

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida
Statutes, I,KEYS FUNDING LLC - 372 US BANK % KEYS FUNDING LLC-372
PO BOX 645040
CINCINNATI, OH 45264

, 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
2014/ 3274	06-01-2014	W 53 FT OF LT 4 AND E 16 FT OF LT 5 BLK G NORTH HILL RE S/D PB 1 P 62 OR 4581 P 1799

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

04-19-2016

Date

16-114

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1600099

Date of Tax Deed Application

Apr 19, 2016

This is to certify that **KEYS FUNDING LLC - 372 US BANK % KEYS FUNDING LLC-372**, holder of **Tax Sale Certificate Number 2014 / 3274**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **06-2507-500**

Cert Holder:

KEYS FUNDING LLC - 372 US BANK % KEYS FUNDING LLC-372**PO BOX 645040****CINCINNATI, OH 45264**

Property Owner:

BONHAM KAREN**631 W HERNANDEZ ST****PENSACOLA, FL 32501**

W 53 FT OF LT 4 AND E 16 FT OF LT 5 BLK G NORTH HILL RE S/D
PB 1 P 62 OR 4581 P 1799

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
2014/3274	06-2507-500	06-01-2014	483.07	24.15	507.22

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
2015/3478	06-2507-500	06-01-2015	488.99	6.25	24.45	519.69
2013/3612	06-2507-500	06-01-2013	474.56	6.25	23.73	504.54

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	1,531.45
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	463.10
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	2,369.55

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.	24,302.00
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 25th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: July 11, 2016

By Candice Lewis

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

06-2507-500 2014



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: 182S303101040007
Account: 062507500
Owners: BONHAM KAREN
Mail: 631 W HERNANDEZ ST
 PENSACOLA, FL 32501
Situs: 631 W HERNANDEZ ST 32501
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	\$19,665	\$31,464	\$51,129	\$48,604
2014	\$19,665	\$29,740	\$49,405	\$48,219
2013	\$19,665	\$28,340	\$48,005	\$47,507

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date Book Page Value Type Official Records (New Window)
 07/2000 4581 1799 \$54,000 WD [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

W 53 FT OF LT 4 AND E 16 FT OF LT 5 BLK G NORTH
 HILL RE S/D PB 1 P 62 OR 4581 P 1799

Extra Features

None

Parcel Information

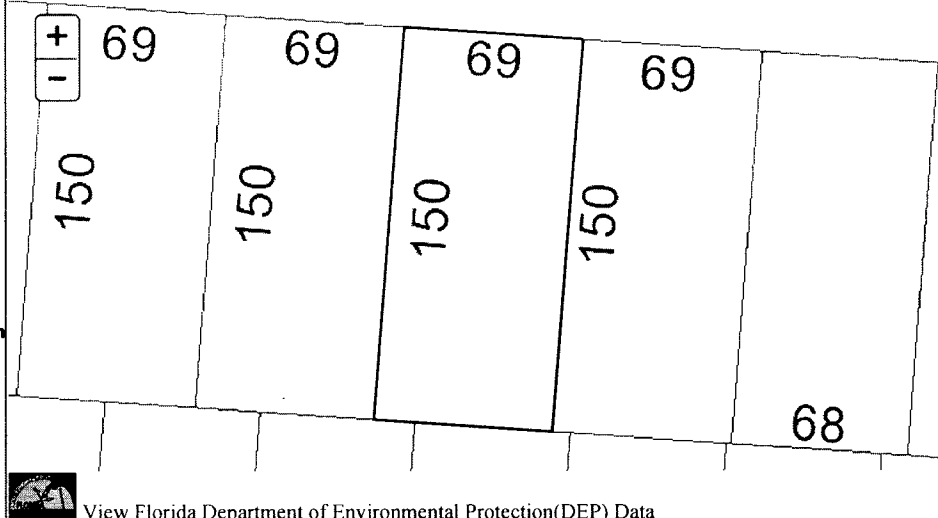
[Launch Interactive Map](#)

Section Map Id:
 18-2S-30

Approx. Acreage:
 0.2376

Zoned:
 R-1AA
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 631 W HERNANDEZ ST, Year Built: 1942, Effective Year: 1942

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-BRICK-COMMON
 FLOOR COVER-HARDWOOD/PARQUET
 FOUNDATION-WOOD/SUB FLOOR
 HEAT/AIR-WALL/FLOOR FURN
 INTERIOR WALL-PLASTER DIRECT
 NO. PLUMBING FIXTURES-3
 NO. STORIES-1

ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

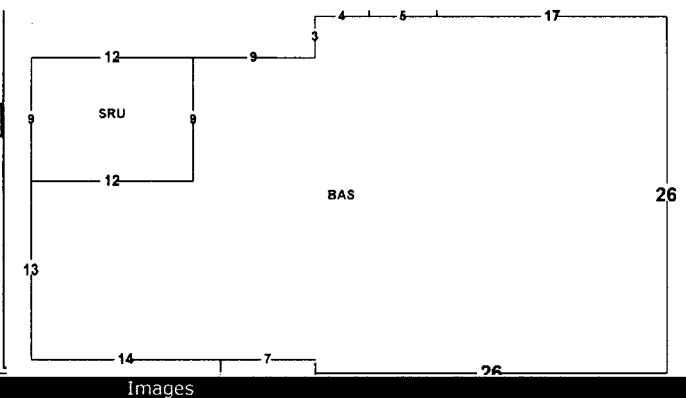
Areas - 1174 Total SF

BASE AREA - 1030

OPEN PORCH FIN - 21

OPEN PORCH UNF - 15

SUN ROOM UNF - 108



6/3/13

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: 04/28/2016 (tc.3887)

This Instrument Was Prepared
By And Is To Be Returned To:
PROCESSING DEPT,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

W 53 FT OF LT 4 AND E 16 FT OF LT 5 BLK G NORTH HILL RE S/D PB 1 P 62...

Customer: Karen King Bonham

Account Number: 175969-1235

Amount of Lien: \$236.48, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

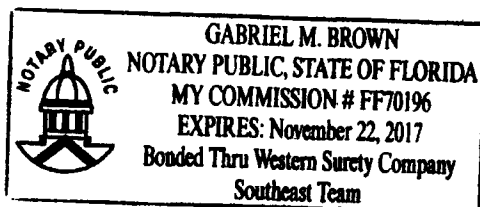
Dated: 01/17/15

EMERALD COAST UTILITIES AUTHORITY

BY: Monika Pearson

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17TH day of JANUARY, 2015, by MONIKA PEARSON of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



[Signature]
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

File No.: 0044991

MORTGAGE NOTE
(Individual Balloon)

\$10,800.00

July 13, 2000

FOR VALUE RECEIVED, the undersigned, hereinafter "Maker", (jointly and severally, if more than one), promise to pay to **Evelyn V. Awbrey, a single woman**, hereinafter "Holder" or "Payee", or order in the manner hereinafter specified, the principal sum of

*****Ten Thousand Eight Hundred and no/100*****

\$10,800.00 with interest from date at the rate of **11.00%** percent, per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at:

2310 Abbie Lane, #129, Pensacola, FL 32514-5983

or such place as may hereafter be designated by written notice from the Holder to the maker hereof, on the date and in the manner following:

The sum of **\$110.00**, representing a payment of principal and interest shall be due and payable on **08/13/00**, and on the like day of each month thereafter until **07/13/05**, on which date **A BALLOON PAYMENT IN THE AMOUNT OF \$10,035.30**, together with any unpaid interest and all other sums due under this note, shall be paid in full.

Payment received will first be credited to late charges, then to interest, and the balance, if any, to principal.

This note, with interest, is secured by a mortgage on real estate, of even date herewith, made by the Maker hereof in favor of the said Payee and shall be construed and enforced according to the laws of the State of Florida. The terms of said mortgage are by this reference made a part hereof.

If default be made in the payment of any of the sums or interest mentioned herein or in said mortgage or in the performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accrued interest shall, at the option of the Holder hereof, become at once due and collectible without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default. Any payment not received within **10** days of the due date shall include a late charge of **5%** percent of the payment due. In the event of default in the payment of this note, and the same is placed in the hands of an attorney for collection, the undersigned hereby agree to pay all costs of collection or re-instatement, including, but not limited to, a reasonable attorney's fee.

Each person liable herein, whether Maker or Endorser, hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agree to pay all costs including a reasonable attorney's fee, whether suit be brought or not, if after maturity of this note or default hereunder or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

Whenever used herein the terms "Holder", "Maker" and "Payee" shall be construed in the singular or plural as the context may require or admit.

Maker's address:

Karen Bonham
631 West Hernandez Street
Pensacola, Florida 32501

/S/KAREN BONHAM

Karen Bonham

RCD Jul 17, 2000 11:55 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-752524

shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the Mortgagor for any surplus; to pay all costs, charges and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the Mortgagee because of the failure of the Mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every agreement, stipulation, condition and covenant set forth in said note and this mortgage or either. In the event the Mortgagor fails to pay, when due, any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the Mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

Mortgagee may required, subject to applicable law, that Borrower/Mortgagor pay to Mortgagee on the day monthly payments are due under the note secured hereby, until said note is paid in full, a sum for (a) yearly taxes and assessments which may obtain priority over this security instrument; (b) hazard or property insurance; (c) flood insurance, and (d) for any other assessment or lien which may impair or protect the security for the note secured hereby. These amounts shall be considered escrowed amounts. Waiver by Mortgagee to collect said escrowed amounts at any time shall not constitute a waiver to exercise mortgagee's right to elect to collect said payment(s) at any later time while any sums of money due under this mortgage, or the note secured hereby, remain unpaid.

If any sum of money herein referred to be not promptly paid within 30 days after same becomes due or if each and every agreement, stipulation, condition, and covenant of said note and this mortgage, or either, is not fully performed, complied with and abided by, then the entire sum mentioned in said note and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the Mortgagee, become immediately due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the Mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

Transfer of property or beneficial interest: The principal sum secured hereby, along with any interest or advancements due to the Mortgagee in accordance with the terms of this mortgage, or the note secured hereby, shall immediately become due and payable, without notice, if a transfer of title to the premises by sale or otherwise is made without the Mortgagee's written consent, while this mortgage remains a lien thereon, at the option of the Mortgagee, his successors, legal representatives or assigns.

IN WITNESS WHEREOF, Mortgagor has signed and sealed these presents the date set forth above.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$10,035.30 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness:

Print Name:

LESLEY LYNN KIZZEE

Witness:

Print Name:

Witness:

Print Name:

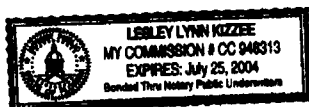
Witness:

Print Name:

Karen Bonham
Karen Bonham

State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me on July 13, 2000, by Karen Bonham, a single woman who is personally known to me or has/have produced a driver's license as identification and did not take an oath.



[Signature]
Notary Public
My commission expires:

15.00
37.80
21.60

PREPARED BY: Lesley Lynn Kizzee
First American Title Insurance Company
7201 North 9th Avenue, Suite A-4
Pensacola, Florida 32504

File No.: 0044991

OR BK 4581 PG1812
Escambia County, Florida
INSTRUMENT 2000-752324

MTS DOC STAMPS PD @ ESC CO \$ 37.80
07/17/00 EMMIE LEE JOHNSON, CLERK

By: Saline M. Mould

INTANGIBLE TAX PD @ ESC CO \$ 21.60

07/17/00 EMMIE LEE JOHNSON, CLERK

By: Saline M. Mould

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$10,035.30 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MORTGAGE DEED **(Individual Balloon)**

THIS MORTGAGE DEED, executed on July 13, 2000, by

Karen Bonham, a single woman

whose address is: 631 West Hernandez Street, Pensacola, Florida 32501

hereinafter called the Mortgagor, to

Evelyn V. Awbrey, a single woman

whose address is: 2310 Abbie Lane, #129, Pensacola, FL 32514-5983

hereinafter called the Mortgagee:

(Wherever used herein the terms "Mortgagor" and "Mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "Note" includes all the notes herein described if more than one.)

Witnesseth, that for good and valuable considerations and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the Mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the Mortgagee all that certain land of which the Mortgagor is now seized and in possession situate in Escambia County, Florida, viz:

East Sixteen feet (E 16') of Lot Five (5) and West Fifty-three feet (W 53') of Lot Four (4), Block G, North Hill Resubdivision of a subdivision of a portion of Section 18, Township 2 South, Range 30 West, in Escambia County, Florida, according to plat of said Resubdivision of record in Escambia County, Florida in Plat Book 1, Page 62.

To have and to hold, the same, together with the tenements, hereditaments and appurtenances thereto belonging and the rents, issue and profits thereof, unto the Mortgagee, in fee simple.

And the Mortgagor covenants with the Mortgagee that the Mortgagor is indefeasibly seized of said land in fee simple; that the Mortgagor has good right and lawful authority to convey said land as aforesaid; that the Mortgagor will make such further assurances to perfect the fee simple title to said land in the Mortgagee as may reasonably be required; that the Mortgagor hereby fully warrants the title to said land will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances, except taxes for the current year, and any prior mortgages and/or liens as stated elsewhere herein.

Provided always, that if said Mortgagor shall pay unto said Mortgagee the certain promissory note attached as Exhibit "A" hereto, and shall perform, comply with and abide by each and every agreement, stipulation, condition and covenant thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

And the Mortgagor hereby further covenants and agrees to pay, promptly when due, the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than full insurable value in a company of companies acceptable to the Mortgagee, the policy or policies to be held by, and payable to, said Mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the Mortgagee

15.00
378.00

This Warranty Deed

OR BK 4381 PG1799
Escambia County, Florida
INSTRUMENT 2000-752522

Made this 13th day of July A.D. 2000
by Evelyn V. Awbrey, a single woman

NEED DEC STAMPS PD @ ESC CO \$ 378.00
07/17/00 EMMIE LEE HARRIS, CLERK
By: *Sally Ann*

hereinafter called the grantor, to
Karen Bonham, a single woman

whose post office address is: 631 West Hernandez
Pensacola, Florida 32501

hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia
County, Florida, viz:

East Sixteen feet (E 16') of Lot Five (5) and West Fifty-three feet (W 53') of Lot Four (4), Block G, North Hill Resubdivision of a subdivision of a portion of Section 18, Township 2 South, Range 30 West, in Escambia County, Florida, according to plat of said Resubdivision of record in Escambia County, Florida in Plat Book 1, Page 62.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 18-28-30-3101-040-007

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2000

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Lesley Lynn Kizzee
Name: Witness LESLEY LYNN KIZZEE

Evelyn V. Awbrey
Name & Address: Evelyn V. Awbrey LS

Tasha Melvin
Name: Witness Tasha Melvin

Name & Address: LS

Name: Witness

Name & Address: LS

Name: Witness

Name & Address: LS

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 13th day of July, 2000, by

Evelyn V. Awbrey, a single woman

who is personally known to me or who has produced Drivers License as identification.

Lesley Lynn Kizzee
Notary Public

Print Name:

My Commission Expires:

PREPARED BY: Lesley Lynn Kizzee
RECORD & RETURN TO:
First American Title Insurance Company
7201 North 9th Avenue, Suite A-4
Pensacola, Florida 32504
File No: 0044991



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: July 11, 2016

TAX ACCOUNT NO.: 06-2307-500

CERTIFICATE NO.: 2014-3274

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.

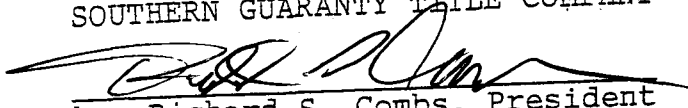
Karen Bonham
631 W. Hernandez St.
Pensacola, FL 32501

Evelyn V. Awbrey
2310 Abbie Lane, #129
Pensacola, FL 32514-5983

ECUA
9255 Sturdevant St.
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,
this 29th day of May, 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.: 12625

April 28, 2016

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

1. That certain mortgage executed by Karen Bonham in favor of Evelyn V. Awbrey dated 07/13/2000 and recorded 07/17/2000 in Official Records Book 4581, page 1812 of the public records of Escambia County, Florida, in the original amount of \$10,00.00.
2. Utility Lien filed by ECUA recorded in O.R. Book 7289, page 543.
3. Taxes for the year 2013-2015 delinquent. The assessed value is \$51,129.00. Tax ID 06-2507-500.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12625

April 28, 2016

East 16 feet of Lot 5 and West 53 feet of Lot 4, Block G, North Hill Resubdivision, as per plat thereof, recorded in Plat Book 1, Page 62, of the Public Records of Escambia County, Florida

16-114

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.: 12625

April 28, 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 04-28-1996, through 04-26-2016, and said search reveals the following:

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

Karen Bonham

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: 

April 28, 2016

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 03274 of 2014

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 8, 2016, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

KAREN BONHAM 631 W HERNANDEZ ST PENSACOLA, FL 32501	EVELYN V AWBREY 2310 ABBIE LANE #129 PENSACOLA FL 32514-5983
ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514	

WITNESS my official seal this 8th day of June 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 July 11, 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 **KEYS FUNDING LLC - 372 US BANK % KEYS FUNDING LLC - 372** holder of **Tax Certificate No. 03274**, issued the 1st day of **June, A.D., 2014** 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:

W 53 FT OF LT 4 AND E 16 FT OF LT 5 BLK G NORTH HILL RE S/D PB 1 P 62 OR 4581 P 1799

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062507500 (16-114)

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

KAREN BONHAM

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 **second** Monday in the month of July, which is the **11th** day of **July 2016**.

Dated this 9th day of June 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:

KAREN BONHAM
631 W HERNANDEZ ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

631 W HERNANDEZ ST 32501



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

KAREN BONHAM
631 W HERNANDEZ ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

16-114

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO16CIV027786NON

Agency Number: 16-008636

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03274 2014

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: KAREN BONHAM

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 6/8/2016 at 2:11 PM and served same on KAREN BONHAM , in ESCAMBIA COUNTY, FLORIDA, at 12:35 PM on 6/9/2016 by leaving 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, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: JEFF KING, SPOUSE, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


E. HARRIS, CPS

Service Fee \$40.00
Receipt No. BILL

Printed By: NDSCHERER

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Dated this 8th day of June 2016.

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Post Property:

631 W HERNANDEZ ST 32501



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

16-114

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO16CIV027750NON

Agency Number: 16-008671

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 03274 2014

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE KAREN BONHAM

Defendant:

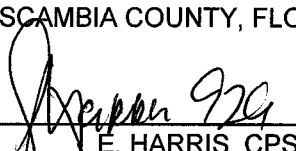
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/8/2016 at 2:14 PM and served same at 12:35 PM on 6/9/2016 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: _____


E. HARRIS, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: NDSCHERER

KAREN BONHAM [16-114]
631 W HERNANDEZ ST
PENSACOLA, FL 32501

EVELYN V AWBREY [16-114]
2310 ABBIE LANE #129
PENSACOLA FL 32514-5983

9171 9690 0935 0128 0817 04

9171 9690 0935 0128 0816 98

Returned NDA

ECUA [16-114]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0128 0817 11

14/003274

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0128 0816 98

NEOPOST

06/08/2016

FIRST-CLASS MAIL

US POSTAGE \$005.11



ZIP 32502
041M11272965

UTF
1426

EVELYN V AWBREY [16-114]
2310 ABBIE LANE #12
PENSACOLA FL 32514-5

322 DE 1

0006/13/16

RETURN TO SENDER
UNABLE TO DELIVER AS ADDRESSED
NOT DELIVERABLE TO FORWARD



BC: 32502583335

*2187-01337-08-43

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 # 2014 TD 003274

Redeemed Date 07/06/2016

Name KAREN KING 631 W HERNANDEZ ST PENSACOLA, FL 32501

Clerk's Total = TAXDEED	\$470.25
Due Tax Collector = TAXDEED	\$2,482.43
Postage = TD2	\$16.02
ResearcherCopies = TD6	\$5.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

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
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: 062507500 Certificate Number: 003274 of 2014**

Payor: KAREN KING 631 W HERNANDEZ ST PENSACOLA, FL 32501 Date 07/06/2016

Clerk's Check #	1	Clerk's Total	\$470.25
Tax Collector Check #	1	Tax Collector's Total	\$2,482.43
		Postage	\$16.02
		Researcher Copies	\$5.00
		Total Received	\$2,973.70

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>



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 062507500 Certificate Number: 003274 of 2014

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/11/2016"/>	Redemption Date <input type="text" value="07/06/2016"/>
Months	3	3
Tax Collector	<input type="text" value="\$2,369.55"/>	<input type="text" value="\$2,369.55"/>
Tax Collector Interest	\$106.63	\$106.63
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,482.43	<input type="text" value="\$2,482.43"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$20.25	\$20.25
Total Clerk	\$470.25	<input type="text" value="\$470.25"/> CH
Postage	<input type="text" value="\$16.02"/>	<input type="text" value="\$16.02"/>
Researcher Copies	<input type="text" value="\$5.00"/>	<input type="text" value="\$5.00"/>
Total Redemption Amount	\$2,973.70	\$2,973.70
	Repayment Overpayment Refund Amount	<input type="text" value="\$0.00"/> \$40.00 redeemed

Notes

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

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30 W
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PAM CHILDERS
As Clerk of the Circuit Court
Of Escambia County, Florida

By: Emily Hogg
Deputy Clerk

4wr6/8-6/29TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2014 TD 03274 in the Escambia Court was published in said newspaper in and was printed and released on the start date of 6-8-16 and end date of 7-5-16.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, 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 of the said newspaper.

X

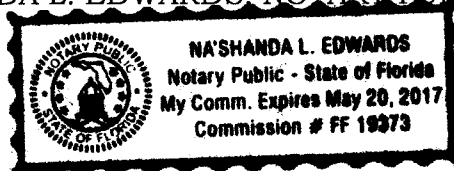
Malcolm G. Ballinger
MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me, Na'Shanda L. Edwards, this 30 day of June 2016, by Malcolm G. Ballinger, who is personally known to me.

X

Na'Shanda L. Edwards
NA'SHANDA L. EDWARDS, NOTARY PUBLIC



HL30/14

CERTIFIED MAIL™

Pam Childers

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



9171 9690 0935 0128 0817 04

NEOPOST FIRST-CLASS MAIL

06/08/2016
US POSTAGE \$005.11



ZIP 32502
041M1127296



UNCLAIMED

KAREN BONHAM [16-114]
631 W HERNANDEZ ST
PENSACOLA, FL 32501

3250205833
3250131833

RC: 32502583335 *2187-01331-08-43

1st NOVICE
2nd NOVICE
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
0607/02/16

12/06/10/16



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 15, 2016

KEYS FUNDING LLC -372 US BANK
P O BOX 645040
CINCINNATI OH 45264

Dear Certificate Holder:

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

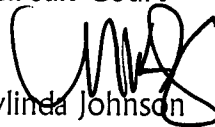
TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 03274	\$450.00	\$20.25	\$470.25

TOTAL \$470.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Mylinda Johnson
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 •

July 18, 2016

KAREN KING
631 W HERNANDEZ ST
PENSACOLA FL 32501

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

2014 TD 03274

\$40.00

TOTAL \$40.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Mylinda Johnson
Tax Deed Division