total Received	\$1,510.53

-40.00
1470.53

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: *[Signature]*
 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
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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

Case # 2013 TD 007512

Redeemed Date 11/03/2016

Name DAVID MACPHERSON 1051 FOREHAND LANE CANTONMENT FL 32533

Clerk's Total = TAXDEED	\$490.50 450.50
Due Tax Collector = TAXDEED	\$1,010.91
Postage = TD2	\$5.12
ResearcherCopies = TD6	\$4.00

• 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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 112534135 Certificate Number: 007512 of 2013

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/07/2016	Redemption Date 11/03/2016 ☒
Months	6	6
Tax Collector	\$921.71	\$921.71
Tax Collector Interest	\$82.95	\$82.95
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,010.91	\$1,010.91 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$40.50	\$40.50
Total Clerk	\$490.50	\$490.50 CH
Postage	\$5.12	\$5.12
Researcher Copies	\$4.00	\$4.00
Total Redemption Amount	\$1,510.53	\$1,510.53
	Repayment Overpayment Refund Amount	\$0.00

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

November 9, 2016

TC 13 LLC WWW.BUYTHISTAXLIEN.COM
PO 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.

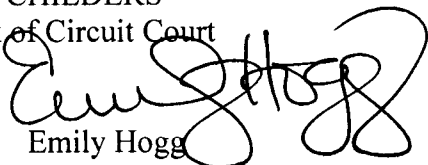
TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 001333	\$450.00	\$33.75	\$483.75
2013 TD 001506	\$450.00	\$40.50	\$490.50
2013 TD 007512	\$450.00	\$40.50	\$490.50
2013 TD 003863	\$450.00	\$40.50	\$490.50

TOTAL \$1,955.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division