

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I, CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Date	Legal Description
2014/ 7550	06-01-2014	BEG SE COR OF SW 1/4 OF NE 1/4 N TO N R/W LI OF SR 182 W 355 FT ALG N R/W LI TO POB WLY 175 FT ALG N R/W LI N 00 DEG 07 MIN 35 SEC W 307 FT N 89 DEG 13 MIN 08 SEC E 175 FT S 00 DEG 07 MIN 35 SEC E 307 FT TO POB OR 6897 P 1245

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the above- mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

Applicant's Signature

04-25-2016

Date

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1600252

Date of Tax Deed Application

Apr 25, 2016

This is to certify that **CAPITAL ONE CLTRL ASSIGNEE OF**, holder of **Tax Sale Certificate Number 2014 / 7550**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **12-0126-270**

Cert Holder:

**CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154**

Property Owner:

**BORDEN DONNY R & BORDEN DARLA
2520 MOLINO RD
MOLINO, FL 32577**

BEG SE COR OF SW 1/4 OF NE 1/4 N TO N R/W LI OF SR 182 W
355 FT ALG N R/W LI TO POB WLY 175 FT ALG N Full legal
attached.

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/7550	12-0126-270	06-01-2014	220.74	28.56	249.30

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2015/7949	12-0126-270	06-01-2015	257.33	6.25	30.88	294.46

Amounts Certified by Tax Collector (Lines 1-7):

Total Amount Paid

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

543.76

0.00

227.91

200.00

175.00

1,146.67

Amounts Certified by Clerk of Court (Lines 8-15):

Total Amount Paid

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

16,593.50

6.25

Done this the 27th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale:

September 13, 2016 By Jenna Stewart

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
12-0126-270 2014

BEG SE COR OF SW 1/4 OF NE 1/4 N TO N R/W LI OF SR 182 W 355 FT ALG N R/W LI TO POB WLY 175 FT ALG N R/W LI N 00 DEG 07 MIN 35 SEC W 307 FT N 89 DEG 13 MIN 08 SEC E 175 FT S 00 DEG 07 MIN 35 SEC E 307 FT TO POB OR 6897 P 1245

Real Estate
SearchTangible Property
Search

Sale List

Amendment 1/Portability Calculations

◀ Navigate Mode ☒ Account ☐ Reference ▶

Printer Friendly Version

Year	Land	Imprv	Total	<u>Cap Val</u>
2015	\$11,685	\$23,471	\$35,156	\$33,187
2014	\$11,685	\$21,239	\$32,924	\$32,924
2013	\$11,685	\$1	\$11,686	\$11,686

Disclaimer

Amendment 1/Portability Calculations

HOMESTEAD EXEMPTION

BEG SE COR OF SW 1/4 OF NE 1/4 N TO N R/W LI
OF SR 182 W 355 FT ALG N R/W LI TO POB WLY 175
FT ALG N R/W LI N 00...

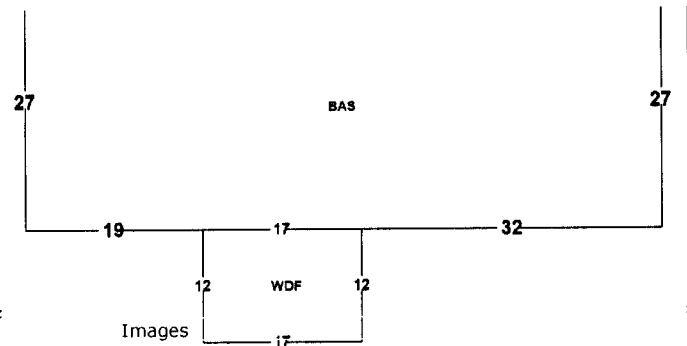
METAL SHED

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

DWELLING UNITS-1
MH EXTERIOR WALL-VINYL/METAL
MH FLOOR FINISH-CARPET
MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-HEAT & AIR
MH INTERIOR
FINISH-DRYWALL/PLASTER

MH MILLWORK-TYPICAL
MH ROOF COVER-COMP
SHINGLE/WOOD
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-6
NO. STORIES-1
STORY HEIGHT-0

Areas - 2040 Total SF
BASE AREA - 1836
WOOD DECK FIN - 204



2/24/14

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:05/06/2016 (tc.1672)

16-296

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.: 12825

June 8, 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 06-08-1996, through 06-08-2016, and said search reveals the following:

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

Donny R. Borden and Darla Borden, husband and wife

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: 

June 8, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12825

June 8, 2016

052N311200000006 - Full Legal Description

BEG SE COR OF SW 1/4 OF NE 1/4 N TO N R/W LI OF SR 182 W 355 FT ALG N R/W LI TO POB WLY 175 FT ALG
N R/W LI N 00 DEG 07 MIN 35 SEC W 307 FT N 89 DEG 13 MIN 08 SEC E 175 FT S 00 DEG 07 MIN 35 SEC E 307
FT TO POB OR 6897 P 1245

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12825

June 8, 2016

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

1. Apparent Judgment filed by GMAC, Inc. recorded in O.R. Book 7403, page 282.
2. Taxes for the year 2013-2015 delinquent. The assessed value is \$35,156.00. Tax ID 12-0126-270.

PLEASE NOTE THE FOLLOWING:

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

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-12-2016

TAX ACCOUNT NO.: 12-0126-270

CERTIFICATE NO.: 2014-7550

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

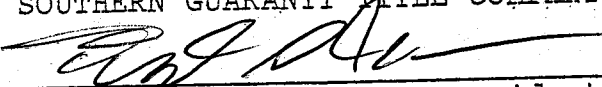
 X Homestead for 2015 tax year.

Donny R. Borden
Darla Borden
2520 Molino Rd.
Molino, FL 32577

GMAC Inc.
Address not provided

Certified and delivered to Escambia County Tax Collector,
this 8th day of June, 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.

Prepared By:

Brenda Coker

450 Coker Road, Atmore, AL 36502

Space above this line for recording data

WARRANTY DEED

This Warranty Deed Made this 21st day of August, 2012 Between Brenda K. Coker, a married woman
whose post office address is 450 Coker Road, Atmore, AL 36502 Grantor, and
Donny R. Borden and Darla Borden, Husband and Wife whose post office address is 2520 Molino Road, Molino, FL 32577

Grantee: (Whenever used herein the terms "grantor and "grantee" include all the parties to this instruments and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, That said grantor, for and in consideration of the sum of \$ 10,000.00 (Ten Thousand and 00/100 Dollars)
and other good and valuable considerations to said grantor in hand paid by the said grantee, the receipt whereof is hereby acknowledged,
has granted, bargained, and sold to the said grantee and grantee's heirs and assigns forever, the following described land, situate, lying and
being in the County of Escambia, State of Florida, to wit:

PARCEL ID# 052N311200000006

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH TO THE NORTH RIGHT OF WAY
LINE OF STATE ROAD NO. 182; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR 355 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR 175 FEET; THENCE N 00° 07' 35"
WEST FOR 307 FEET; THENCE EAST 175 FEET; THENCE SOUTH 00° 07' 35" EAST FOR 307 FEET TO THE POINT OF
BEGINNING. OR 6076 P1045

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good
right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same
against the lawful claims of all persons whomsoever; and that said land is free to all encumbrances, except taxes accruing subsequent to
August 2012.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presences:

Edward J. Smith
Witness Signature
Printed Name Edward J. Smith

Brenda K. Coker
Grantor Signature Brenda K. Coker

Lisa English
Witness Signature
Printed Name Lisa English

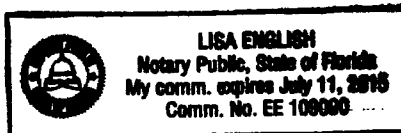
450 Coker Road, Atmore, AL 36502
Post Office Address

State of Florida)
County of Escambia)

The Foregoing Instrument Was Acknowledged Before Me this August 21, 2012

by Brenda K. Coker, Who Is Personally Known to Me or Who Has Produced a Alabama Drivers Licenses as Identification.

Lisa English
Notary Signature



(SEAL)

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY FLORIDA

CIVIL DIVISION

CASE NO.: 2011 CC 000733

GMAC INC.

Plaintiff,

vs.

DONNY R. BORDEN,

Defendant.

----- 1

FINAL JUDGMENT

IT IS ADJUDGED THAT plaintiff, GMAC INC., recover from defendant, DONNY R. BORDEN, Social Security Number [REDACTED] the sum of \$10,928.93 on principal, prejudgment interest of \$0.00 attorney's fees in the amount of \$0.00 and court costs in the sum of \$350.00 for a total due of \$11,278.93.

It is further ordered and adjudged that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to plaintiff's attorney within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete form 7.343 and return it to the plaintiff's attorney.

DONE AND ORDERED in ESCAMBIA County, Florida this 4th day of September, 2015.



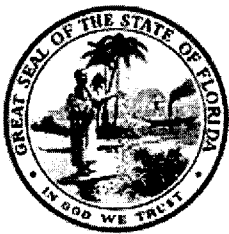
COUNTY COURT JUDGE

✓ 9-8-15mw
Copies furnished to:

JOSEPH F. ROSEN, ESQ.
ATTORNEY FOR PLAINTIFF
POLLACK & ROSEN, P.A.
806 DOUGLAS ROAD, SUITE 200
CORAL GABLES, FLORIDA 33134
LegalPleadings@PollackRosen.com

DONNY BORDEN
2520 MOLINO RD
MOLINO FL 32577
File Number: 1871400

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



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

Tax Deed - Redemption Calculator

Account: 120126270 Certificate Number: 007550 of 2014

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/06/2016"/>	Redemption Date <input type="text" value="07/20/2016"/>
Months	5	3
Tax Collector	<input type="text" value="\$1,146.67"/>	<input type="text" value="\$1,146.67"/>
Tax Collector Interest	\$86.00	\$51.60
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,238.92	<input type="text" value="\$1,204.52"/> 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	\$33.75	\$20.25
Total Clerk	\$483.75	<input type="text" value="\$470.25"/> CH
Postage	<input type="text" value="\$10.24"/>	<input type="text" value="\$10.24"/>
Researcher Copies	<input type="text" value="\$2.00"/>	<input type="text" value="\$2.00"/>
Total Redemption Amount	\$1,734.91	\$1,687.01
	Repayment Overpayment Refund Amount	$\$47.90 + 10.24 + 120 + 200 = \378.14

Redemer

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 007550

Redeemed Date 07/20/2016

Name DONNY BORDEN 2520 MOLINO RD MOLINO, FL 32577

Clerk's Total = TAXDEED	\$483.75
Due Tax Collector = TAXDEED	\$1,238.92
Postage = TD2	\$10.24
ResearcherCopies = TD6	\$2.00

• 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**

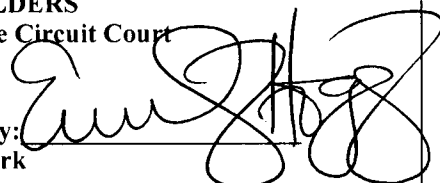
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 120126270 Certificate Number: 007550 of 2014

Payor: DONNY BORDEN 2520 MOLINO RD MOLINO, FL 32577 Date 07/20/2016

Clerk's Check #	1	Clerk's Total	\$483.75
Tax Collector Check #	1	Tax Collector's Total	\$1,238.92
		Postage	\$10.24
		Researcher Copies	\$2.00
		Total Received	\$1,734.91

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 25, 2016

CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
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 003386	\$450.00	\$20.25	\$470.25
2014 TD 001601	\$450.00	\$20.25	\$470.25
2014 TD 003005	\$450.00	\$20.25	\$470.25
2014 TD 003914	\$450.00	\$20.25	\$470.25
2014 TD 007149	\$450.00	\$20.25	\$470.25
2014 TD 004928	\$450.00	\$20.25	\$470.25
2014 TD 002760	\$450.00	\$20.25	\$470.25
2014 TD 002970	\$450.00	\$20.25	\$470.25
2014 TD 007550	\$450.00	\$20.25	\$470.25

TOTAL \$4,232.25

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 22, 2016

DONNY BORDEN
2520 MOLINO RD
MOLINO FL 32577

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 007550

\$378.14

TOTAL \$378.14

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg

Tax Deed Division