

17-221

# Tax Collector's Certification

CTY-513

Tax Deed Application Number

1700055

Date of Tax Deed Application

Jan 23, 2017

This is to certify that **TWR AS CST FOR EBURY FUND FL15**, holder of **Tax Sale Certificate Number 2014 / 6736**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **11-1355-000**

Cert Holder:

**TWR AS CST FOR EBURY FUND FL15**  
**PO BOX 54876 NEW ORLEANS, LA 70154**

Property Owner:

**NEAL JOHN S**  
**71 BRADLEY ST**  
**CENTURY, FL 32535**  
 LT 101 AND E1/2 OF LT 102 WEST CENTURY PLAT DB 31 PAGES  
 121/307 OR 4327 P 1311 OR 6857 P 1620

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
2014/6736	11-1355-000	06/01/2014	119.66	7.18	126.84

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
2016/6515	11-1355-000	06/01/2016	51.30	6.25	6.16	63.71
2015/7130	11-1355-000	06/01/2015	54.27	6.25	3.26	63.78

**Amounts Certified by Tax Collector (Lines 1-7):****Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

254.33  
 0.00  
 26.24  
 200.00  
 175.00  
  
 655.57

**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
19. Total Amount to Redeem

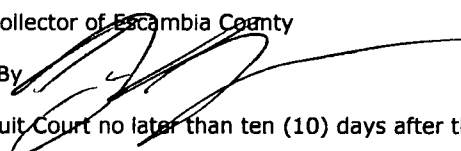
6.25

Done this the 23rd day of January, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale:

5/1/17

By



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

11-1355-000 2014

TO: Tax Collector of ESCAMBIA COUNTY : SCOTT LUNSFORD

In accordance with the Florida Statutes, I,

TWR AS CST FOR EBURY FUND FL15  
PO BOX 54876  
NEW ORLEANS, LA 70154

, 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/ 6736	06-01-2014	LT 101 AND E1/2 OF LT 102 WEST CENTURY PLAT DB 31 PAGES 121/307 OR 4327 P 1311 OR 6857 P 1620

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

01-23-2017

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](#)

<b>General Information</b> <b>Reference:</b> 055N303330001101 <b>Account:</b> 111355000 <b>Owners:</b> NEAL JOHN S <b>Mail:</b> 71 BRADLEY ST CENTURY, FL 32535 <b>Situs:</b> 121 FRONT ST 32535 <b>Use Code:</b> VACANT RESIDENTIAL <b>Taxing Authority:</b> CENTURY CITY LIMITS <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>\$790</td> <td>\$0</td> <td>\$790</td> <td>\$790</td> </tr> <tr> <td>2015</td> <td>\$790</td> <td>\$0</td> <td>\$790</td> <td>\$790</td> </tr> <tr> <td>2014</td> <td>\$790</td> <td>\$0</td> <td>\$790</td> <td>\$790</td> </tr> </tbody> </table> <p align="center"><a href="#">Disclaimer</a></p> <p align="center"><a href="#">Amendment 1/Portability Calculations</a></p>		Year	Land	Imprv	Total	Cap Val	2016	\$790	\$0	\$790	\$790	2015	\$790	\$0	\$790	\$790	2014	\$790	\$0	\$790	\$790																
Year	Land	Imprv	Total	Cap Val																																			
2016	\$790	\$0	\$790	\$790																																			
2015	\$790	\$0	\$790	\$790																																			
2014	\$790	\$0	\$790	\$790																																			
<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>04/04/2012</td> <td>6857</td> <td>1620</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>08/1998</td> <td>4327</td> <td>1311</td> <td>\$26,400</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>07/1995</td> <td>3808</td> <td>201</td> <td>\$25,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>01/1978</td> <td>1261</td> <td>728</td> <td>\$11,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>01/1975</td> <td>866</td> <td>502</td> <td>\$5,000</td> <td>OT</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>		Sale Date	Book	Page	Value	Type	Official Records (New Window)	04/04/2012	6857	1620	\$100	QC	<a href="#">View Instr</a>	08/1998	4327	1311	\$26,400	WD	<a href="#">View Instr</a>	07/1995	3808	201	\$25,000	WD	<a href="#">View Instr</a>	01/1978	1261	728	\$11,000	WD	<a href="#">View Instr</a>	01/1975	866	502	\$5,000	OT	<a href="#">View Instr</a>	<b>2016 Certified Roll Exemptions</b> None	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																		
04/04/2012	6857	1620	\$100	QC	<a href="#">View Instr</a>																																		
08/1998	4327	1311	\$26,400	WD	<a href="#">View Instr</a>																																		
07/1995	3808	201	\$25,000	WD	<a href="#">View Instr</a>																																		
01/1978	1261	728	\$11,000	WD	<a href="#">View Instr</a>																																		
01/1975	866	502	\$5,000	OT	<a href="#">View Instr</a>																																		
		<b>Legal Description</b> LT 101 AND E1/2 OF LT 102 WEST CENTURY PLAT DB 31 PAGES 121/307 OR 4327 P 1311 OR 6857 P 1620																																					
		<b>Extra Features</b> None																																					

<b>Parcel Information</b> <b>Section Map Id:</b> 05-5N-30-2 <b>Approx. Acreage:</b> 0.1600 <b>Zoned:</b> <b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>	<div> </div> <p align="center"><a href="#">View Florida Department of Environmental Protection (DEP) Data</a></p>	<a href="#">Launch Interactive Map</a>
---	---	--

<b>Buildings</b> Images None
------------------------------------

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.

County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 13<sup>th</sup> day of August 2012 by Angela Crawley, as Designee for the County Administrator as authorized by the Escambia County Board of County Commissioners.

Witness [Signature]  
Print Name Tonya Gant

Witness [Signature]  
Print Name JUDY H. WITTERSTATER

**ESCAMBIA COUNTY, FLORIDA**

[Signature]  
Angela Crawley, Designee for  
Charles R. "Randy" Oliver  
County Administrator  
221 Palafox Place, Suite 420  
Pensacola, FL 32502

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of August, 2012, by Angela Crawley, Designee for Charles R. "Randy" Oliver, as County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. She ☒ is personally known to me, or ☐ has produced current \_\_\_\_\_ as identification.

**Rebecca L. Azelton  
Commission No.: EE3962  
Notary ID No.: 840047  
Expires: 08/02/14**

(Notary Seal)

[Signature]  
Signature of Notary Public

Rebecca L. Azelton  
Printed Name of Notary Public

This document prepared by:  
**Escambia County, Florida**  
**Environmental Enforcement Division**  
**Escambia County Central Office Complex**  
**3363 West Park Place**  
**Pensacola, FL 32505**  
**(850) 595-1820**

**CE111105543**

**NOTICE OF LIEN**  
**(Nuisance Abatement)**

**STATE OF FLORIDA**  
**COUNTY OF ESCAMBIA**

This lien is imposed by the **Community Development Block Grant Program of Escambia County, Florida**, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by John S. Neal located at 121 Front St. and more particularly described as:

**PR# 055N303330001101**

**LT 101 AND E1/2 OF LT 102 WEST CENTURY PLAT DB 31 PAGES 121/307 OR 4327 P 1311 OR 6857 P 1620**

A field investigation by the Office of Environmental Enforcement was conducted on June 21, 2012 and revealed the property to meet Community Development Block Grant (CDBG) definitions of slum and blight and be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a), (b), and (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$4,500.00
Administrative costs	<u>\$ 250.00</u>
Total	\$4,750.00

The principal amount of this lien shall bear interest at a rate of 6% per annum; provided, however, that no interest shall accrue until the 30<sup>th</sup> day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of

OR BK 4327 PG1313  
Escambia County, Florida  
INSTRUMENT 98-546106

EXHIBIT "A"

Attached hereto and made a part hereof

## DESCRIPTION (PREPARED BY BARKERVILLE-CONDON, INC.)

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTH  
OF FRONT STREET 100' RIGHT-OF-WAY AS RECORDED IN PL. BOOK 3923 AT  
PAGES 336-337 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP-5-NORTH,  
RANGE-30-WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 86  
DEGREES 20 MINUTES 28 SECONDS EAST ALONG SOUTH LINE OF SAID  
SECTION 5 A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID SOUTH  
LINE, PROCEED NORTH 89 DEGREES 48 MINUTES 21 SECONDS WEST A  
DISTANCE OF 98.08 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SECOND  
STREET 100' RIGHT-OF-WAY - (UNIMPROVED ROAD AND THE POINT OF  
BEGINNING); THENCE PROCEED SOUTH 85 DEGREES 28 MINUTES 38 SECONDS  
EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 718.89  
FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, PROCEED  
NORTH 82 DEGREES 30 MINUTES 15 SECONDS EAST A DISTANCE OF 317.57  
FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FRONT STREET 100' RIGHT-  
OF-WAY; THENCE PROCEED NORTH 86 DEGREES 57 MINUTES 17 SECONDS  
WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 76.88 FEET;  
THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, PROCEED SOUTH 84  
DEGREES 18 MINUTES 42 SECONDS WEST A DISTANCE OF 65.00 FEET;  
THENCE PROCEED NORTH 86 DEGREES 57 MINUTES 17 SECONDS WEST A  
DISTANCE OF 90.00 FEET; THENCE PROCEED NORTH 84 DEGREES 19  
MINUTES 42 SECONDS EAST A DISTANCE OF 64.00 FEET TO THE  
AFFORMENTIONED SOUTH RIGHT-OF-WAY LINE OF FRONT STREET; THENCE  
PROCEED NORTH 86 DEGREES 57 MINUTES 17 SECONDS WEST ALONG SAID  
SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 217.44 FEET TO THE WEST  
RIGHT-OF-WAY LINE OF SAID FRONT STREET 100' RIGHT-OF-WAY;  
THENCE PROCEED NORTH 84 DEGREES 19 MINUTES 42 SECONDS  
EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 290.16 FEET;  
THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, PROCEED NORTH 87  
DEGREES 09 MINUTES 26 SECONDS WEST A DISTANCE OF 21.51 FEET;  
THENCE PROCEED NORTH 84 DEGREES 07 MINUTES 18 SECONDS EAST A  
DISTANCE OF 248.34 FEET; THENCE PROCEED NORTH 86 DEGREES 31  
MINUTES 58 SECONDS WEST A DISTANCE OF 27.13 FEET TO THE EASTERLY  
RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89 - STATE ROAD NO. 95 (RIGHT-  
OF-WAY VARIATION); THENCE PROCEED SOUTH 36 DEGREES 54 MINUTES 21  
SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 32.89  
FEET; THENCE PROCEED SOUTH 38 DEGREES 38 MINUTES 04 SECONDS EAST  
ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 5.00 FEET; THENCE  
PROCEED SOUTH 37 DEGREES 31 MINUTES 56 SECONDS WEST ALONG SAID  
RIGHT-OF-WAY LINE A DISTANCE OF 180.00 FEET; THENCE PROCEED SOUTH  
52 DEGREES 38 MINUTES 04 SECONDS EAST ALONG SAID RIGHT-OF-WAY  
LINE A DISTANCE OF 5.00 FEET; THENCE PROCEED SOUTH 37 DEGREES 21  
MINUTES 56 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE  
OF 200.00 FEET; THENCE PROCEED SOUTH 38 DEGREES 38 MINUTES 04  
SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 18.00  
FEET; THENCE PROCEED SOUTH 37 DEGREES 21 MINUTES 56 SECONDS WEST  
ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 180.00 FEET; THENCE  
PROCEED NORTH 38 DEGREES 38 MINUTES 04 SECONDS WEST ALONG SAID  
RIGHT-OF-WAY LINE A DISTANCE OF 5.00 FEET; THENCE PROCEED SOUTH  
37 DEGREES 21 MINUTES 56 SECONDS WEST ALONG SAID RIGHT-OF-WAY  
LINE A DISTANCE OF 180.00 FEET; THENCE DEPARTING SAID LINE,  
PROCEED SOUTH 38 DEGREES 38 MINUTES 04 SECONDS EAST A DISTANCE OF  
926.75 FEET; THENCE PROCEED SOUTH 03 DEGREES 42 MINUTES 21  
SECONDS WEST A DISTANCE OF 243.33 FEET TO THE POINT OF BEGINNING.  
LYING IN AND BEING PART OF SECTION 5, TOWNSHIP-5-NORTH, RANGE-30-  
WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 13.76 ACRES, MORE  
OR LESS.

AND:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP-5-NORTH,  
RANGE-30-WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 86  
DEGREES 20 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID  
SECTION 5 A DISTANCE OF 107.00 FEET TO THE WESTERLY RIGHT-OF-WAY  
LINE OF L & N RAILROAD (100' RIGHT-OF-WAY); THENCE PROCEED SOUTH  
22 DEGREES 33 MINUTES 15 SECONDS WEST ALONG SAID WESTERLY RIGHT-  
OF-WAY LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUE SOUTH 22 DEGREES 33 MINUTES 15 SECONDS WEST ALONG  
SAID WESTERLY RIGHT-OF-WAY LINE OF L & N RAILROAD A DISTANCE OF  
726.25 FEET TO THE WESTERLY BANK OF OLD CENTURY LOG POND; THENCE  
PROCEED NORTH 83 DEGREES 38 MINUTES 55 SECONDS WEST ALONG SAID  
BANK A DISTANCE OF 47.88 FEET; THENCE PROCEED NORTH 29 DEGREES 02  
MINUTES 16 SECONDS WEST ALONG SAID BANK A DISTANCE OF 185.66  
FEET; THENCE PROCEED NORTH 37 DEGREES 11 MINUTES 38 SECONDS WEST  
ALONG SAID BANK A DISTANCE OF 264.78 FEET; THENCE PROCEED NORTH  
41 DEGREES 28 MINUTES 30 SECONDS WEST ALONG SAID BANK A DISTANCE  
OF 155.20 FEET; THENCE PROCEED NORTH 11 DEGREES 58 MINUTES 59  
SECONDS EAST ALONG SAID BANK A DISTANCE OF 158.78 FEET; THENCE  
PROCEED NORTH 26 DEGREES 31 MINUTES 29 SECONDS WEST ALONG SAID  
BANK A DISTANCE OF 96.27 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF  
SECOND STREET 100' RIGHT-OF-WAY - (UNIMPROVED ROAD); THENCE  
PROCEED SOUTH 06 DEGREES 20 MINUTES 32 SECONDS EAST ALONG SAID  
SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 646.42 FEET TO THE POINT OF  
BEGINNING, LYING IN AND BEING PART OF SECTION 5, TOWNSHIP-5-  
NORTH, RANGE-30-WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING  
5.89 acres, more or less.

ALGER-SULLIVAN LUMBER COMPANY, A Florida corporation

JOHN S. NEAL, President

Witness: Cheryl Schaefer date: 8/21/98  
Dorlene BarnesRCD Oct 20, 1998 01:16 pm  
Escambia County, FloridaErnie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-546106

RECORDED AS RECEIVED

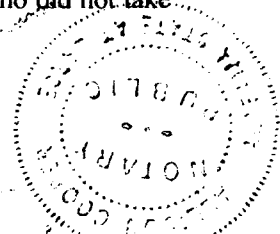
STATE OF Alabama  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of April, 2012, by Rebecca R. Breckenridge f/k/a Rebecca R. Neal, who is personally known to me or who has produced \_\_\_\_\_ as identification and who ~~did not take~~ an oath.

My Commission Expires:

MY COMMISSION EXPIRES AUG. 15, 2012

Alvin Cooper  
NOTARY PUBLIC



✓  
**PARCEL 6**

Lot 101 and the East ½ of Lot 102, West Century Plat, Deed Book 31, Pages 121/307, in Escambia County, Florida.

Parcel ID No. 05-5N-30-3330-001-101

**PARCEL 7**

See Exhibit "A" attached hereto.

Parcel ID No. 05-5N-30-3330-002-001

**PARCEL 8**

See Exhibit "A" attached hereto.

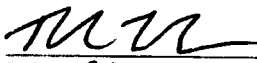
Parcel ID No. 05-5N-30-3330-001-105

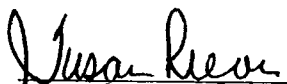
THE ABOVE CAPTIONED PROPERTY IS NOT HOMESTEAD WITHIN THE MEANING OF FLORIDA LAW AND GRANTOR'S SPOUSE HAS NO INTEREST IN THE PROPERTY REQUIRING THEIR JOINDER HEREIN.


TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any way appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
Print: Robert Lushen

  
Print: Susan Reeves

  
REBECCA R. BRECKENRIDGE  
f/k/a REBECCA R. NEAL  
Address: 220 ST. JOSEPH AVE  
BRENTON, AL 36426



BEG ON WLY LI OF JEFFERSON AVE AT INTER OF 3RD ST NWLY 533 FT FOR POB ALG N LI OF 3RD ST 103 FT TO N LI OF SEC E 170 FT TO SELY LI OF BAPTIST LOT RT ANG TO 3RD ST 110 FT TO POB AND LESS BEG AT NE COR OF SEC W 2231 FT TO INTER OF 3RD ST SE 134 FT TO CENTERLI OF ST AS POINT A SELY WITH 3RD ST 568 FT TO CENTERLI OF JEFFERSON AVE AS POINT B RETURN TO POINT A SWLY 180 FT TO CENTERLI OF ALLEY SELY 560 FT TO CENTERLI OF JEFFERSON AVE NELY ALG CENTERLI OF JEFERSON AVE 170 FT TO POINT B AND LESS BEG AT POINT B NELY WITH CENTERLI OF JEFFERSON AVE 20 FT SE 225 FT TO SE COR OF LT E SW PARL TO JEFFERSON AVE 100 FT TO SW COR OF LOT NW 225 FT TO CENTER OF JEFFERSON AVE NE 80 FT TO POINT B TO POB AND LESS BEG AT POINT B NE 140 FT TO CENTERLI OF 4TH ST 150 FT TO SE COR OF HAUSS LOT FOR POB NE AT RT ANG TO 4TH ST 354 FT TO CENTER OF DITCH SE 100 FT SW 354 FT TO CENTERLI OF 4TH ST 100 FT TO POB OR 4458 P 1969 LESS OR 2281 P 435 BANK ESCAMBIA LESS DB 486 P 559 CHURCH LESS DB 489 P 374 LEACH LESS OR 248 P 716 DOXIER LESS OR 1469 P 277 QUIMBY LESS OR 43 P 255 WILSON LESS OR 26 P 262 COUNTY RD LESS OR 67 P 75 HALE LESS OR 67 P 480 MCCASTER LESS OR 1019 P 548 DAY LESS OR 2048 P 514 LOWERY LESS OR 1189 P 165 SMITH LESS OR 1635 P 968 SMITH LESS OR 561 P 895 CRAWLEY LESS OR 845 P 686 DAVIS LESS OR 55 P 73 EWING LESS OR 56 P 209 DUBOSE LESS OR 213 P 382 RENFROE LESS OR 57 P 238 GRAYSON LESS OR 406 P 841 BETHEA LESS OR 1618 P 878 SMITH LESS OR 55 P 65 MEYERS LESS OR 1311 P 624 SMITH LESS OR 26 P 262 COUNTY RD LESS OR 1880 P 894 WATSON LESS OR 62 P 5 LOWERY LESS OR 359 P 415 LUCKIE LESS OR 681 P 951 ODOM LESS OR 64 P 178 WRIGHT LESS OR 1128 P 766 NISEWONGER LESS OR 135 P 91 LEWIS LESS OR 1574 P 758 HALE LESS OR 58 P 492 STUCKEY LESS OR 56 P 203 MOSLEY LESS OR 388 P 465 MILLS LESS OR 1865 P 477 CAMPBELL LESS OR 2094 P 257 DAVIS LESS OR 1191 P 55 LUCKIE LESS OR 156 P 355 SIMPSON LESS OR 681 P 945 HOOD LESS OR 916 P 199 DOZIER LESS OR 977 P 652 LOWERY LESS OR 1423 P 939 CAMPBELL LESS OR 210/234 P 629/279 COUNTY RD R/W LESS OR 1423 P 949 SCOTT LESS OR 239 P 779 GRIGGS LESS OR 2125 P 23 EMMONS LESS OR 306 P 544 LOWERY LESS OR 1181 P 919 MITCHELL LESS OR 283 P 664 WYERS LESS OR 317 P 842 KNIGHT LESS OR 1796 P 788 DUBOSE LESS OR 1982 P 83 WILSON LESS OR 1155 P 342 DOZIER LESS OR 2305 P 365 MCILWAIN LESS OR 504 P 713 OVERSTREET LESS OR 491 P 651 ESCAMBIA COUNTY LESS OR 2239 P 114 EBY LESS OR 916 P 195 DOZIER LESS OR 950 P 419 WADKINS LESS OR 1089 P 806 WADKINS LESS OR 1150 P 251 BARNES LESS OR 1318 P 771 CHANCERY LESS OR 234 P 279 CO RD R/W LESS OR 1492 P 236 MITCHELL LESS OR 3723/3839 P 371/846 ALGER SULLIVAN LUMBER CO LESS OR 4336 P 987 TOWN OF CENTURY.

Parcel ID No. 08-5N-30-1200-000-000

**PARCEL 3**

BEG AT SW COR OF SEC E ALG S LI OF SEC 93 51/100 FT TO E LI OF H/W NO 29 NELY ALG RD R/W 51 33/100 FT FOR POB CONTINUE SAME COURSE 295 16/100 FT DEFLECTING 56 ALG CREEK TO S LI OF SW1/4 OF SW1/4 W TO H/W NELY ALG E LI OF H/W TO A POINT 615 FT W OF E LI OF SW1/4 OF SW1/4 E 405 FT S 15 FT TO POB OR 4458 P 1969 LESS OR 199 P 324 COUNTY RD R/W LESS OR 190 P 463 COUNTY LESS OR 716 P 23 - RD R/W LESS OR 1193 P 605-WADKINS ALSO ALL LAND LYING WITHIN 50 FT OF FOLLOWING DESCRIBED SURVEY LI BEG AT SW COR OF SEC 5 ELY ALG S LI OF SEC 1100 FT FOR POB CONT ALG EXTEN OF LAST LI 527 63/100 FT TO CENTER LI OF MAIN TRACK OF L & N RR DEFLECTING 25 DEG 53 MIN LEFT & NELY 553 19/100 FT TO CENTER OF COUNTY PAVED STREET & TERMINAL PT OF SURVEY LI

Parcel ID No. 05-5N-30-3301-000-001

**PARCEL 4**

BEG AT SE COR OF SW1/4 OF SE1/4 N 70 FT TO MAYO LANE N 44 DEG W ALG MAYO LANE 591 FT S 42 DEG W 320 FT TO DITCH N 43 1/4 DEG W UP DITCH 60 FT S 48 DEG W 393 FT TO SWLY SIDE OF 3RD ST NWLY ALG ST 70 FT TO SCHOOL PROPERTY SWLY ALG SCHOOL PROPERTY TO S LI OF SW1/4 OF SE1/4 E 1123 FT TO POB OR 4458 P 1969 LESS BAPTIST AND METHODIST CHURCH LOTS LESS DB 486 P 559-CHURCH LESS OR 569/673 P 212/947- HAMMAC LESS OR 406 P 841-BETHEA LESS OR 97 P 401 BAPTIST CHURCH LESS OR 97 P 403 METHODIST CHURCH LESS 1089 P 806 WADKINS LESS OR 4388 P 725 WADKINS LESS OR 4336 P 985 TOWN OF CENTURY

Parcel ID No. 05-5N-30-4342-000-001

**PARCEL 5**

SW 1/4 OF NE 1/4 AND E 1/2 OF NW 1/4 AND BEG AT NE COR OF SEC W ALG N LI 2231 FT TO INTER OF CENTER LI OF 3RD ST 63 FT 6 IN ALG MAGNETIC BEARING 120 DEG TO W COR OF BAPTIST CHURCH AT CURB ALG CURB 155 FT TO W COR FOR POB PERPENDICULAR TO 3RD ST 140 FT 20 FT SELY PARL TO 3RD ST SWLY PERPENDICULAR TO 3RD ST 140 FT 20 FT ALG N R/W LI AND CURB OF 3RD ST TO POB LESS BEG AT SW COR OF E 1/2 OF NW 1/4 E 215 FT N 35 DEG S 300 FT TO POB AND N 1/2 OF NE 1/4 LESS LT 371 FT ON JEFFERSON AVE AND 112 FT ON 4TH ST AND LESS BEG 157 FT E OF NW COR OF N 1/2 OF NE 1/4 E 61 1/2 FT SWLY 40 FT TO N LI OF ALLEY NWLY 32 FT TO POB AND LESS

Rec 52.50  
D/S 170

Prepared By:  
Yancey F. Langston, of  
Moore, Hill & Westmoreland, P.A.  
Post Office Box 13290  
Pensacola, Florida 32591-3290

Title to property conveyed has  
neither been examined nor  
approved by the preparer hereof.

### QUITCLAIM DEED

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THIS QUITCLAIM DEED made the 4<sup>th</sup> day of APRIL, 2012, by REBECCA R. BRECKINRIDGE f/k/a REBECCA R. NEAL, a married woman, hereinafter called the Grantor (whether singular or plural), to JOHN S. NEAL, a single man, whose address is 71 Bradley Street, Century, Florida 32535, hereinafter called the Grantee (whether singular or plural):

WITNESSETH: That the Grantor, for good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of her interest in that certain land, situate in Escambia County, Florida, to-wit:

#### **PARCEL 1**

Begin 417' West and 208'6" South of Northeast corner of Southwest Quarter (SW ¼) of Southwest Quarter (SW ¼), West 208' South 208', East 208' North 208', to Point of Beginning (lies East of Highway) in Section 5, Township 5 North, Range 30 West, Escambia County, Florida.

Parcel ID NO. 05-5N-30-3321-000-000

#### **PARCEL 2**

BEG AT CENTER OF SEC W 627 FT N 51 8/10 FT TO W LI OF RD NLY ALG R/W TO INTER OF H/W 29 SWLY ALG ELY R/W LI TO WLY R/W LI OF RD BEING 58 FT NWLY FROM POB SELY TO POB OR 4458 P 1969 LESS OR 716 P 23 RD R/W

Parcel ID NO. 05-5N-30-2451-000-000

# 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

Scott Lunsford  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 5-1-2017

TAX ACCOUNT NO.: 11-1355-000

CERTIFICATE NO.: 2014-6736

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, 221 Palafox Place, 4th Floor/  
              Notify Escambia County, 190 Governmental Center, 32502  
         X   Homestead for        tax year.


John S. Neal  
71 Bradley St.  
Century, FL 32535

Property address:  
121 Front St.  
Century, FL 32535

Escambia County Code Enforcement  
3363 West Park Place  
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,  
this 20th day of February, 2017.

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.: 13412

February 20, 2017

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

1. Utility Easement filed by Town of Century recorded in O.R. Book 7022,, page 217.
2. Nuisance Abatement Lien filed by Escambia County recorded in O.R. Book 6902, page 572.
3. MSBU Lien filed by Escambia County recorded in O.R. Book 4320, page 980, and O.R. Book 4466, page 725.
4. Taxes for the year 2013-2016 delinquent. The assessed value is \$790.00. Tax ID 11-1355-000.

**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.

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 13412

February 17, 2017

**Lot 101 and the East 1/2 of Lot 102, West Century, Plat Deed Book 31, pages 121/307, Escambia County, Florida.**

17-221

**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.: 13412

February 17, 2017

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 02-17-1997, through 02-17-2017, and said search reveals the following:

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

John S. Neal

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: 

February 17, 2017

## 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 May 1, 2017, 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 TWR AS CST FOR EBURY FUND FL15 holder of Tax Certificate No. 06736, 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:

LT 101 AND E1/2 OF LT 102 WEST CENTURY PLAT DB 31 PAGES 121/307 OR 4327 P 1311 OR 6857 P 1620

SECTION 05, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111355000 (17-221)

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

JOHN S NEAL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of May, which is the 1st day of May 2017.

Dated this 16th day of March 2017.

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:

JOHN S NEAL  
71 BRADLEY ST  
CENTURY, FL 32535



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 May 1, 2017, 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 TWR AS CST FOR EBURY FUND FL15 holder of Tax Certificate No. 06736, 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:

LT 101 AND E1/2 OF LT 102 WEST CENTURY PLAT DB 31 PAGES 121/307 OR 4327 P 1311 OR 6857 P 1620

SECTION 05, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111355000 (17-221)

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

JOHN S NEAL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of May, which is the 1st day of May 2017.

Dated this 16th day of March 2017.

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:

121 FRONT ST 32535



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 May 1, 2017, 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 TWR AS CST FOR EBURY FUND FL15 holder of Tax Certificate No. 06736, 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:

LT 101 AND E1/2 OF LT 102 WEST CENTURY PLAT DB 31 PAGES 121/307 OR 4327 P 1311 OR 6857 P 1620

SECTION 05, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111355000 (17-221)

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

JOHN S NEAL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of May, which is the 1st day of May 2017.

Dated this 16th day of March 2017.

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.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 06736 of 2014**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 16, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JOHN S NEAL 71 BRADLEY ST CENTURY, FL 32535	ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	

WITNESS my official seal this 16th day of March 2017.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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

**Tax Deed - Redemption Calculator**

**Account: 111355000 Certificate Number: 006736 of 2014**

Redemption

Yes ☒

Application Date

01/23/2017

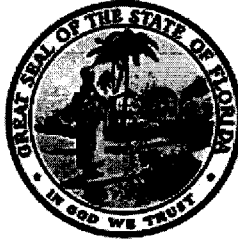
Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 05/01/2017	Redemption Date 03/29/2017
Months	4	2
Tax Collector	\$655.57	\$655.57
Tax Collector Interest	\$39.33	\$19.67
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$701.15	\$681.49 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$27.00	\$13.50
Total Clerk	\$477.00	\$463.50 CH
Postage	\$15.78	\$15.78
Researcher Copies	\$8.00	\$8.00
Total Redemption Amount	\$1,201.93	\$1,168.77
	Repayment Overpayment Refund Amount	\$33.16

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 006736  
 Redeemed Date 03/29/2017**

**Name KATE MCNEEL PO BOX 290 MONTROSE AL 36559**

Clerk's Total = TAXDEED	\$477.00	1104.99
Due Tax Collector = TAXDEED	\$701.15	
Postage = TD2	\$15.78	
ResearcherCopies = TD6	\$8.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**

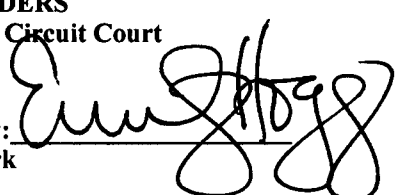
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 111355000 Certificate Number: 006736 of 2014**

**Payor: KATE MCNEEL PO BOX 290 MONTROSE AL 36559      Date 03/29/2017**

Clerk's Check #	1	Clerk's Total	<del>\$477.00</del> <b>\$1104.99</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$701.15</del>
		Postage	\$15.78
		Researcher Copies	\$8.00
		Total Received	<del>\$1,201.93</del> <b>\$1128.77</b>

**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 and Comptroller, Escambia County

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

April 5, 2017

TWR AS CST FOR EBURY FUND FL15  
PO BOX 54876  
NEW ORLEANS LA 70154

Dear Certificate Holder:

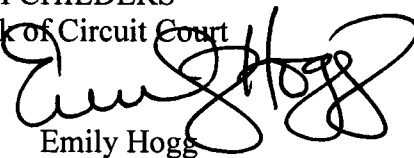
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 002249	\$450.00	\$13.50	\$463.50
2014 TD 000556	\$450.00	\$13.50	\$463.50
2014 TD 005131	\$450.00	\$13.50	\$463.50
2014 TD 004424	\$450.00	\$13.50	\$463.50
2014 TD 006736	\$450.00	\$13.50	\$463.50

**TOTAL \$2,317.50**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:   
Emily Hogg  
Tax Deed Division

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

17-221

Redeemed

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO17CIV014132NON

**Agency Number:** 17-005692

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 06736 2014

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE JOHN S NEAL

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 3/16/2017 at 2:05 PM and served same at 6:46 AM on 4/6/2017 in ESCAMBIA COUNTY, FLORIDA,  
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY THE CLERK'S OFFICE

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

K. Gallagher 927  
K. GALLAGHER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE



**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 May 1, 2017, 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 **TWR AS CST FOR EBURY FUND FL15** holder of Tax Certificate No. **06736**, 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:

**LT 101 AND E1/2 OF LT 102 WEST CENTURY PLAT DB 31 PAGES 121/307 OR 431311R 6857 P 1620**

**SECTION 05, TOWNSHIP 5 N, RANGE 30 W**

**TAX ACCOUNT NUMBER 111355000 (17-221)**

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

**JOHN S NEAL**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of May, which is the **1st** day of **May 2017**.

Dated this 16th day of March 2017.

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:**

**121 FRONT ST 32535**



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

By:  
Emily Hogg  
Deputy Clerk

**RECEIVED**  
**17 MAR 16 P 2 05**  
**ESCAMBIA COUNTY, FL**  
**SHERIFF'S OFFICE**  
**CIVIL UNIT**

**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 May 1, 2017, 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 **TWR AS CST FOR EBURY FUND FL15** holder of Tax Certificate No. 06736, 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:

**LT 101 AND E1/2 OF LT 102 WEST CENTURY PLAT DB 31 PAGES 121/307 OR 4327 P 1311 OR 6857 P 1620**

**SECTION 05, TOWNSHIP 5 N, RANGE 30 W**

**TAX ACCOUNT NUMBER 111355000 (17-221)**

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

**JOHN S NEAL**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of May, which is the 1st day of May 2017.

Dated this 16th day of March 2017.

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:**

**JOHN S NEAL  
71 BRADLEY ST  
CENTURY, FL 32535**

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



By:  
Emily Hogg  
Deputy Clerk

**RECEIVED**  
2017 MAR 16 10:21 AM  
ESCAMBIA COUNTY, FL  
SHERIFF'S OFFICE  
CIVIL UNIT

## 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 May 1, 2017, 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 TWR AS CST FOR EBURY FUND FL15 holder of Tax Certificate No. 06736, 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:

LT 101 AND E1/2 OF LT 102 WEST CENTURY PLAT DB 31 PAGES 121/307 OR 4327 P 1311 OR 6857 P 1620

SECTION 05, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111355000 (17-221)

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

JOHN S NEAL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of May, which is the 1st day of May 2017.

Dated this 16th day of March 2017.

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:

JOHN S NEAL  
71 BRADLEY ST  
CENTURY, FL 32535

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

Redeemed  
17-221

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO17CIV014173NON

**Agency Number:** 17-005746

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 06736 2014

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: JOHN S NEAL

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

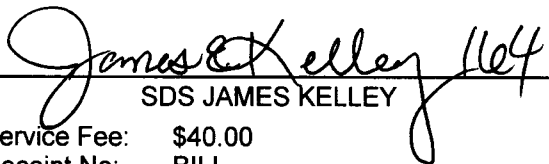
Non-Executed

Received this Writ on 3/16/2017 at 2:08 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for JOHN S NEAL , Writ was returned to court UNEXECUTED on 3/28/2017 for the following reason:

SUBJECT IS DECEASED.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

  
SDS JAMES KELLEY

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER



Escambia  
**Sun Press**  
PUBLISHED WEEKLY SINCE 1948  
(Warrington) Pensacola, Escambia County, Florida

## STATE OF FLORIDA

County of Escambia

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

NOTICE in the matter of SALE

05-01-2017 - TAX CERTIFICATE # 06736

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

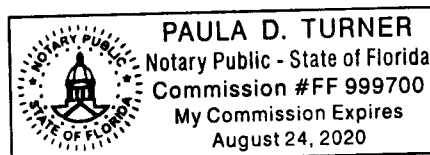
MARCH 30 & APRIL 6, 13, & 20, 2017

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

PUBLISHER

Sworn to and subscribed before me this 20TH day of APRIL  
A.D., 2017

PAULA D. TURNER  
NOTARY PUBLIC



### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TWR AS CST FOR EBURY FUND FL15 holder of Tax Certificate No. 06736, 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:

LT 101 AND E1/2 OF LT 102 WEST CENTURY PLAT DB 31 PAGES 121/307 OR 4327 P 1311 OR 6857 P 1620 SECTION 05, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111355000 (17-221)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of May within the last day of May 2017.

Dated this 16th day of March 2017.

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.

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

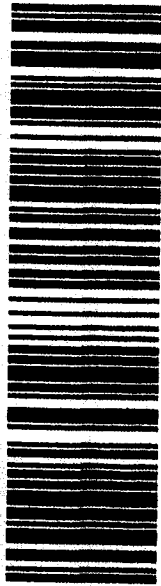
By: Emily Hogg  
Deputy Clerk

oaw-4w-03-30-04-06-13-20-2017

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

PAM CHILDERS  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2017 MAY -4 P 3:11  
OFFICIAL RECORDS

**CERTIFIED MAIL™**



9171 9690 0935 0128 9139 99

NEOPOST FIRST-CLASS MAIL

03/16/2017

US POSTAGE \$005.26<sup>0</sup>



ZIP 32502  
041M11272965

3-17-17

JOHN S NEAL [17-221]  
71 BRADLEY ST  
CENTURY, FL 32535

22 DE 1 0005/02/17  
RETURN TO SENDER  
UNDELIVERED  
UNABLE TO LOCATE

3250233333 2107-0250-10-00  
UNDELIVERED RETURN TO SENDER  
UNABLE TO LOCATE