

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN
US BANK AS CUST FOR PFS FINANCIAL 1 LLC
50 SOUTH 16TH ST, STE 2050
PHILADELPHIA, PA 19102

, 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/ 7191	06-01-2014	LT 4 BLK K 1ST HARVESTERS HOMES ADDN PB 2 P 29 OR 6589 P 889

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

05-04-2016

Date

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1600428

Date of Tax Deed Application

May 04, 2016

This is to certify that **PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN
US BANK AS CUST FOR PFS FINANCIAL 1 LLC**, holder of **Tax Sale Certificate Number 2014 / 7191**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **11-3064-000**

Cert Holder:

**PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN
US BANK AS CUST FOR PFS FINANCIAL 1 LLC
50 SOUTH 16TH ST, STE 2050
PHILADELPHIA, PA 19102**

Property Owner:

**BISHOP JAMES P
307 W PARK LN
CANTONMENT, FL 32533**

**LT 4 BLK K 1ST HARVESTERS HOMES ADDN PB 2 P 29 OR 6589 P
889**

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
2014/7191	11-3064-000	06-01-2014	948.28	47.41	995.69

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
/						

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	995.69
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	965.06
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	2,335.75

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, If Applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 24th day of May, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: 5 December 2016

By

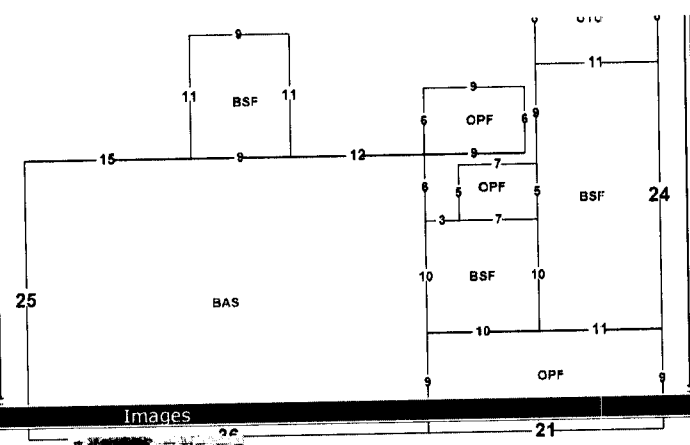
Shirley Rich, CFCA
Senior Deputy Tax Collector

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

11-3064-000 2014

NO. PLUMBING FIXTURES-3
 NO. STORIES-1
 ROOF COVER-COMPOSITION SHG
 ROOF FRAMING-HIP
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD FRAME

Areas - 1729 Total SF
 BASE AREA - 900
 BASE SEMI FIN - 463
 OPEN PORCH FIN - 278
 UTILITY UNF - 88



12/23/15

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: 06/03/2016 (tc.3677)



Chris Jones Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

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☒ Navigate Mode
 ☒ Account
 ☐ Reference

[Printer Friendly Version](#)

General Information

Reference: 101N314101040011
Account: 113064000
Owners: BISHOP JAMES P
Mail: C/O JENNIFER CASITY
 307 W PARK LN
 CANTONMENT, FL 32533
Situs: 307 W PARK LN 32533
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Janet Holley
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$12,825	\$42,044	\$54,869	\$54,869
2014	\$12,825	\$39,521	\$52,346	\$52,346
2013	\$12,825	\$37,470	\$50,295	\$50,295

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/05/2010	6589	889	\$100	WD	View Instr
03/2005	5603	1249	\$100	WD	View Instr
01/1967	332	846	\$9,800	WD	View Instr

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

2015 Certified Roll Exemptions

Legal Description

LT 4 BLK K 1ST HARVESTERS HOMES ADDN PB 2 P 29
OR 6589 P 889

Extra Features

CARPORT
METAL SHED

Parcel Information

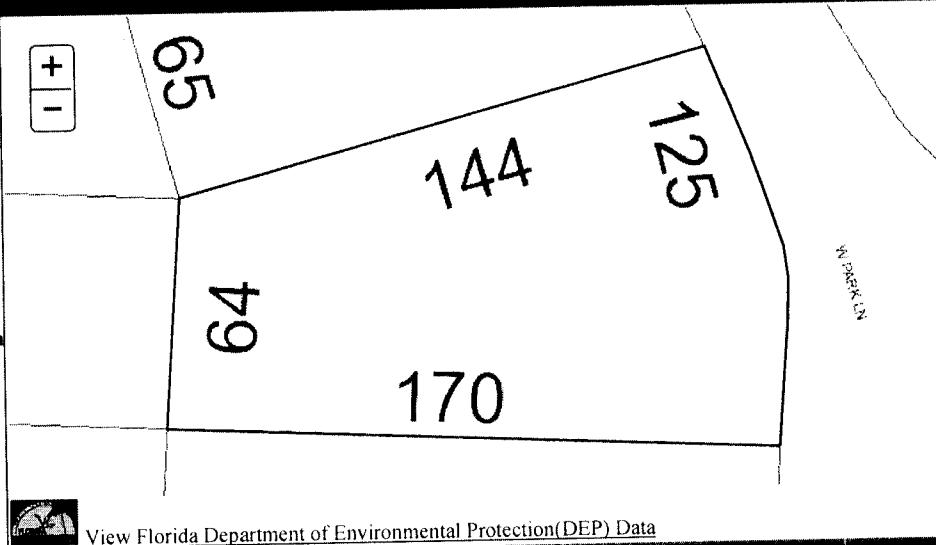
[Launch Interactive Map](#)

Section Map Id:
 10-1N-31-2

Approx. Acreage:
 0.3441

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



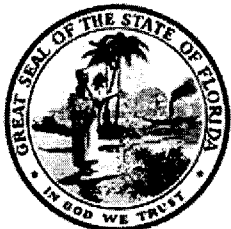
[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

Address: 307 W PARK LN, Year Built: 1952, Effective Year: 1952

Structural Elements

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 113064000 Certificate Number: 007191 of 2014

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/05/2016"/>	Redemption Date <input type="text" value="06/27/2016"/>
Months	7	1
Tax Collector	<input type="text" value="\$2,335.75"/>	<input type="text" value="\$2,335.75"/>
Tax Collector Interest	\$245.25	\$35.04
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,587.25	<input type="text" value="\$2,377.04"/> 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	\$47.25	\$6.75
Total Clerk	\$497.25	<input type="text" value="\$456.75"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$40.00"/>
Total Redemption Amount	\$3,184.50	\$2,933.79
	Repayment Overpayment Refund Amount	\$250.71 $+100 + 120 + 200 = \$670.71$

Redemption

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 007191

Redeemed Date 06/27/2016

Name JAMES BISHOP 6100 MCCORMACK RD MOSS POINT MS 39562

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$2,587.25
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• 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**

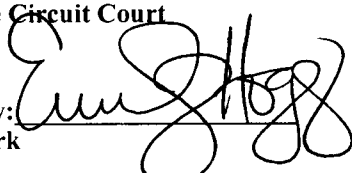
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 113064000 Certificate Number: 007191 of 2014**

Payor: JAMES BISHOP 6100 MCCORMACK RD MOSS POINT MS 39562 Date 06/27/2016

Clerk's Check #	105381	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$2,587.25
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$3,184.50

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 •

July 1, 2016

PFS FINANCIAL 1 LLC US BANK CUSTODIAN/ PFS FINAN US BANK AS CUST FOR PFS
FINANCIAL 1 LLC
50 SOUTH 16TH ST STE 2050
PHILADELPHIA PA 19102

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 007191	\$450.00	\$6.75	\$456.75
2014 TD 005272	\$450.00	\$6.75	\$456.75

TOTAL \$913.50

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 •

July 1, 2016

JAMES BISHOP
6100 MCCORMACK RD
MOSS POINT MS 39562

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 007191

\$670.71

TOTAL \$670.71

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg

Tax Deed Division

WARRANTY DEED

STATE OF FLORIDA
ESCAMBIA COUNTY

KNOW ALL MEN BY THESE PRESENTS: That TERRY E. BISHOP, a single man, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto JAMES P. BISHOP, whose address is 6100 McCormick Lane, Moss Point, Mississippi, 39562, his heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida to wit:

LOT 4, BLOCK "K", ACCORDING TO PLAT OF FIRST HARVESTER'S HOMES ADDITION RECORDED IN PLAT BOOK 2 AT PAGE 29 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PROPERTY ADDRESS: 307 W. Park Lane, Cantonment, FL 32533
PROPERTY APPRAISERS REFERENCE NO.: 101N31-4101-040-011

Subject to taxes for the current year and easements, restrictions, and reservations of record, if any.

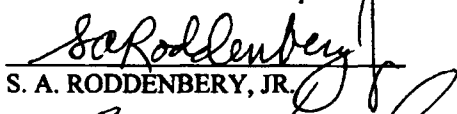
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

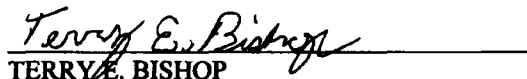
TO HAVE AND TO HOLD the same in fee simple forever.

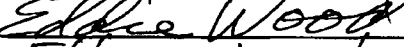
And the Grantor covenants with the Grantee that the Grantor is lawfully seized of the above land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; and the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5 day of May, 2010.

Signed, sealed and delivered in the presence of:

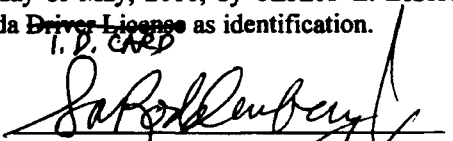

S. A. RODDENBERY, JR.


TERRY E. BISHOP

Sign: 
Print: Eddie Wood

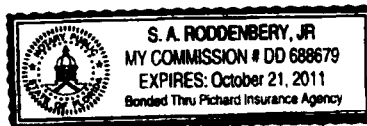
STATE OF FLORIDA
ESCAMBIA COUNTY

The foregoing instrument was acknowledged before me this 5 day of May, 2010, by TERRY E. BISHOP, a single man, () who is personally known to me or () who has produced Florida Driver License as identification.


S. A. RODDENBERY, JR.
NOTARY PUBLIC, State of Florida
My Commission No.: DD688679
My Commission Expires: 10/21/2011

Prepared by:

S. A. RODDENBERY, JR.
S. A. RODDENBERY, JR., P. A.
3101 W. Michigan Avenue-Suite A
Pensacola, Florida 32526
(850) 944-3001



Mortgage Calculator

Mortgage amount: \$ 33000

Mortgage term: 10.000

years or 120

months

Interest rate: 7

% per year

Mortgage start date: Oct 1

2011

Monthly Payments: \$ 363.16

Extra payments

Adding: \$ 0 to your monthly mortgage payment

Adding: \$ 0 as an extra yearly mortgage payment every Aug

Adding: \$ 0 as a one-time payment in Aug 2011

Changes paid off date to: Oct 01, 2021

Mortgage Payment Calculator

For Contract to Purchase
307 Park Lane, Cantonment,
FL 32533

Between James Bishop
&
Jennifer D. Casidy

Amortization table for \$33,000.00 borrowed on Oct 01, 2011

Month / Year	Payment	Principal Paid	Interest Paid	Total Interest	Balance
Nov 2011	\$363.16	\$190.00	\$162.30	\$162.30	\$32,809.34
Dec 2011	\$363.16	\$191.77	\$161.39	\$323.69	\$32,617.57
Jan 2012	\$363.16	\$193.00	\$160.27	\$483.96	\$32,424.58
Feb 2012	\$363.16	\$194.01	\$159.14	\$643.10	\$32,230.57
Mar 2012	\$363.16	\$195.16	\$158.01	\$801.11	\$32,035.41
Apr 2012	\$363.16	\$196.20	\$156.97	\$958.08	\$31,839.21
May 2012	\$363.16	\$197.43	\$155.73	\$1,113.82	\$31,641.81
Jun 2012	\$363.16	\$198.56	\$154.60	\$1,268.42	\$31,443.25
Jul 2012	\$363.16	\$199.74	\$153.42	\$1,421.84	\$31,243.51
Aug 2012	\$363.16	\$200.00	\$153.26	\$1,575.10	\$31,042.50
Sep 2012	\$363.16	\$202.00	\$151.80	\$1,726.90	\$30,840.51
Oct 2012	\$363.16	\$203.26	\$150.90	\$1,877.80	\$30,637.25
Nov 2012	\$363.16	\$204.44	\$149.72	\$2,027.52	\$30,432.81
Dec 2012	\$363.16	\$205.63	\$148.53	\$2,176.05	\$30,227.18
Jan 2013	\$363.16	\$206.83	\$147.33	\$2,323.38	\$30,020.35
Feb 2013	\$363.16	\$208.04	\$146.12	\$2,469.50	\$29,812.31
Mar 2013	\$363.16	\$209.25	\$144.91	\$2,614.41	\$29,603.06

411 This is intended to be a legally binding contract. If not fully understood, seek the advice of an attorney prior to signing.

412

OFFER AND ACCEPTANCE

413* (Check if applicable) ☐ Buyer received a written real property disclosure statement from Seller before making this Offer.)

414* Buyer offers to purchase the Property on the above terms and conditions. Unless this Contract is signed by Seller and a copy

415* delivered to Buyer no later than ☐ a.m. ☐ p.m. on , this offer will be revoked

416 and Buyer's deposit refunded subject to clearance of funds.

417

COUNTER OFFER/REJECTION

418* ☐ Seller counters Buyer's offer (to accept the counter offer, Buyer must sign and initial the counter offered terms and deliver a copy
419 of the acceptance to Seller.) Unless otherwise stated, the time for acceptance of any counteroffers shall be two days from the
420 date the counter is delivered. ☐ Seller rejects Buyer's offer.

421* Date: 8/20/11

422*

Buyer:

Print name: Jen Cossity423* Date: 8/20/11424* Phone: 425* Fax: 426* E-mail:

Buyer:

Print name: Jennifer CossityAddress: 301 W. Park DrCantonment, FL 32533427* Date: 8-20-11

428*

Seller:

Print name: James P. Bishop429* Date: 8-20-11430* Phone: 431* Fax: 432* E-mail:

Seller:

Print name: James P. BishopAddress: 6100 McCarroll RdMass Point MS 39362

433*

Effective Date: 8-20-11 (The date on which the last party signed or initialed and delivered the final offer or counteroffer.)

434* Buyer (AB) and Seller (AB) acknowledge receipt of a copy of this page, which is Page 3 of 5 Pages.
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James P. Bishop
James P. Bishop, Grantor

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me on this 2nd day of December, 2011 by James P. Bishop, who produced a Mississippi Drivers License as identification.

Marcia L. Schultz
Notary Public

My Commission Expires July 26, 2015



354* N/A

355 Selling Sales Associate/License No.

N/A

Selling Firm/Brokerage Fee: (\$ or % of Purchase Price)

356* N/A

357 Listing Sales Associate/License No.

N/A

Listing Firm/Brokerage Fee: (\$ or % of Purchase Price)

358

ADDENDA AND ADDITIONAL TERMS

359 20. ADDENDA: The following additional terms are included in the attached addenda and incorporated into this Contract (check if
360 applicable);

- 361* ☐ A. Condo. Assn. ☐ H. As Is w/Right to Inspect ☐ O. Interest-Bearing Account ☐ V. Prop. Disclosure Stat.
- 362* ☐ B. Homeowners' Assn. ☐ I. Inspections ☐ P. Back-up Contract ☐ W. FIRPTA
- 363* ☐ C. Seller Financing ☐ J. Insulation Disclosure ☐ Q. Broker - Pers. Int. in Prop. ☐ X. 1031 Exchange
- 364* ☐ D. Mort. Assumption ☐ K. Pre-1978 Housing Stmt. (LBP) ☐ R. Rentals ☐ Y. Additional Clauses
- 365* ☐ E. FHA Financing ☐ L. Insurance ☐ S. Sale/Lease of Buyer's Property
- 366* ☐ F. VA Financing ☐ M. Housing Older Persons ☐ T. Rezoning ☐ Other _____
- 367* ☐ G. New Mort. Rates ☐ N. Lease purchase/Lease option ☐ U. Assignment ☐ Other _____

368* 21. ADDITIONAL TERMS: THIS IS A CONTRACT FOR DEED. THE BUYER WILL PURCHASE HOUSE FOR \$38,800 WITH A DOWN
369* PAYMENT OF A TOTAL OF \$5,000, \$3,000 AT OCCUPANCY AND AN ADDITIONAL \$100.00 PER MONTH FOR 24 MONTHS. BUYER WILL
370* BE RESPONSIBLE FOR THE TAXES AND INSURANCE FROM OCCUPANCY UNTILL CONTRACT IS COMPLETE.
371* AMORTIZATION SCHEDULE IS ATTACHED.

372*

373*

374*

375*

376*

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409*

410*

410* Buyer (Signature) and Seller (Signature) acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.
FAR-9 Rev. 7/07 © 2007 Florida Association of REALTORS® All Rights Reserved

Residential Sale and Purchase Contract for Deed



1. SALE AND PURCHASE: JAMES BISHOP ("Seller")
and JENNIFER D. CASITY ("Buyer")
agree to sell and buy on the terms and conditions specified below the property described as:
Address: 307 PARK LANE
CANTONMENT, FLORIDA 32537 County: ESCAMBIA
Legal Description: LT 4 BLK K 1ST HARVESTERS HOMES ADDN PB 2 P 29 OR 8689 P 880
Tax ID No.: 101N314101040011
together with all existing improvements and attached items, including fixtures, built-in furnishings, major appliances (including but not limited to range(s), refrigerator(s), dishwasher(s), washer(s), and dryer(s), (if) ceiling fans (if left blank, all ceiling fans), light fixtures, attached wall-to-wall carpeting, rods, draperies and other window treatments as of Effective Date. The only other items included in the purchase are: PROPERTY IS SOLD AS IS

The following attached items are excluded from the purchase: PROPERTY IS SOLD AS IS

The real and personal property described above as included in the purchase is referred to as the "Property." Personal property listed in this Contract is included in the purchase price, has no contributory value and is being left for Seller's convenience.

PRICE AND FINANCING

2. PURCHASE PRICE: \$ 38,000.00 payable by Buyer in U.S. currency as follows:
(a) \$ 3,000.00 Deposit received (checks are subject to clearance) on N/A N/A N/A by
for delivery to N/A ("Escrow Agent")
Signature Name of Company
(Address of Escrow Agent) SELLER
(Phone # of Escrow Agent)
(b) \$ Additional Deposit to be delivered to Escrow Agent by N/A
N/A or days from Effective Date. (10 days if left blank)
(c) \$ 33,000.00 Total financing (see Paragraph 3 below) (express as a dollar amount or percentage) Schedule Attached.
(d) \$ 2,000.00 Other: TO BE PAID \$ 108.00 PER MONTH FOR 24 MONTHS
(e) \$ Balance to close (not including Buyer's closing costs, prepaid items and prorations.) All funds paid at closing must be paid by locally drawn cashier's check, official bank check, or wired funds.

3. FINANCING: (Check as applicable.) ☐ (a) Buyer will pay cash for the Property with no financing contingency.
☐ (b) Buyer will apply for new ☐ conventional ☐ FHA ☐ VA financing specified in paragraph 2(c) at the prevailing interest rate and loan costs based on Buyer's creditworthiness (the "Financing") within days from Effective Date (5 days if left blank) and provide Seller with either a written Financing commitment or approval letter ("Commitment") or written notice that Buyer is unable to obtain a commitment within days from Effective Date (the earlier of 30 days after the Effective Date or 5 days prior to Closing Date if left blank) ("Commitment Period"). Buyer will keep Seller and Broker fully informed about loan application status, progress and Commitment issues and authorizes the mortgage broker and lender to disclose all such information to Seller and Broker. If, after using diligence and good faith, Buyer is unable to provide the Commitment and provides Seller with written notice that Buyer is unable to obtain a Commitment within the Commitment Period, either party may cancel this Contract and Buyer's deposit will be refunded. Buyer's failure to provide Seller with written notice that Buyer is unable to obtain a Commitment within the Commitment Period will result in forfeiture of Buyer's deposit(s). Once Buyer provides the Commitment to Seller, the financing contingency is waived and Seller will be entitled to retain the deposits if the transaction does not close by the Closing Date unless (1) the Property appraises below the purchase price and either the parties cannot agree on a new purchase price or Buyer elects not to proceed, (2) the property related conditions of the Commitment have not been met (except when such conditions are waived by other provisions of this Contract), or (3) another provision of this Contract provides for cancellation.

CLOSING

4. CLOSING DATE; OCCUPANCY: Unless the Closing Date is specifically extended by the Buyer and Seller or by any other provision in this Contract, the Closing Date shall prevail over all other time periods including, but not limited to, inspection and financing periods. This Contract will be closed on 10/1/2021 ("Closing Date") at the time established by the closing agent, by which time Seller will (a) have removed all personal items and trash from the Property and swept the Property clean and (b) deliver the deed, occupancy and possession, along with all keys, garage door openers and access codes, to Buyer. If on Closing Date insurance underwriting is suspended, Buyer may postpone closing up to five days after the insurance suspension is lifted. If this transaction does not close for any reason, Buyer will immediately return all Seller-provided title evidence, surveys, association documents and other items.

Buyer and Seller acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.
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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: 12-5-2016

TAX ACCOUNT NO.: 11-3064-000

CERTIFICATE NO.: ²⁰¹⁴
~~2013~~-7191

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

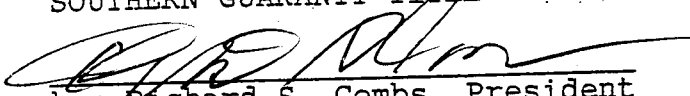
 X Homestead for tax year.

James P. Bishop
6100 McCormack Rd.
Moss Point, MS 39562

Jennifer D. Casity
307 W. Park Lane
Cantonment, FL 32533

Certified and delivered to Escambia County Tax Collector,
this 16th day of September, 2016.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13113

September 16, 2016

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

1. Contract for Deed executed by Jennifer D. Casity in favor of James Bishop dated 08/20/2011 and recorded 12/02/2011 in Official Records Book 6792, page 879 of the public records of Escambia County, Florida, in the original amount of \$38,000.00.
2. Taxes for the year 2012-2015 delinquent. The assessed value is \$57,272.00. Tax ID 11-3064-000.

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.: 13113

September 16, 2016

**Lot 4, Block K, First Harvester's Homes Addition, as per plat thereof, recorded in Plat Book 2, Page 29,
of the Public Records of Escambia County, Florida**

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed

16-528

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13113

September 16, 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 09-16-1996, through 09-16-2016, and said search reveals the following:

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

James P. Bishop, fee simple interest, and Jennifer D. Casity, contractual interest

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

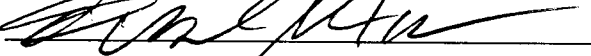
4. Taxes:

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: 

September 16, 2016