

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the
Florida Statutes, I,WGS TAX INVESTMENT FUNDING LLC US BANK % WGS TAX INVESTMENT F
P.O. 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/ 3690	06-01-2014	BEG 27 50/100 FT E OF NW COR OF BLK A W ALG N LI 27 50/100 FT S 110 FT E PARL WITH N LI 25 FT NLY TO POB BLK A ALSO LT 16 BLK B OAKLAWN PB 2 P 28 OR 1715 P 851 OR 1724 P 976 OR 4066 P 1416 CA 158

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

16-118

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1600103

Date of Tax Deed Application

Apr 19, 2016

This is to certify that **WGS TAX INVESTMENT FUNDING LLC US BANK % WGS TAX INVESTMENT F**, holder of **Tax Sale Certificate Number 2014 / 3690**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **07-0986-000**

Cert Holder:

WGS TAX INVESTMENT FUNDING LLC US BANK % WGS**TAX INVESTMENT F****P.O. BOX 645040****CINCINNATI, OH 45264**

Property Owner:

MCLAMB BILLY D**4535 ST NAZAIRE RD****PENSACOLA, FL 32505-2637**

BEG 27 50/100 FT E OF NW COR OF BLK A W ALG N LI 27 50/100
FT S 110 FT E PARL WITH N LI 25 FT NLY TO Full 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
2014/3690	07-0986-000	06-01-2014	874.72	43.74	918.46

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
2015/3924	07-0986-000	06-01-2015	930.30	6.25	46.52	983.07

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	1,901.53
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	905.21
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)	3,181.74

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,	
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.

07-0986-000 2014

BEG 27 50/100 FT E OF NW COR OF BLK A W ALG N LI 27 50/100 FT S 110 FT E PARL WITH N LI 25 FT NLY TO POB BLK A ALSO LT 16 BLK
B OAKLAWN PB 2 P 28 OR 1715 P 851 OR 1724 P 976 OR 4066 P 1416 CA 158


Chris Jones
Escambia County Property Appraiser

Amendment 1/Portability Calculations

[Back](#)

[Printer Friendly Version](#)

General Information

Reference:	3425300860010001
Account:	070986000
Owners:	MCLAMB BILLY D
Mail:	4535 ST NAZAIRE RD PENSACOLA, FL 32505-2637
Situs:	3800 WARD BLVD D 32505
Use Code:	SINGLE FAMILY RESID 
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/1996	4066	1416	\$15,500	QC	View Instr
01/1983	1724	976	\$32,400	WD	View Instr
12/1982	1715	851	\$35,000	SC	View Instr
01/1968	391	146	\$12,000	WD	View Instr

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

Assessments

Year	Land	Imprv	Total	<u>Cap Val</u>
2015	\$6,674	\$45,910	\$52,584	\$52,584
2014	\$6,674	\$43,321	\$49,995	\$49,995
2013	\$6,674	\$39,228	\$45,902	\$45,902

Disclaimer

Amendment 1/Portability Calculations

2015 Certified Roll Exemptions

Legal Description

BEG 27 50/100 FT E OF NW COR OF BLK A W ALG N
LI 27 50/100 FT S 110 FT E PARL WITH N LI 25 FT
NLY TO POB...

Extra Features

BLOCK/BRICK GARAGE

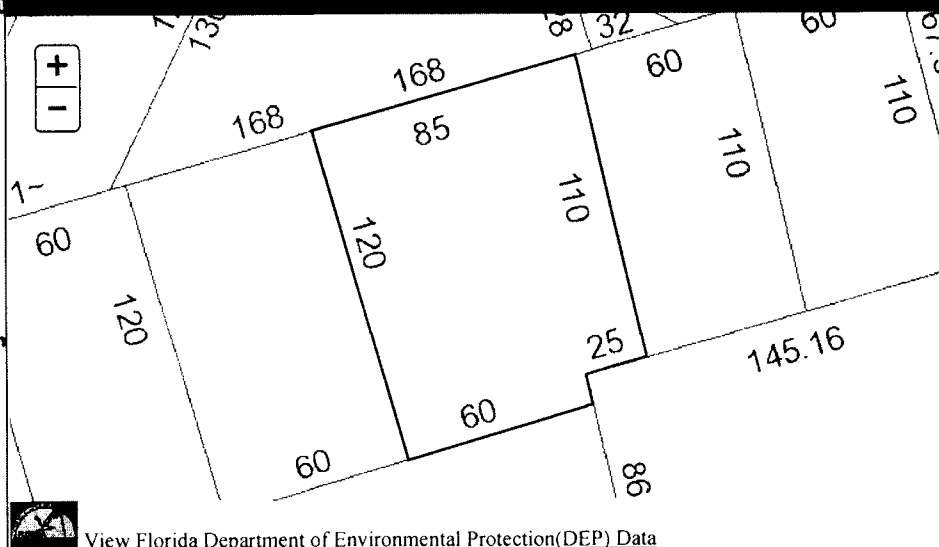
Parcel Information

**Section
Map Id:**
CA158

**Approx.
Acreage:**
0.2300

Zoned: MDR

**Evacuation
& Flood
Information**
Open Report



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

Buildings

Address: 3800 WARD BLVD D, Year Built: 1956, Effective Year: 1956

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-ASBESTOS SIDING
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

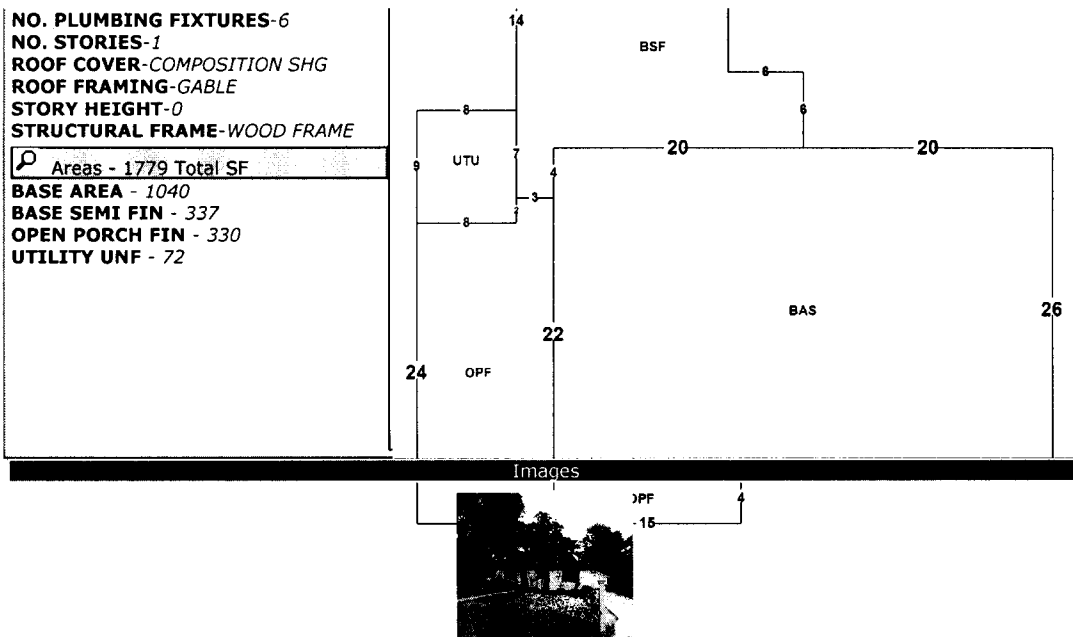
Areas - 1779 Total SF

BASE AREA - 1040

BASE SEMI FIN - 337

OPEN PORCH FIN - 330

UTILITY UNF - 72



10/30/15

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.4313)

16-118

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.: 12629

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 04-28-2016, and said search reveals the following:

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

Billy D. McLamb

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

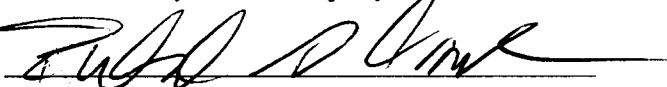
4. Taxes:

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

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12629

April 28, 2016

342S300860010001 - Full Legal Description

BEG 27 50/100 FT E OF NW COR OF BLK A W ALG N LI 27 50/100 FT S 110 FT E PARL WITH N LI 25 FT NLY TO
POB BLK A ALSO LT 16 BLK B OAKLAWN PB 2 P 28 OR 1715 P 851 OR 1724 P 976 OR 4066 P 1416 CA 158

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12629

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 Billy D. McLamb and Jurenda B. McLamb in favor of Wells Fargo Bank formerly Wachovia Bank dated 09/21/2006 and recorded 10/17/2006 in Official Records Book 6013, page 658 of the public records of Escambia County, Florida, in the original amount of \$47,924.00.
2. That certain mortgage executed by Billy D. McLamb and Jurenda B. McLamb in favor of Wells Fargo Bank formerly Wachovia Bank dated 09/21/2006 and recorded 10/17/2006 in Official Records Book 6013, page 1551 of the public records of Escambia County, Florida, in the original amount of \$40,000.00.
3. Taxes for the year 2013-2015 delinquent. The assessed value is \$52,584.00. Tax ID 07-0986-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

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.: 07-0986-000

CERTIFICATE NO.: 2014-3690

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

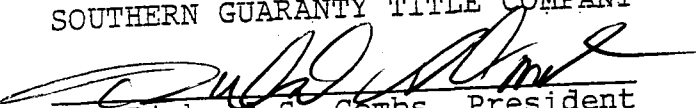
Billy D. McLamb
4535 St. Nazaire Rd.
Pensacola, FL 32505

Unknown Tenants
3800 Ward Blvd. D
Pensacola, FL 32505

Wells Fargo Bank, N.A. fka Wachovia Bank
301 South College St., NC 0630
Charlotte, NC 28288-0630
and
P.O. Box 50010
Roanoke, VA 24022

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.

541
108.50
114.50

prepared by:
✓ Mary M. Callaway, P.A.
P. O. Box 36097
Pensacola, FL 32516
OR BK 4066 PG1416
Escambia County, Florida
INSTRUMENT 96-336774
RCD Oct 30, 1996 09:50 am
Escambia County, Florida

QUIT CLAIM DEED

State of Florida
County of Escambia

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 96-336774

KNOW ALL MEN BY THESE PRESENTS, that I, **ELIZABETH G. MADISON**,
a married woman, ^{formerly ELIZABETH G. McLAMB} for and in consideration of ten dollars (\$10.00)
the receipt whereof is hereby acknowledged, do remise, release,
convey and quit claim unto **BILLY D. McLAMB**, a single man, County of
Escambia, State of Florida, their heirs, executors, administrators
and assigns, forever, the following described property, situated in
the county of Escambia, state of Florida, to wit:


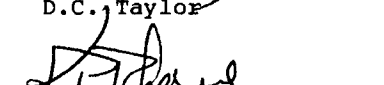
Lot 16, Block "B", Oaklawn, Escambia County, Florida, a
subdivision of a portion of Sec. 34, T-2-S, R-30-W,
according to plat filed in plat book 2 at page 28 of the
public records of said county, also that portion of block
"A" of said subdivision, described as follows:
Begin 27.5 feet east of the northwest corner of said
block "A"; thence westerly along the north line thereof
for 27.5 feet to the northwest corner of said Block "A";
thence southerly along the west line thereof for 110
feet; thence easterly parallel with the north line of
said block "A" for 25 feet; thence northerly 110.3 feet
to the P.O.B.

34-25-30-0860-010-001

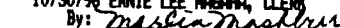
Together with all the tenements, hereditaments and
appurtenances thereto belonging or in anywise appertaining, free
from all exemptions and right of homestead.

24 **IN WITNESS WHEREOF**, I have hereunto set my hand and seal this
day of April, 1996.

Witnesses:


D.C. Taylor

Kirk Rhome


ELIZABETH G. MADISON (SEAL)
Formerly ELIZABETH G. McLAMB

DEED DOC STAMPS PD @ ESC CO \$ 108.50
10/30/96 ERNIE LEE MAGAHA, CLERK
By: 

State of Florida
County of Escambia

Before the subscriber personally appeared **ELIZABETH G. MADISON**,
^{formerly ELIZABETH G. McLAMB} known to me, and known to me to be the individual
described by name in and who executed the foregoing instrument and
acknowledged that she executed the same for the uses and purposes
therein set forth.

Given under my hand and official seal this 24th day of
April, 1996.


Notary Public

JEWEL FULLER
Notary Public-State of FL
Comm. Exp. Oct. 25, 1998
Comm. No. CC 406446

Prepared By:

LYNN MINER

Wachovia Bank, National Association

Retail Credit Servicing

P.O. Box 50010

Roanoke, VA 24022

Return To:



MCLAMB, BILLY D

Roanoke, VA 24022

Record and Return To:
Firstv Lending Solutions
600-A N John Rodas Blvd.
MELBOURNE, FL 32934

MORTGAGE

THIS MORTGAGE made this day 21 September, 2006 between the Mortgagor,
BILLY D MCLAMB AND JURENDA B MCLAMB, HUSBAND AND WIFE

(herein "Borrower"), and the Mortgagee, Wachovia Bank, National Association, a national banking association organized and existing under the laws of the United States of America, whose address is Wachovia Bank, National Association, 301 South College Street, NC 0630, Charlotte, North Carolina 28288-0630 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S.\$ 47924.00 which indebtedness is evidenced by Borrower's Note dated 09/21/06 and extensions, modifications and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on 10/20/21.

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described Property located in the County of ESCAMBIA, State of Florida:

REFI/CONSOLIDATE

which has the address of 3800 WARD BLVD APT D
PENSACOLA FL 32505
(herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the Property, and all easements, rights, appurtenances and rents all of which shall be deemed to be and remain a part of the Property covered by this Mortgage; and all of the foregoing, together with said Property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Any Rider ("Rider") attached hereto and executed of even date is incorporated herein and the covenants and agreements of the Rider shall amend and supplement the covenants and agreements of this Mortgage, as if the Rider were a part hereof.

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and, convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note. This Mortgage secures payment of said Note according to its terms, which are incorporated herein by reference.

2. **Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations, under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

3. **Hazard Insurance.** a) Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit, or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal, or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this section 22, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this section 22, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety, or environmental protection.

**REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender at Wachovia Bank, National Association, Retail Credit Servicing, P.O. Box 50010, Roanoke, VA 24022 of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage and adopted as his seal the word ("SEAL") appearing beside his name.

Signed, sealed and delivered in the presence of:

Gwendolyn M McKinney [SEAL]
Witness Signature
Billy D McLamb
Borrower BILLY D MCLAMB
Address 3800 WARD BLVD APT D
PENSACOLA FL 32505

Gwendolyn M McKinney [SEAL]
Witness Print Name
Jurenda B McLamb
Borrower JURENDA B MCLAMB
Address 3800 WARD BLVD APT D
PENSACOLA FL 32505

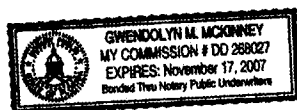
Harold Salter
Witness Signature
Borrower [SEAL]
Address

Cordelia A Salter
Witness Print Name
Borrower [SEAL]
Address

STATE OF Florida
COUNTY OF Escambia

This foregoing instrument was acknowledged before me this 21st of September 2006 (date) by
BILLY D MCLAMB
JURENDA B MCLAMB

who is personally known to me or who has produced
(type of identification) as identification.



Gwendolyn M McKinney
Notary Public
Gwendolyn M McKinney
Notary Public Name (Typed, Printed or Stamped)

G2690929

SCHEDULE A

KNOWN AS: 3800 WARD BLVD APT D

ALL THAT CERTAIN LAND IN ESCAMBIA COUNTY, FLORIDA, TO-WIT:

LOT(S) 16, BLOCK B OF OAKLAWN AS RECORDED IN PLAT BOOK 2, PAGE 28, ET SEQ., OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

Prepared By:

LYNN MINER

Wachovia Bank, National Association

Retail Credit Servicing

P.O. Box 50010

Roanoke, VA 24022

Return To:



MCLAMB, BILLY D

Roanoke, VA 24022

Record and Return To:
Fiserv Lending Solutions
600-A N John Rhodes Blvd.
MELBOURNE, FL 32934

OPEN-END MORTGAGE

THIS MORTGAGE is made this day 21 September, 2006 between the Mortgagor,
BILLY D MCLAMB AND JURENDA B MCLAMB, HUSBAND AND WIFE

(herein "Borrower"), and the Mortgagee, Wachovia Bank, National Association, a national banking association organized and existing under the laws of the United States of America, whose address is Wachovia Bank, National Association, 301 South College Street, NC 0630, Charlotte, North Carolina 28288-0630 (herein "Lender").

The Lender has made a loan to Borrower the maximum indebtedness at any one time shall not exceed U.S. \$ 40000.00 which loan is an open-end line of credit as evidenced by Borrower's Prime Equity Line of Credit Agreement and Disclosure Statement dated 09/21/06 and extensions, modifications and renewals thereof (herein "Note") which provides for obligatory advances of all or part of the loan proceeds from time to time, subject to provisions in the Note. The entire indebtedness evidenced by the Note, if not sooner paid, will be due and payable on 09/20/46.

THIS MORTGAGE secures a Note that provides for changes in the interest rate, as more particularly described in said Note. In case of a conflict between the Note and this Mortgage governing the terms of the remedies of default or termination of advances, the terms of the Note shall control.

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described Property located in the County of ESCAMBIA, State of Florida:

which has the address of 3800 WARD BLVD APT D
PENSACOLA FL 32505

(herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the Property, and all easements, rights, appurtenances and rents all of which shall be deemed to be and remain a part of the Property covered by this Mortgage; and all of the foregoing, together with said Property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Any Rider ("Rider") attached hereto and executed of even date is incorporated herein and the covenants and agreements of the Rider shall amend and supplement the covenants and agreements of this Mortgage, as if the Rider were a part hereof.

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Obligation to Lend.** Lender is absolutely obligated under the terms of the Note to make advances not to exceed, at any one time in the aggregate, the amount stated in the Note and Borrower has agreed to repay any advances under the terms of the Note. Lender's absolute obligation to make advances to Borrower under the Note ends when Lender terminates the right to make advances and demands repayment of the outstanding obligation or prohibits additional extensions of credit under the Note or this Mortgage. Nevertheless, Lender may waive the right to terminate or prohibit additional advances. If Lender does not terminate or prohibit additional advances, Lender remains obligated to make advances to Borrower under the terms of the Note. However, that waiver does not bind Lender if the same or a different event occurs or is continuing at a later time.

23. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit, or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal, or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this section 23, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this section 23, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety, or environmental protection.

**REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender at Wachovia Bank, National Association, Retail Credit Servicing, P.O. Box 50010, Roanoke, VA 24022 of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage and adopted as his seal the word ("SEAL") appearing beside his name.

Signed, sealed and delivered in the presence of:

Shirley M. McKinney
Witness Signature

Billy D. McLamb [SEAL]
Borrower **BILLY D. MCLAMB**
Address 3800 WARD BLVD APT D
PENSACOLA FL 32505

Gwendolyn M. McKinney
Witness Print Name

Jurenda B. McLamb [SEAL]
Borrower **JURENDA B. MCLAMB**
Address 3800 WARD BLVD APT D
PENSACOLA FL 32505

[Signature]
Witness Signature

Borrower
Address [SEAL]

Cordelia A. Sotree
Witness Print Name

Borrower
Address [SEAL]

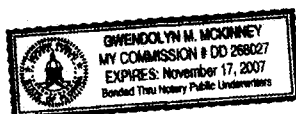
STATE OF Florida
COUNTY OF Escambia

This foregoing instrument was acknowledged before me this 21st of September 2006 (date) by

BILLY D. MCLAMB

JURENDA B. MCLAMB

who is personally known to me or who has produced
(type of identification) as identification.



Gwendolyn M. McKinney
Notary Public
Gwendolyn M. McKinney
Notary Public Name (Typed, Printed or Stamped)

G268FQST

SCHEDULE A

THE FOLLOWING REAL PROPERTY SITUATE IN COUNTY ESCAMBIA AND STATE OF FLORIDA, DESCRIBED AS FOLLOWS:

LOT 16, BLOCK "B", OAKLAWN, ESCAMBIA COUNTY, FLORIDA, A SUBDIVISION OF A PORTION OF SEC. 34, T-2-S, R-30-W, ACCORDING TO PLAT FILED IN PLAT BOOK 2 AT PAGES 28 OF THE PUBLIC RECORDS OF SAID COUNTY, ALSO THAT PORTION OF BLOCK "A" OF SAID SUBDIVISION, DESCRIBED AS FOLLOWS:

BEGIN 27.5 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK "A"; THENCE WESTERLY ALONG THE NORTH LINE THEREOF FOR 27.5 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK "A"; THENCE SOUTHERLY ALONG THE WEST LINE THEREOF FOR 110 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID BLOCK "A" FOR 25 FEET; THENCE NORTHERLY 110.3 FEET TO THE P.O.B.

PARCEL ID: 34-2S-30-0860-010-001

PROPERTY ADDRESS: 3800 WARD BLVD APT D

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 03690 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:

BILLY D MCLAMB 4535 ST NAZAIRE RD PENSACOLA, FL 32505-2637	BILLY D MCLAMB C/O TENANTS 3800 WARD BLVD D PENSACOLA FL 32505
WELLS FARGO BANK NA FKA WACHOVIA BANK 301 SOUTH COLLEGE ST NC 0630 CHARLOTTE NC 28288-0630	WELLS FARGO BANK NA FKA WACHOVIA BANK PO BOX 50010 ROANOKE VA 24022

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

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That WGS TAX INVESTMENT FUNING LLC US BANK % WGS TAX INVESTMENT F holder of Tax Certificate No. 03690, 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:

BEG 27 50/100 FT E OF NW COR OF BLK A W ALG N LI 27 50/100 FT S 110 FT E PARL WITH N LI 25 FT NLY TO POB BLK A ALSO LT 16 BLK B OAKLAWN PB 2 P 28 OR 1715 P 851 OR 1724 P 976 OR 4066 P 1416 CA 158

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070986000 (16-118)

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

BILLY D MCLAMB

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:

BILLY D MCLAMB
4535 ST NAZAIRE RD
PENSACOLA, FL 32505-2637

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

3800 WARD BLVD D 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 070986000 Certificate Number: 003690 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="06/13/2016"/>
Months	3	2
Tax Collector	<input type="text" value="\$3,181.74"/>	<input type="text" value="\$3,181.74"/>
Tax Collector Interest	\$143.18	\$95.45
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,331.17	<input type="text" value="\$3,283.44"/> 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	\$13.50
Total Clerk	\$470.25	<input type="text" value="\$463.50"/> CH
Postage	<input type="text" value="\$21.36"/>	<input type="text" value="\$21.36"/>
Researcher Copies	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Total Redemption Amount	\$3,829.78	\$3,775.30
	Repayment Overpayment Refund Amount	\$54.48 + 40.00 = <input type="text" value="\$94.48"/> redeemer

Notes

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 003690

Redeemed Date 06/13/2016

Name BILLY D MCLAMB 4535 ST NAZAIRE RD PENSACOLA, FL 32505-2637

Clerk's Total = TAXDEED	\$470.25
Due Tax Collector = TAXDEED	\$3,331.17
Postage = TD2	\$21.36
ResearcherCopies = TD6	\$7.00

• 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**

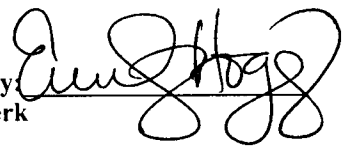
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 070986000 Certificate Number: 003690 of 2014**

**Payor: BILLY D MCLAMB 4535 ST NAZAIRE RD PENSACOLA, FL 32505-2637 Date
06/13/2016**

Clerk's Check #	2648281	Clerk's Total	\$470.25
Tax Collector Check #	1	Tax Collector's Total	\$3,331.17
		Postage	\$21.36
		Researcher Copies	\$7.00
		Total Received	\$3,829.78

**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>**

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

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Dated this 8th 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.

Post Property:

3800 WARD BLVD D 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

16-118

(R)

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO16CIV027759NON

Agency Number: 16-008675

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 03690 2014

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE BILLY D MCLAMB

Defendant:

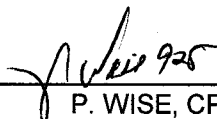
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/8/2016 at 2:14 PM and served same at 2:13 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: _____

 925

P. WISE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

June 20, 2016

WGS TAX INVESTMENT FUNDING LLC US BANK % WGS TAX INVESTMENT F
PO 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 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
2014 TD 006412	\$450.00	\$13.50	\$463.50
2014 TD 003690	\$450.00	\$13.50	\$463.50

TOTAL \$927.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg

Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

June 17, 2016

BILLY D MCLAMB
4535 ST NAZAIRE RD
PENSACOLA FL 32505

Dear Redeemer,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2014 TD 003690

\$94.48

TOTAL \$94.48

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg

Tax Deed Division

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NOTICE OF APPLICATION FOR TAX DEED

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SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070986000 (16-118)

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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:

BILLY D MCLAMB
4535 ST NAZAIRE RD
PENSACOLA, FL 32505-2637

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

16-118

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Redeemed

Document Number: ECSO16CIV027803NON

Agency Number: 16-008640

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03690 2014

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: BILLY D MCLAMB

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 6/8/2016 at 2:11 PM and served same on BILLY D MCLAMB , at 8:08 AM on 6/14/2016 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:

K Gallagher 931
K. GALLAGHER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

THE SUMMATION WEEKLY

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

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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 03690 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

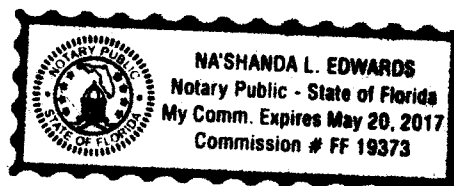
MALCOLM G. BALLINGER, PUBLISHER

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, NOTARY PUBLIC



03690 1/1

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

CERTIFIED MAIL™



9171 9690 0935 0128 0817 80

NEOPOST
06/08/2016
US POSTAGE \$005.11
FIRST CLASS MAIL



ZIP 32502
041M11272965

C/4

6/9/14

6-28

72 Ret

BILLY D MCLAMB [16-118]
C/O TENANTS
3800 WARD BLVD D
PENSACOLA FL 32505

022 DE 1 0007/04/16
RETURN TO SENDER
UNABLE TO FORWARD

BC: 32502583335 *2187-01327-08-43
000

BILLY D MCLAMB [16-118]
4535 ST NAZAIRE RD
PENSACOLA, FL 32505-2637

9171 9690 0935 0128 0817 97

BILLY D MCLAMB [16-118]
C/O TENANTS
3800 WARD BLVD D
PENSACOLA FL 32505

9171 9690 0935 0128 0817 80

WELLS FARGO BANK NA FKA
WACHOVIA BANK [16-118]
301 SOUTH COLLEGE ST NC 0630
CHARLOTTE NC 28288-0630

9171 9690 0935 0128 0817 73

WELLS FARGO BANK NA FKA
WACHOVIA BANK [16-118]
PO BOX 50010
ROANOKE VA 24022

9171 9690 0935 0128 0818 10