

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2013/ 9958.000, Issued the 01st day of June, 2013, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit:
15-1877-500

Cert WOODS COVE IV, LLC
Holder 1801 W OLYMPIC BLVD
FILE 1580
PASADENA CA 91199

Property SKILES ALYSA
Owner 3 BOLAND PL
PENSACOLA FL 32505

LT 2 BLK 3
RENTZ ANNA VILLA
PB 1 P 85
OR 6855 P 203
CA 126

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid.

Certificates owned by Applicant and Filed in Connection With This Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2013/ 9958.000	06/01/2013	857.85	0.00	42.89	900.74

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County)	900.74
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	
3. Total of Current Taxes Paid by Tax Deed Applicant .{2015}	813.15
4. Ownership and Encumbrance Report Fee	200.00
5. Total Tax Deed Application Fee	125.00
6. Total Certified By Tax Collector To Clerk of Court	2,038.89
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	2,038.89
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. Total of Lines 12 thru 14 (Statutory Opening Bid)	
16. Redemption Fee	6.25
17. Total Amount to Redeem	2,045.14

* Done this the 23rd day of November, 2015

Date of Sale: February 1, 2016 TAX COLLECTOR OF Escambia County Tax Collector County
By Jenna Stewart

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

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**WOODS COVE IV, LLC
1801 W OLYMPIC BLVD
PASADENA, California, 91199**

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

Certificate No.	Parcel ID Number	Date	Legal Description
9958.0000	15-1877-500	06/01/2013	LT 2 BLK 3 RENZ ANNA VILLA PB 1 P 85 OR 6855 P 203 CA 126

2015 TAX ROLL
SKILES ALYSA

PENSACOLA , Florida 32505

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

WCIVLLC (Michael Wehenkel)

Applicant's Signature

11/06/2015

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:	000S009065020003
Account:	151877500
Owners:	SKILES ALYSA
Mail:	3 BOLAND PL PENSACOLA, FL 32505
Situs:	3 BOLAND PL 32505
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
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	\$5,520	\$38,749	\$44,269	\$44,269
2014	\$5,520	\$36,380	\$41,900	\$41,900
2013	\$5,520	\$33,292	\$38,812	\$38,812
Disclaimer				
Amendment 1/Portability Calculations				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/08/2012	6855	203	\$17,900	WD	View Instr
03/01/2012	6828	1152	\$100	WD	View Instr
11/10/2011	6786	6	\$100	QC	View Instr
01/24/2011	6769	243	\$100	WD	View Instr
10/27/2010	6655	400	\$100	CT	View Instr
03/06/2008	6300	96	\$64,000	WD	View Instr
07/2007	6192	1928	\$24,000	WD	View Instr
03/2007	6116	1468	\$100	CT	View Instr
07/2003	5225	157	\$39,000	WD	View Instr
04/2002	4898	704	\$100	CT	View Instr
06/2000	4586	1006	\$42,000	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2015 Certified Roll Exemptions
None

Legal Description
LT 2 BLK 3 RENZ ANNA VILLA PB 1 P 85 OR 6855 P 203 CA 126

Extra Features
None

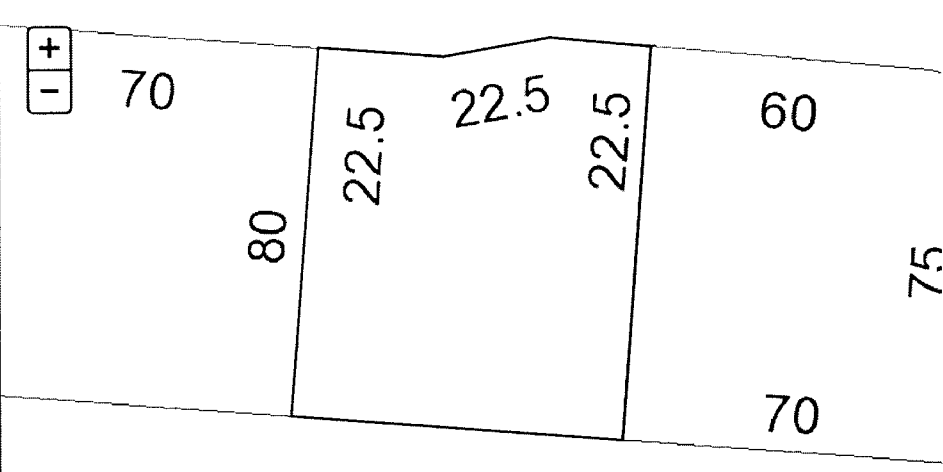
Parcel Information [Launch Interactive Map](#)

Section Map Id:
CA126

Approx. Acreage:
0.1300

Zoned:
R-1A

Evacuation & Flood Information
[Open Report](#)




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

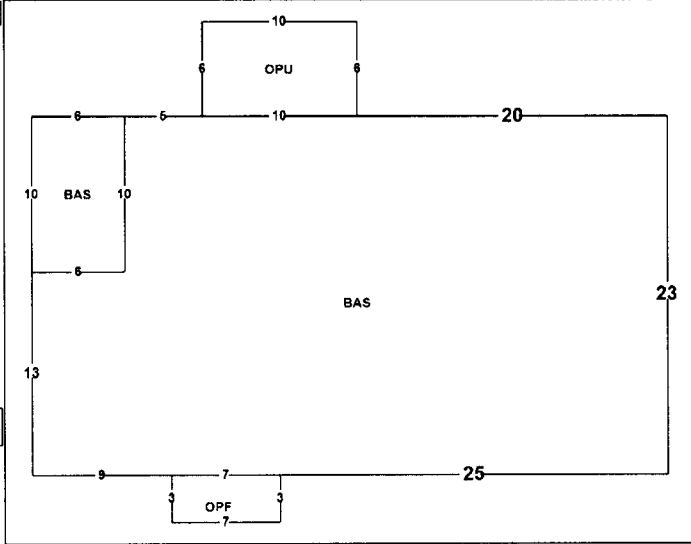
Buildings

Address: 3 BOLAND PL, Year Built: 1947, Effective Year: 1985

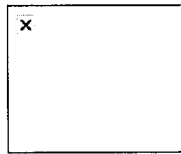
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-ASBESTOS SIDING
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-WALL/FLOOR FURN
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 - 1024 Total SF**
BASE AREA - 943
OPEN PORCH FIN - 21
OPEN PORCH UNF - 60

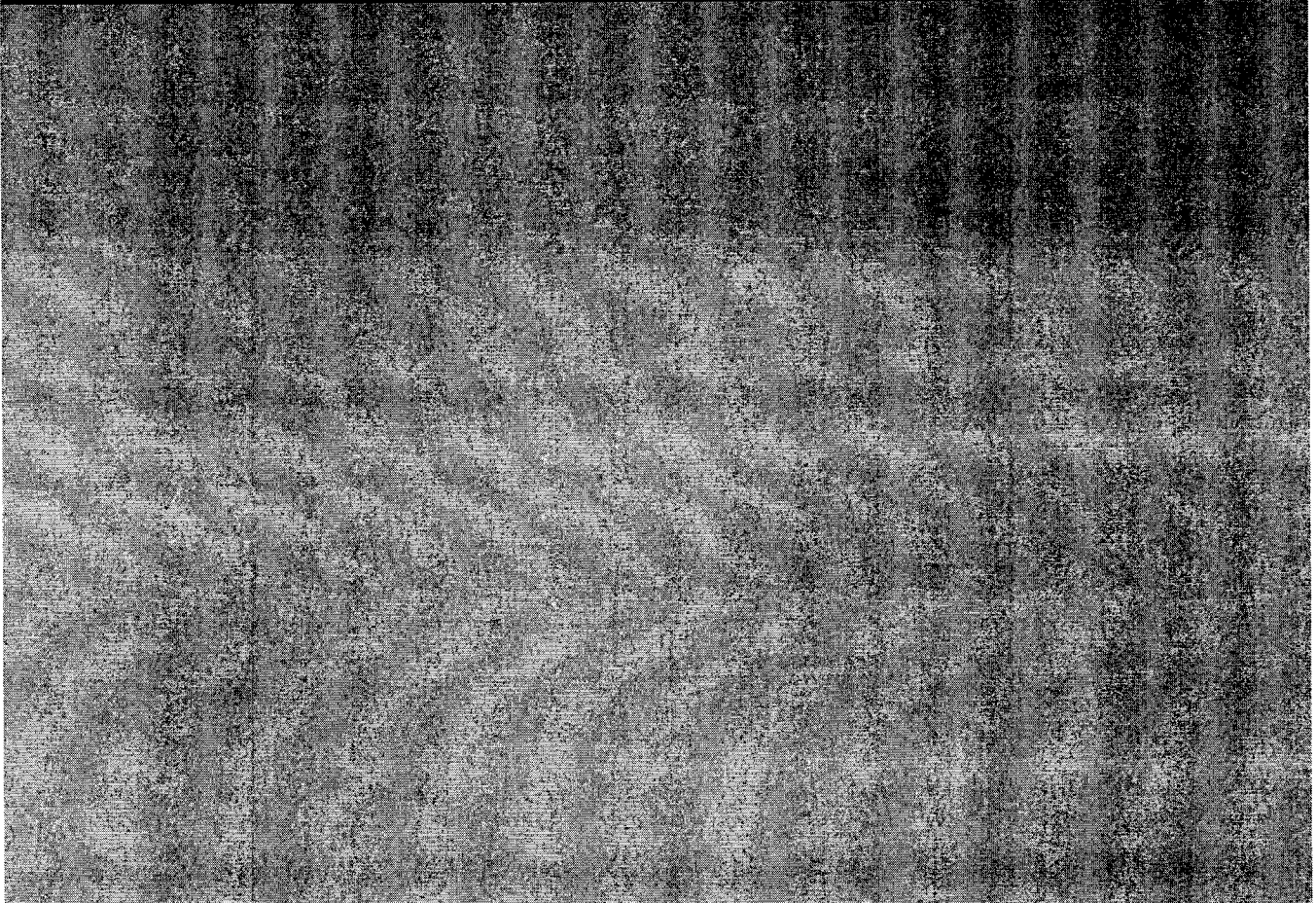


Images



7/31/14

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.



16-045

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.: 12451

November 24, 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 11/24/1994, through 11/24/2015, and said search reveals the following:

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

Alysa Skiles

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

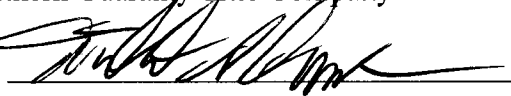
4. Taxes:

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:  _____

November 24, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12451

November 24, 2015

Lot 2, Block 3, Renz-Anna Villa, a RE-subdivision of Blocks 186 and 193, West King Tract, according to Survey by C.H.Overman, C.E. recorded in Plat Book 1, Page 85, of the Public Records of Escambia County, Florida.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12451

November 24, 2015

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

1. Improvement Lien filed by City of Pensacola recorded in O.R. Book 6981, page 1629.
2. Taxes for the year 2012 delinquent. The assessed value is \$44,269.00. Tax ID 15-1877-500.

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: 2-1-2016

TAX ACCOUNT NO.: 15-1877-500

CERTIFICATE NO.: 2013-9958

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.

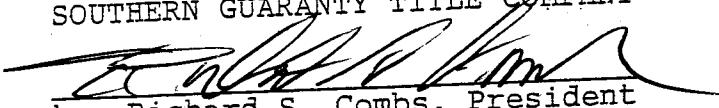
YES NO

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

Alysa Skiles
3 Boland Place
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 24th day of November, 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.

12-041604
Rec. 18.50
Docs. 125.30

Prepared by and return to:
Daphne Ogle
Employee
Deval, LLC
1750 Tree Blvd
Saint Augustine, FL 32084
091-432564
Parcel ID: 000S00-9065-020-003

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 8th day of May, 2012 between Shaun Donovan, the Secretary of Housing and Urban Development, and/or its successor, whose post office address is 1283 Murfreesboro Pike, #200, Nashville, TN 37217, grantor, and Alysa Skiles, a single person, whose post office address is 3 Boland Place, Pensacola, FL 32505, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

Lot 2, Block 3, of RENZ-ANNA VILLA, a Re-subdivision of Blocks 186 and 193, West King Tract, according to Survey by C.H. Overman, C.E., recorded in Plat Book 1, Page 85, of the Public Records of Escambia County, Florida, being the same property as described in O.R. Book 269, Page 283, of the Public records of Escambia County, Florida

Commonly known as: 3 Boland Place, Pensacola, FL 32505

Subject to easements, restrictions, covenants, conditions, agreements and reservations of record, if any, and to taxes for the year 2012 and thereafter.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: May 8, 2012

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

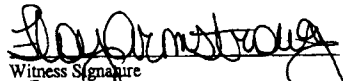
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

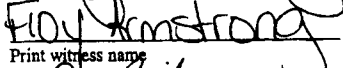
091-432564
000S00-9065-020-003

In Witness Whereof, the said grantor has set his/her hand and seal by Grantor as a true and lawful delegate for and on behalf of the said Secretary of Housing and Urban Development, under vested authority and by virtue of the Federal Laws recited at FR 4837-D-57 (7/25/2005) and as required by said Federal Laws will be maintained at its Web site located at: www.hud.gov/offices/hsg/sfh/reo/reo_home.cfm

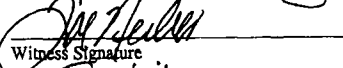
Signed, sealed and delivered in our presence:



Witness Signature



Print witness name



Witness Signature



Print witness name

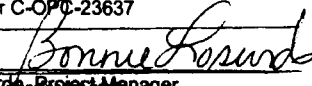
State of Tennessee
County of Davidson

The Secretary of Housing and Urban Development
By: HomeTelos, LP, As Prime Contractor for the
U.S. Department of Housing and Urban Development

HomeTelos, LP as Asset Manager
Contractor for C-OPC-23637

By:

For HUD by:


Bonnie Losurdo, Project Manager
HomeTelos, LP
1283 Murfreesboro Pike #200
Nashville, TN 37217

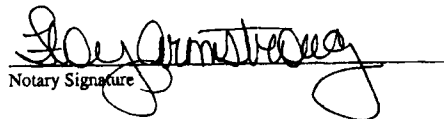
Before me personally appeared BONNIE LOSURDO, who is personally well known to me and known to me to be the duly appointed Delegate for the US Department of HUD, and the person who executed the foregoing instrument, by virtue of the authority vested in him/her by the above cited authority, and acknowledged before me he/she executed the same as for and on behalf of Shaun Donovan, Secretary, Department of Housing and Urban Development, for the purposes therein expressed.

Witness my hand official seal this 4 day of May, 2012.

Seal



Notary Signature



This instrument
was prepared by
Richard Barker, Jr.
Chief Financial Officer
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19,
4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following
described real property located in Pensacola, Escambia County, Florida, to-wit:

SKILES, ALYSA
3 Boland Place

Lot 2, Block 3, Renz Anna Villa

in the total amount of \$278.50 (Two Hundred Seventy-Eight & 50/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 15th day of November, 2012. Said lien shall be
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 13th day of February, 2013.

THE CITY OF PENSACOLA
a municipal corporation


WILLIAM H. REYNOLDS
CITY ADMINISTRATOR

ATTEST:



ARICHA R. BURNETT
CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 25th day of
February, 2013 by William H. Reynolds, City Administrator of the City of Pensacola, a
Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and
did/did not take an oath.




NOTARY PUBLIC

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 151877500 Certificate Number: 009958 of 2013

Payor: THOM NEWCOMB 125 W ROMANA ST SUITE 610 PENSACOLA FL 32502 **Date**
 12/22/2015

Clerk's Check #	5502695791	Clerk's Total	\$492.20
Tax Collector Check #	1	Tax Collector's Total	\$2,36.89 2212.79
		Postage	\$13.86
		Researcher Copies	\$3.00
		Total Received	\$2,645.55 2215.79

PAM CHILDERS
 Clerk of the Circuit Court

Received By: _____
 Deputy Clerk

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
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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2013 TD 009958

Redeemed Date 12/22/2015

Name THOM NEWCOMB 125 W ROMANA ST SUITE 610 PENSACOLA FL 32502

Clerk's Total = TAXDEED	\$492.20	2212.79
Due Tax Collector = TAXDEED	\$2136.89	
Postage = TD2	\$13.46	
ResearcherCopies = TD6	\$3.00	

• 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: 151877500 Certificate Number: 009958 of 2013

Redemption Yes
 Application Date 11/06/2015
 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
Auction Date	02/01/2016	Redemption Date 12/22/2015
Months	3	1
Tax Collector	\$2,038.89	\$2,038.89
Tax Collector Interest	\$91.75	\$30.58
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,136.89	\$2,075.72 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$21.20	\$7.07
Total Clerk	\$492.20	\$478.07 CH
Postage	\$13.46	\$13.46
Researcher Copies	\$3.00	\$3.00
Total Redemption Amount	\$2,645.55	\$2,570.25
	Repayment Overpayment Refund Amount	\$75.30

Notes
 ACTUAL SHERIFF \$80.00
 12/22/15 ALYSA SKILES CALLED FOR A QUOTE, TOLD HER IF SHE PAYS BY NOON TOMORROW IT WOULD BE \$2215.79, FEES CODES WOULD



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

December 29, 2015

WOODS COVE IV LLC
1801 W OLYMPIC BLVD
FILE 1580
PASADENA CA 91199

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 009958	\$471.00	\$7.07	\$478.07
2013 TD 000296	\$471.00	\$7.07	\$478.07

TOTAL \$956.14

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division