Application Number 1700055

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:

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	01-23-2017
Applicant's Signature	Date

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 54876NEW 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	254.33
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	26.24
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)	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	6.25
19. Total Amount to Redeem	

Done this the 23rg da	y of <u>January</u> , <u>201</u> ,	🖊 Scott Lunstora, Tax	Collector of 1530	ambia County
			0/	<i></i>

Date of Sale:

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

2014 11-1355-000



Chris Jones Escambia County Property Appraiser

Tangible Property Real Estate Sale Amendment 1/Portability Search List Calculations Search

Back

Taxing

Authority: Tax Inquiry:

Navigate Mode

Account O Reference

Printer Friendly Version

General Infor	mation
Reference:	055N303330001101
Account:	111355000
Owners:	NEAL JOHN S
Mail:	71 BRADLEY ST CENTURY, FL 32535
Situs:	121 FRONT ST 32535
Use Code:	VACANT RESIDENTIAL 🔑

CENTURY CITY LIMITS Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

Assessments								
Year	Land	Imprv	Total	Cap Val				
2016	\$790	\$0	\$790	\$790				
2015	\$790	\$0	\$790	\$790				
2014	\$790	\$0	\$790	\$790				
		Disclaimer	•					

Amendment 1/Portability Calculations

Sales Data Sale Date	Book	Page	Value	Туре	Official Records (New Window)	
04/04/2012	6857	1620	\$100	QC	View Instr	
08/1998	4327	1311	\$26,400	WD	View Instr	
07/1995	3808	201	\$25,000	WD	View Instr	
01/1978	1261	728	\$11,000	WD	View Instr	
01/1975	866	502	\$5,000	ОТ	View Instr	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						

2016 Certified Roll Exemptions

Legal Description

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

Extra Features

Parcel Information Launch Interactive Map FRONTST Section Map 75.8 05-5N-30-2 Approx. Acreage: 0.1600 Zoned: P 90 Evacuation & Flood Information 85 Open Report View Florida Department of Environmental Protection(DEP) Data Buildings

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 13th day of August Crawley, as Designee for the County Administrator as authorized by the Escambia County Board of County Commissioners. ESCAMBIA COUNTY, FLORIDA Print Name Angela Crawley, Designee for Charles R. "Randy" Oliver Print Name JUDY H. WITTERSTAETER **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⁺² day of Hogost, 2012, by Angela Crawley, Designee for Charles R. "Randy" Oliver, as County Administrator for Escambia County, Florida, on behalf of the Board of County She (X) is personally known to me, or () has produced current Commissioners. as identification.

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

(Notary Seal)

Rebecca L. Azelton Printed Name of Notary Public Recorded in Public Records 08/31/2012 at 06:27 PM OR Book 6902 Page 572, Instrument #2012067239, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50

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

CE<u>111105543</u>

NOTICE OF LIEN (Nuisance Abatement)

STATE OF FLORIDA COUNTY OF ESCAMBIA

This lien is imposed by the <u>Community Development Block Grant Program of Escambia County, Florida</u>, 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 \$250.00
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 30th 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 Escapbia County, Florida INSTRUMENT 98-546106

EXHIBIT "A"

Attached hereto and made A part hereof

DESCRIPTION (PREPARED BY BARRETVILLE-DOMONN, NC.) MLL THAT PORTION OF THE FOLLOWING MESCHIEC PROPERTY LYING SILITH IF FRONT STREET COMP MIGHT-OF-WAYS AS RECORDED IN ID. MICH. SPESS AT MICES 336-337 OF THE PUBLIC RECORDS OF ESCAPETA COUNTY, FLORIDA

OF PURPLY STREET OF PURPLY RECEIPED PROPERTY LYDING SUCTION PAGES 336-337 OF THE PURPLY RECEIPES OF CREATED PLUS BINNS 5903 AT PAGES 336-337 OF THE PURPLY RECEIPES OF CREATED CONTROL OF THE SUSTIMANT OF PURPLY RECEIPED TO THE SUSTIMANT OF THE SUSTIMANT OF SUSTIMANT OF THE SUSTIMANT OF SUSTIMANT OF THE SUSTIMANT OF SUSTIMANT OF PROCEED SILITIN 66 CREATED SO HONTON SUSTIMANT OF PROCEED SILITIN SUSTIMANT OF PROCEED SILITIN SUSTIMANT OF PROCEED SILITIN SUSTIMANT OF SUSTIMANT OF PROCEED SILITIN SUSTIMANT OF PROCEED SILITIN SUSTIMANT OF PURPLY AND HONTON SUSTIMANT OF PURPLY AND HONTON SUSTIMANT OF PURPLY OF PURPLY SUSTIMANT OF SUSTIMANT OF

NORTH, RANGE-30-VEST, ESCAPEDIO 5.89 acres, more or less

ALGER SULLIVAN LINEER COMPANY, A Florida corporation
RCD Oct
Escaubi

RCD Oct 20, 1998 01:16 pm Escambia County, Florida

Witness Chery Schapete: 8/21/98

Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT 98-546106

RECORDED AS RECEIVED

BK: 6857 PG: 1624

STATE OF Alabama COUNTY OF ESCAMOIA

The	foregoing	instrument	was	acknowledge	d before	me	this	4th	day	
April	, 2012,	by Rebecca	R. B	reckenridge f/	k/a neuec	ca n	. Incai,	WHO IS	berzotti	
known to me	or who ha	s produced			as ide	ntifica	ition ai	nd who d		
an oath.				_	.					F1.7

My Commission Expires:

MY COMMISSION EXPIRES AUG. 15, 2012

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 Larber

Man Kleve Print: Sucan Rygres REBECCA R. BRECKENRIDGE

f/k/a REBECCA R. NEAL

Address: 220 ST. JOSEPH AVE BRENTON, AL 347L 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 CENTERLI 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

Recorded in Public Records 05/15/2012 at 03:39 PM OR Book 6857 Page 1620, Instrument #2012038141, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$52.50 Deed Stamps \$0.70

Ruls 5000

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 day of ATUL, 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: rcsgt@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 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 -
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.

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: Wh

February 17, 2017

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

COMPTAGE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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.

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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

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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)

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COMPTROLES

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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.

COUNT TOWN

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

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	\$47,00 \$1104.4
Tax Collector Check # 1	Tax Collector's Total	\$701.15
	Postage	\$15.78
	Researcher Copies	\$8.00
	Total Received	-\$1,201.93 \$ 117 Q

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 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	\$487.00 1104.99
Due Tax Collector = TAXDEED	\$702415
Postage = TD2	\$15.78
ResearcherCopies = TD6	\$8.00

• For Office Use Only

Date	Docket	Desc	Amount	Owed	Amount D	ue	Payee	Name
4% 11m	14 July 1	4.						

No Information Available - See Dockets





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		
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		
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 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 Cour

By: (

Emily Hogg

Tax Deed Division

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 6857 P 1620

SECTION 05, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111355000 (17-221)

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JOHN S NEAL

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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

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

Bv.

K. GALLAØHER, CPS

Service Fee: Receipt No: \$40.00 BILL

Printed By: LCMITCHE

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.

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Dated this 16th day of March 2017.

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Personal Services:

JOHN S NEAL 71 BRADLEY ST CENTURY, FL 32535

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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COMPTO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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

Bv

SDS JAMES KELLEY

Service Fee: Receipt No:

\$40.00 BILL

Printed By: NDSCHERER



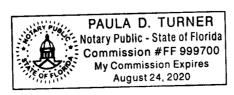
(Warrington) Pensacola, Escambia County, Florida

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 SALE **NOTICE** in the matter of 05-01-2017 – TAX CERTIFICATE # 06736 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 (Warrington) Pensacola, 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 **A.D.**, 2017

PAULA D. TURNER **NOTARY PUBLIC**



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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA (SEAL) By: Emily Hogg Deputy Clerk

0aw-4w-03-30-04-06-13-20-2017

Clerk of the Circuit Court & Comptroller Pam Childers

221 Palafox Place, Suite 110 Pensacola, FL 32502 Official Records

PAM CHILDERS

ESCAPISA COURT COURT

ESCAPISA COUNTY FL

11 - YAM FIOS

OFFICIAL RECORDS

US POSTAGE \$005.269 FIRST-CLASS MAIL 03/16/2017 NEOPOST

ZIP 32502 041M11272965

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

W

r.i r.i

SOME

お言事事を中心 ひと はいはずる

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