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	05.04.2046
Applicant's Signature	05-04-2016
11	Date

### **Tax Collector's Certification**

**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
/						

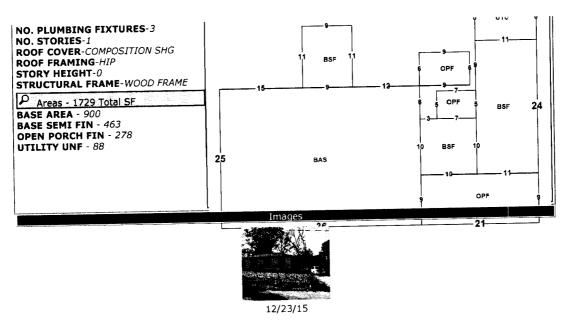
Amounts Certified by Tax Collector (Lines 1-7):	Total Amount Paid
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	995.69
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	965.06
4. 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 Cour

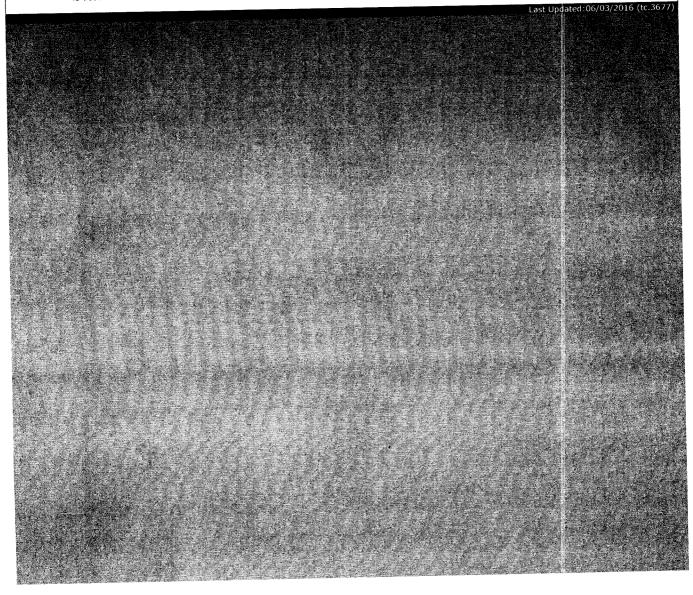
Date of Sale:

5 December 2016

\*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



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.





Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

Imprv

\$42,044

\$39,521

\$37,470

Disclaimer

Amendment 1/Portability Calculations

#### Back

Year

2015

2014

2013

Assessments

Land

\$12,825

\$12,825

\$12,825

Navigate Mode

Account OReference

Printer Friendly Version

Total

\$54,869

\$52,346

\$50,295

Cap Val

\$54,869

\$52,346

\$50,295

**General Information** 

Reference:

101N314101040011 113064000

Account: Owners:

BISHOP JAMES P

Mail:

C/O JENNIFER CASITY

307 W PARK LN

CANTONMENT, FL 32533

Situs:

307 W PARK LN 32533

Use Code: Taxing

SINGLE FAMILY RESID P

**Authority:** 

Sales Data

COUNTY MSTU

Tax Inquiry:

Open Tax Inquiry Window

Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector

### 2015 Certified Roll Exemptions

#### Official Records Sale Date Book Page Value Type (New Window)

05/05/2010 6589 889 \$100 WD View Instr View Instr 03/2005 5603 1249 \$100 WD View Instr 846 \$9,800 WD 01/1967

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

### **Legal Description**

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

#### Extra Features

CARPORT METAL SHED

### Launch Interactive Map Parcel Information Section Map Id: 10-1N-31-2 Approx. Acreage: b.3441 Zoned: 🔑 MDR Evacuation & Flood Information Open Report

View Florida Department of Environmental Protection(DEP) Data

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/PARQET 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 No V	Application Date 05/04/2016	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/05/2016	Redemption Date 06/27/2016
Months	7	1
Tax Collector	\$2,335.75	\$2,335.75
Tax Collector Interest	\$245.25	\$35.04
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,587.25	\$2,377.04
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$6.75
Total Clerk	\$497.25	\$456.75 ) H
Postage	\$60.00	\$60.00
Researcher Copies	\$40.00	\$40.00
Total Redemption Amount	\$3,184.50	\$2,933.79
	Repayment Overpayment Refund Amount	\$250.71 +100 + 120 + 200 FM

Redsemal

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
WEAL E	170.	11175	FINANCIALSUM	IMARY	Programme 2000
No Inform	nation Availa	ble - See D	ockets		

#### **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
ALIIO AMILANIA MURAAANA MARAAANA AMILANAANA AMILANAANA AMILANAANA AMILANAANA AMILANAANA AMILANAANA AMILANAANA		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 Cour

By:

Emily Hogg

Tax Deed Division

Recorded in Public Records 05/07/2010 at 02:25 PM OR Book 6589 Page 889, Instrument #2010029079, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$0.70

### 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 IR

Print: Facility Was de

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 Livence as identification.

Terry E. Biohon

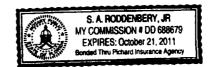
S. A. RODDENBERY, JR.

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 Cal	culator	Morigage Payment Calculator
Marigege emount:	\$ 23000	
Morigage team:	10.000	years or 120 months
Internet rate;	7	% per year
Mortgage start dater	Oct 1	2011
Monthly Payments:	\$ 383.16	•

For Contract to Purchase 307 Park Lane, Conforment, 17 3253

Extre payments

Adding: \$ 0

o your monthly mortgage payment is an outre yearly mortgage payment every — Ai

Adding: 3 0

one-time payment in Aug 2011

Changes peld off data to: Oct 01, 200

Between James Bistop

Jennifer D. Casity

#### Amortization table for \$33,000,00 horrowed on Oct 01, 2011

Month / Year	Payenert	Principal Paid	Triforest Paid	Total Interest	Raimice
Nov. 2011	\$381.16	\$160.06	\$162.90	8162.60	\$32,80E.34
Des. 2011	\$390,18	8181.77	3991.30	8363.66	\$32,617.67
Ann. 2012	638210	8192.00	8190.27	\$674:16	892,426.00
Feb. 2012	\$303,15	8194.01	\$100.14	6795,36	\$12,230.67
Mar. 2012	\$168.16	6196,16	9186.95	8051.31	\$53,036.EZ
. April 2012	8389,16	1100.20	6140.07	\$1,138.16	\$31,020.34
May.2012	\$383.15	£197:43	\$166.23	\$1,333.82	831,841.81
. Ann 2012	\$383.10	4 100.50	3164.06	\$1,500.40	831,449.23
July 2012	5383.16	2100.74	\$183.42	191,001.01	871,243.48
- Ruj. (8012	9383.10	\$201.98	\$162.25		\$31,042.96
** Out-2012 ··	\$363.14	8202.00	8181.68	82,0 <b>61.</b> 26	130,640.61
ON. 2012	8309.15	1201.26	#178.80	42,236.10	130,637,36
Nov. 2012	6300.16	\$204.44.	\$176.72	\$2,419.87	\$30,437.01
(Jan. 9012	\$800.16	4705.03	8177:62	82:101:30	\$80,227.10
Ám. 2049	\$303.18	1204.85	\$176.83	\$2,767.72	\$30,020.95
Feb. 2013	\$363.16	\$200,54	8176.12	\$2,042.04	630,812.81
Mor. 3018	\$362.10	<b>\$200.20</b>	8172.01	83.116.74	\$26,603,06

47

412 <sup>-</sup>	OFFER AND ACCEPTANCE	
413° (Check if implicables [	Burer received a written real property disclosure statement free	- Suiter before milding this Offer.)
414" Buyer offers to purche	nes the Property on the shows terms and conditions. Unless this	Contract is signed by Seller and a con-
is delivered to Buyer no	ster 1785 a.m p.m. on	
	sfunded subject to clearance of funds,	
117	COUNTER OFFER/REJECTION	
48" 🔲 Seller counters Buy	yer's offer (to accept the collision only, Buyer must sign as initial the	counter offered terms and deliver a con-
the or and annualistication to t	Selber, Licitors of Silver stated, the time for acceptance of any Witted.   Selber rejects Buyer's offer.	communities eball be two days from the
	Marcage   Sessor rejects suryer's stier,	
H" Date: 8/20/11	Buyer: ().ln (Costy	
<b>2</b> .	Print name: Jehniter Cosite	
0/00/11	$0 \cdot 0 = i$	•
8° Date:K (2.0/_\ \ \   1° Phone:	Brief CONCUENTS	* - * - * - * - * - * - * - * - * - * -
r fex:	Address;	
)* E-melt:	Cantoninent, T.	7555
P-20-11	1 0 2 10	
Date: 8-20-1/	Seller: 1000 - 6 m/s	
•	James 9 BIShall	
Date: 8-20-11		
Phone:	Print name: Some & PVR: Show	<del></del>
* Fax :	Address TIOR M CCOVM BLK	RO
' E-maik	MOSS PAINT MS	
	39	362
	\$19 mm	- And Control
고 및 Elimetine Bete: <u>'무</u> 시기	-0-11 The date on which the last party staned or initialed and	elivered the first offer or counteroller.)

State of Florida County of Escambia

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

**Notary Public** 

My Commission Expires July 26,2015

MARCIA L SCHULTZ
MY COMMISSION # EE115752
EXPIRES July 26, 2015
Planta Noting Service Assets

47

	354 355	Selling Sales Associated Joanna N	N/A	N/A	
	***		v. ▲ M Å.	Selling Firm/Brokerage Fee: (\$ or % of Pur	chase Prical
	356° 367	Listing Sules Associate/License No	MA	N/A	
			•	Listing Firm/Brokerage Fee: (\$ or % of Pun	phase Price)
	368		ADDENDA AND AD		,
	360 360	20. ADDENDA: The follow applicable);	ring additional terms are included in	the attached addenda and incorpora	sted into this Contract (check it
•	361*	A. Cendo, Assn.	H. As is w/Right to inspect	O. Interest-Bearing Account	V. Prop. Disclosure State
	362°	B. Homeowners' Assn.	l. Inspections	P. Back-up Contract	W. FIRPTA
	863*	C. Seller Financing	J. Insulation Disclosure	Q: Broker Pers, Int. in Prop.	X. 1031 Exchange
	364*		K. Pre-1978 Housing Stmt. (LBP)		
	365*	E. FHA Financing		S. Sale/Lease of Buyer's Property	Y. Additional Clauses
	366°	F. VA Financing	M. Housing Older Persons	· ·	·
		<b></b>	·	T. Rezoning	Other
	307	To year Mort Water	N. Lease purchase/Lease option	U. Assignment	Other
-	368*	21. ADDITIONAL TERMS:	THIS IS A CONTRACT FOR DEED. THE	E BUYER WILL PRUCHASE HOUSE FOR	. 440 440 1400
	-	THE PROPERTY OF A POINT OF 40	NOOL GUIDOU AL GULGUPARCIT AND AN	I AUDITUKNYAL SEMBAB PER MANTU RA	DOMESTIC DIVERSIMALE
	Oto.	BE HESPONSIBLE FOR THE T AMORTIZATION SCHEDULE IS	IAXES AND INSUKANCE FROM: OCC::	PANCY UNTILL CONTRACT IS COMPLE	TE.
	372*	CHEMISTION GOILDOCE IS	SAITACHED.		
	378*	2001	7 / 3 > 0		
	374°	necer	OEA 3,000.00	DAYMENT 8	-2041
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	104° _				
	106°				
	107° _				<del></del>
	06*				

Recorded in Public Records 12/02/2011 at 10:12 AM OR Book 6792 Page 879, Instrument #2011085376, Ernie Lee Magaha Clerk of the Circuit Court Escambia Caunty, FL Recording \$78.00 Deed Stamps \$266.00 MTG Stamps \$122.50 Int. Tax \$70.00

Residential S	Bale	and Purchase	Contract	for	Dred

### FloridaRealtors

gree to self and buy on the terms and conditions apecified below the property described as:  307 PARKLANE  CANTONNENT, FLORIDA. \$2.5.\$\$\$ County. ESCAMBIA  Logal Description					("Seller
agree to sell and buy on the terms and conditions specified below the property described as:  Address:  CANTONNENT, FLORIDA \$2,5,57 County. ESCAMBIA  Logal Description. LT 4 BLK K 1ST HARVESTERS HOMES ADON P9 2 P 29 OR 8589 P 899  LT 4 BLK K 1ST HARVESTERS HOMES ADON P9 2 P 29 OR 8589 P 899  Tax ID No. 10 INSTANCIONO011  Dopether with all existing improvements and attached items, including flotures, butli-in furnishing, major appliances (including flotures). Butli-in furnishing, and included in the purchase ere; PROPERTY IS SOLD AS IS  The real and personal property described above as included in the purchase is referred to as the "Property." Personal proper sted in this Contract is included in the purchase price, has no contributory value and is being first Seiller's convenience.  PRICE AND FINANCING  (a) \$ 3,000.00 Depose received (checks are subject to clearance) on NA NA NA Depose received (checks are subject to clearance) on NA NA NA Depose received (checks are subject to clearance)  (b) \$ 100.00 Depose received (checks are subject to clearance) on NA NA NA Depose received (checks are subject to clearance)  (c) \$ 3,000.00 Depose received (checks are subject to clearance)  (d) \$ 2,000.00 Depose received (checks are subject to clearance)  (d) \$ 2,000.00 Depose received (checks are subject to clearance)  (e) \$ 2,000.00 Depose received (checks are subject to clearance)  (e) \$ 2,000.00 Depose received (checks are subject to clearance)  (e) \$ 2,000.00 Depose received (checks are subject to clearance)  (e) \$ 2,00			R D. CASITY		
Address:  CANTONMENT, RLORIDA 23523 County:  ESCAMBIA  Legal Description  LT 4 BLK K 18T HARVESTERS HOMES ADDN P9 2 P 20 OR 5689 P 889  Tax ID No.:  101N31401040011  Tax ID No.:  101N3140104001  Tax ID No.:	agree to sell and buy on the	e terms and conditions specified	below the property descri	bed as:	
Legal Description  LT 4 BLK K 49T HARVESTERS HOMES ADDN PS 2 P 20 OR 6599 P898  Tex ID No.:  Tex	Address:		307 PARK LANE		•
Legal Description LT4 BLKK 19T HARVESTERS HOMES ADDIN PS 27 20 OR 6569 P 869  Tax ID No.: 101N314(07040011  Topether with all existing improvements and attached items, including fixbures, bull-in furnishings, major appliances (including fixbures), bull-in furnishings, major appliances (including fixbures), attached wall-ow-wall-carpeting, code, departed and dispersion (including fixbures), attached wall-ow-wall-carpeting, code, departed and dispersion (included in the purchase are: PROPERTY is SOLD AS IS  The following attached litems 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 properties in this Cortract is included in the purchase price, has no contributory value and is being lift for Seller's convenience.  PURCHASE PRICE:  \$ 35,000.00		CANTONMENT, FLORIDA ZZCZ	₩ Count	,r	ESCAMBIA
Tax ID No.: 101N314(01040011  Tax ID	Legal Description	LT 4 BLK K 18T HAF	VESTERS HOMES ADDN F	R 2 P 2010P 8590	COCHMOIN
together with all existing improvements and attached items, including factures, bulk-in furnishings, mejor appliances (including thours), and driver(s),(#) ceiling fare (if left blarik, all ceiling fare (get fatures, attached well-to-well carpeting, rods, draperies and other window treatments as of Effective Date. The only of tems included in the purchase are; PROPERTY IS SOLD AS IS  The following stached 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 properties and in this Contract is included in the purchase price, has no contributory value and is being left for Seller's convenience.  PRICE AND FINANCING  Address of Escrow Agent's Seller's Name of company (Address of Escrow Agent)  Additional Deposit to be delivered to Escrow Agent by NA (Escrow Agent MA)  (Chorse if of Escrow Agent)  Additional Deposit to be delivered to Escrow Agent by NA (Additional Deposit to be delivered to Escrow Agent by NA (Additional Deposit to be delivered to Escrow Agent by NA (Additional Deposit to be delivered to Escrow Agent by NA (Additional Deposit to be delivered to Escrow Agent by NA (Additional Deposit to be delivered to Escrow Agent by NA (Additional Deposit to be delivered to Escrow Agent by NA (Additional Deposit to be delivered to Escrow Agent by NA (Additional Deposit to be delivered to Escrow Agent by NA (Additional Deposit to be delivered to Escrow Agent by NA (Additional Deposit to be delivered to Escrow Agent by NA (Additional Deposit to Be additional	8				
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PRICE AND FINANCING  Payable by Buyer in U.S. currency as follows:  [a) \$ 3,000.00  Deposit received (checks are subject to clearance). on NA (Eacrow Agent)    Name of Company	he real and personal prov	nerty described shows so indiv	lad in the wardens to set		
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(Address of Escrow Agent)  (Phone # of Escrow Agent)  (Phone # of Escrow Agent)  (Address of Escrow Agent)  (Phone # of Escrow Agent)  Additional Deposit to be delivered to Escrow Agent by  (C) \$ 33,000,00  Total financing (see Paragraph 3 below) (express as a doller amount or percentage) Single in (d) \$ 2,000,00  (d) \$ 2,000,00  Other:  TO BE PAID \$ 108,00 PER MONTH FOR 24 MONTHS  Balance to close (not including Buyer's closing costs, prepaid items and proratons.) All funds peld at closing must be paid by locally drawn cashier's check, official bank check, or wired funds.  FINANCING: (Check as applicable)   (a) Buyer will pay oash 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 at closing control to the payer's creditorothiness (the "Financing") within days from Effective Date (the senier of 30 days after the Effective Date of 6 days in left blank) approvide Seller with either a written Financing commitment or approval letter ("Commitment") or written notice that Buyer is unable to be obtain a commitment period"). Buyer will loap Seller and Broker fully informed about loan application status, progress and commitment end of seller, survey is unable to provide the Commitment about loan application status, progress and commitment within the Commitment period, either party may cencel about loan application status, progress and commitment within the Commitment period, either party may cencel about loan application status, progress and commitment within the Commitment period, either party may cencel about for Buyer's deposit (i). Once Buyer provides the Commitment to Seller, the financing contingency walved and Seller will be entitled to retain the deposits if the transaction does not close by the Closing Date unless (i) the Proper related conditions of the Commitment have not been met (except when such conditions are walved by other provision of this Contract, the Closing Date shall preval ov		for	delivery to	N/A	
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(c) \$ 33,000.00   Total financing (see Paragraph 3 below)-(copress as a doller amount or percentage) Superior at Colors   To BE PAID \$ 100.00 PER MONTH FOR 24 MONTHS    Cher: To BE PAID \$ 100.00 PER MONTH FOR 24 MONTHS    Balance to close (not including Buyer's closing costs, prepaid items and provators.) All funds paid at closing must be paid by locally drawn cashler's check, official bank check, or wited funds.  FINANCING: (Check as applicable). (a) Buyer will pay osel for the Property with no financing contingency.  (b) Buyer will apply for new   conventionel   Fila   VA financing specified in paragraph 2(c) at the prevailing interest rate a loan costs based on Buyer's creditworthiness (the "Financing") within   days from Effective Date (6 days if left blank) are round that in the commitment within   days from Effective Date (the earlier of 30 days after the Effective Date (6 days if left blank) and commitment within   days from Effective Date (the earlier of 30 days after the Effective Date of 5 days prior to Closis of the prior of the paragraph 3 days after the Effective Date of 5 days prior to Closis and Commitment Period"). Buyer will keep Seller and Broker fully fromed about loan application status, progress and Commitment lesues and authorizes the mortgage broker and lender to disclose all such information to Seller and Broker, and grower is salure to provide Seller with written notice that Buyer is unable to obtain a Commitment within the Commitment and provides Seller with written notice that Buyer is unable to obtain a Commitment within the Commitment period, either party may cancel the Contact and Buyer's deposit will written notice that Buyer is unable to obtain a Commitment within the Commitment period will result in foreiture of Buyer's deposit;). Once Buyer provides the Commitment to Seller, the financing contingency walved and Seller will be entitled to retain the deposits if the transaction does not close by the Closing Date unless (1) the Property related conditions of the Commitment have no	76) <b>2</b>	(Phone # of Escrow Agent)			
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Belance to close (not including Buyer's closing costs, prepaid items and prorators.) All funds peid at closing must be paid by locally drawn cashier's check, official bank check, or wired funds.  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 at closing costs based on Buyer's creditworthness (the "Financing") within gay from Effective Date (5 days if left blank) at provide Seller with either a written Financing commitment or approval letter ("Commitment") or written notice that Buyer is unable obtain a commitment within days from Effective Date (if the earlier of 30 days after the Effective Date or 5 days prior to Closin Date if left blank) ("Commitment Period"). Buyer will keep Seller and Broker fully informed about loan application status, progress and Commitment period; Buyer's launable to provide the Commitment and provides Seller with written notice that Buyer and seller with written notice that Buyer is unable to obtain a Commitment within the Commitment Period, either party may cancel this Contact and Buyer's deposit will result in forfeiture of Buyer's deposit with written notice that Buyer is unable to obtain a Commitment within the Commitment Period, either party may cancel this Contact and Buyer's deposit will written notice that Buyer is unable to obtain a Commitment within the Commitment Period, either party may cancel this Contact and Buyer's deposit will written notice that Buyer is unable to obtain a Commitment within the Commitment Period, either party may cancel this Contact and Buyer's deposit will written notice that Buyer is unable to obtain a Commitment within the Commitment have not does not close by the Closing Dater, the financing contingency walved and Seller will be entitled to retain the deposits if the transaction does not close by the Closing Date in Provision of the Commitment have not been met (except wh	(d) \$ 2 000 00	Other	7 3 Delow) (express as a	dollar amount or	percentage) Saludular Al
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FINANCING: (Check as applicable.) (a) Buyer will pay oach for the Property with no financing contingency.  (b) Buyer will apply for new conventioned FHA VA financing specified in paragraph 2(c) at the prevailing interest rate at loan costs based on Buyer's creditworthiness (the "Financing") within days from Effective Date (5 days if left blank) a provide Seller with either a written Financing commitment or approval letter ("Commitment") or written notice that Buyer is unable obtain a commitment within days from Effective Date (the earlier of 30 days after the Effective Date or 5 days prior to Closis and Commitment lesues and authorizes the mortgage broker and Broker and Broker to disclose all such information to Seller and Broker. After the Effective Date of 5 days prior to Closis and Commitment lesues 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 Contact and Buyer's deposit will be unable to obtain a Commitment within the Commitment Period, either party may cancel this Contact and Buyer's deposit will written notice that Buyer is unable to obtain a Commitment within the Commitment Period, either party may cancel this Contact and Buyer's deposit will be entitled to retain the deposits if the transaction does not close by the Closing Date unless (1) the Proper appraises below the purchase price and either the period cannot agree on a new purchase price or Buyer elects not to proceed. (I be property related conditions of the Commitment have not been met (except when such conditions are walved by other provision of this Contract, or (3) another provision of this Contract provides for cancellation.  CLOSING  CLOSING DATE; OCCUPANCY: Unless the Closing Date is specifically extended by the Buyer and Seller or by any other provision of this Contract, will be closed on 10/1/2021 (Closing Date inhalted). The third tense and tranship prevail over all other time periods	177 T	at closing must be paid by loc	ng munyers closing costs, ; ally drawn cashier's whec	propaid items and k. official bank ch	i proratons.) All funds paid ack, or wired funds
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Date if left blank) ("Commitment Period"). Buyer will keep Sellier and Broker fully informed about loan application status, progress and Commitment leaues and authorizes the mortgage proker and Broker fully informed about loan application status, progress and Commitment leaues and authorizes the mortgage proker and Broker to disclose all such information to Sellier and Broker, after using diligence and good faith. Buyer is unable to provide the Commitment and provides Sellier with written notice that Buyer unable to obtain a Commitment within the Commitment Period, either party may cancel this Contact and Buyer's deposit will be refunded. Buyer's failure to provide Sellier with written notice that Buyer is unable to obtain a Commitment within the Commitment Period, either party may cancel this Contact and Buyer's deposit will be refunded. Buyer's deposit of the Commitment period, either party may cancel this Contact and Buyer's deposit will be entitled to retain the deposits if the transaction does not close by the Closing Date unless (1) the Proper 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 provision of this Contract), or (3) another provision of this Contract provides for cancellation.  CLOSING  CLOSING DATE; OCCUPANCY: Unless the Closing Date is specifically extended by the Buyer and Seller or by any other provision is Contract, the Closing Date shall prevail over all other time periods including, but not limited to, inspection and financing periods. The notract, will be closed on 10/1/2021 (2) (Closing Date in periods including, but not limited to, inspection and financing periods. The notract, will be closed on 10/1/2021 (2) (Closing Date) at the time established by the closing agent, by which time Sellier provided, Buyer may postpone closing up to five days after the insurance surveys, association docume				sragraph 2(c) at the sya from Effective i	
after using difference and good faith. Buyer is unable to provide the Commitment and provides Sellier with written notice that Buyer arefunded. Buyer's deposition obtain a Commitment within the Commitment Period, either party may cancel this Contact and Buyer's deposition of the Commitment Period, either party may cancel this Contact and Buyer's deposition of Buyer's deposition. Once Buyer is unable to obtain a Commitment within the Commitment Period will result in forfeiture of Buyer's deposition. Once Buyer provides the Commitment to Sellier, the financing contingency walved and Sellier will be entitled to retain the deposits if the transaction does not close by the Closing Date unless (1) the Proper appraises below the purchase price and either the parties cannot agree on a new purchase price or Buyer elects not to proceed. (a) the property related conditions of the Commitment have not been met (except when such conditions are walved by other provision of this Contract, provides for cancellation.  CLOSING  CLOSING DATE; OCCUPANCY: Unless the Closing Date is specifically extended by the Buyer and Sellier or by any other provision a Contract, the Closing Date shall prevail over all other time periods including, but not limited to, inspection and financing periods. The normal periods including the property clean and (b) deliver the deed, occupant is possession, along with all keys, garage door openers and access codes, to Buyer. If on Closing Date insurance underwriting spended, Buyer may postpone closing up to five days after the insurance suspension is lifted. It this transaction does not close for an acon, Buyer will immediately return all Seller-provided title evidence, surveys, association documents and other items.	loan costs based on Buyer' provide Seller with either a	's creditworthiness (the "Financing  Written Financing commitment of	74 mancing apeched in programme de programme de programme de la company	nya mom Emective i	e prevailing interest rate a Date (5 days if left blank) a
unable to obtain a Commitment within the Commitment Period, either party may cancel this Contact 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, either party may cancel this Contact and Buyer's deposit will be refunded. Buyer's deposit (s). Once Buyer provides the Commitment to Seller, the financing contingency walved and Seller will be entitled to retain the deposits if the transaction does not close by the Closing Date unless (1) the Proper appraises below the purchase price and either the parties cannot agree on a new purchase price or Buyer elects not to proceed. (fine property related conditions of the Commitment have not been met (except when such conditions are walved by other provision of this Contract provides for cancellation.  CLOSING  CLOSING DATE; OCCUPANCY: Unless the Closing Date is specifically extended by the Buyer and Seller or by any other provision is Contract, the Closing Date shall prevail over all other time periods including, but not limited to, inspection and financing periods. The intract, will be closed on 10/1/2021 (*Closing Date*) at the time established by the closing agent, by which time Seller (*Closing Date*) at the time established by the closing agent, by which time Seller (*Closing Date*) at the time established by the closing Date insurance underwriting spended, Buyer may postpone closing up to five days after the insurance suspension is lifted. It this transaction does not close for an isson, Buyer will immediately return all Seller -provided title evidence, surveys, association documents and other items.	losh costs based on Buyer' provide Seller with either a obtain a commitment within	s creditworthiness (the "Financing written Financing commitment o days from Effective De	rA financing specified in post- )") within de r approval letter ("Commit the dealer of 30 days of	iya nom Effective   Ment") or written n	e prevailing interest rate at Date (5 days if left blank) at otice that Buyer is unable
refunded. Buyer's failure to provide Seller with written notice that Buyer is unable to obtain a Commitment within the Commitment period. 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 walved and Seller will be entitled to retain the deposits if the transaction does not close by the Closing Date unless (1) the Proper 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 walved by other provision of this Contract), or (3) another provision of this Contract provides for cancellation.  CLOSING  CLOSING DATE; OCCUPANCY: Unless the Closing Date is specifically extended by the Buyer and Seller or by any other provision is Contract, the Closing Date shall prevail over all other time periods including, but not limited to, inspection and financing periods. The intract, will be closed on 10/1/2021 (Closing Date) at the time established by the closing agent, by which time Seller (Closing Date) at the time established by the closing agent, by which time Seller (Closing Date) at the time established by the closing Date insurance underwriting spended, Buyer may postpone closing up to five days after the insurance suspension is lifted. It this transaction does not close for an ison, Buyer will immediately return all Seller -provided title evidence, surveys, association documents and other items.	ioan costs based on Buyer' provide Seller with either a obtain a commitment within Date if left blank) ("Commit	's creditworthiness (the Financing written Financing commitment o days from Effective Da ment Period*: Burer will been	74 mancing specified in po 3") within de the period of the committee the the earlier of 30 days at Reffer, and Smither fully he	ment") or written notes the Effective D	e prevailing interest rate at Date (5 days if left blank) at otice that Buyer is unable ste of 5 days prior to Closis
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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: rcsgt@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 11-3064-000 TAX ACCOUNT NO.: CERTIFICATE NO.: 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. NO YES 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 TIPLE COMPANY by: Aichard 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

Kedeemeel 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 insterest

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: Maldu

September 16, 2016