

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/ 7707	06-01-2014	BEG SE COR OF SW 1/4 OF NW 1/4 THENCE WLY ALG S LI 440 FT THENCE NLY PARALLEL TO E LI OF SD SW 1/4 OF NW 1/4 20 FT FOR POB THENCE CONT NLY ALG SAME LI 210 FT W PARALLEL TO S LI 210 FT THENCE SLY PARALLEL TO E LI POB 1 ACRE MORE OR LESS OR 4836 P 1428

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
1600254

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 / 7707**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **12-0583-025**

Cert Holder:
CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

Property Owner:
WATSON CEDRIC L & SHARON L
PO BOX 342
CANTONMENT, FL 32533
BEG SE COR OF SW 1/4 OF NW 1/4 THENCE WLY ALG S LI 440
FT THENCE NLY PARALLEL TO E LI OF SD SW 1/4 OF 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
2014/7707	12-0583-025	06-01-2014	522.95	165.38	688.33

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
2015/8101	12-0583-025	06-01-2015	529.66	6.25	26.48	562.39

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

Total Amount Paid

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

1,250.72
0.00
511.57
200.00
175.00

2,137.29

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

Total Amount Paid

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

6.25
2,143.54

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

Date of Sale: September 20, 2014 By Jenna Stewart

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
12-0583-025 2014

BEG SE COR OF SW 1/4 OF NW 1/4 THENCE WLY ALG S LI 440 FT THENCE NLY PARALLEL TO E LI OF SD SW 1/4 OF NW 1/4 20 FT FOR POB THENCE CONT NLY ALG SAME LI 210 FT W PARALLEL TO S LI 210 FT THENCE SLY PARALLEL TO E LI POB 1 ACRE MORE OR



Chris Jones

Escambia County Property Appraiser

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

Back

←

Navigate Mode

☒ Account

☐ Reference

→

Printer Friendly Version

General Information

Reference: 342N312330000001

Account: 120583025

Owners: WATSON CEDRIC L & SHARON L

Mail: PO BOX 342
CANTONMENT, FL 32533

Situs: 2192 HIGHWAY 29 NORTH 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	\$8,740	\$18,042	\$26,782	\$26,782
2014	\$8,740	\$16,948	\$25,688	\$25,688
2013	\$8,740	\$16,150	\$24,890	\$24,890

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/2001	4836	1428	\$100	WD	View Instr
06/1998	4287	1491	\$100	WD	View Instr
09/1979	1373	742	\$100	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

BEG SE COR OF SW 1/4 OF NW 1/4 THENCE WLY
ALG S LI 440 FT THENCE NLY PARALLEL TO E LI OF
SD SW 1/4 OF NW 1/4 20...

Extra Features

MOBILE HOME

Parcel Information

Section Map Id: 34-2N-31

Approx. Acreage: 1.0000

Zoned: LDR

Evacuation & Flood Information

[Open Report](#)

+

-

View Florida Department of Environmental Protection(DEP) Data

Launch Interactive Map

Buildings

Address:2192 HIGHWAY 29 NORTH, Year Built: 1961, Effective Year: 1961

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-VINYL SIDING

FLOOR COVER-PINE/SOFTWOOD

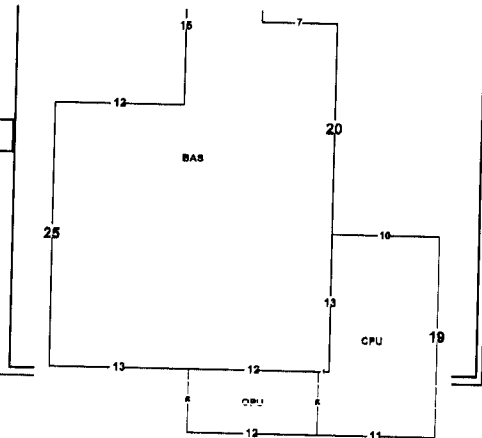
FOUNDATION-WOOD/NO SUB FLR

HEAT/AIR-UNIT HEATERS

INTERIOR WALL-WOOD/WALLBOARD

NO. PLUMBING FIXTURES-3

BASE AREA - 811
CARPORT UNF - 196
OPEN PORCH UNF - 72



Images
None

Last Updated:05/06/2016 (tc.1703)

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: 120583025 Certificate Number: 007707 of 2014

Redemption ☐ Yes ☒ 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="06/22/2016"/>
Months	5	2
Tax Collector	<input type="text" value="\$2,137.29"/>	<input type="text" value="\$2,137.29"/>
Tax Collector Interest	\$160.30	\$64.12
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,303.84	<input type="text" value="\$2,207.66"/> 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	\$13.50
Total Clerk	\$483.75	<input type="text" value="\$463.50"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,887.59	\$2,671.16
	Repayment Overpayment Refund Amount	\$216.43

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 007707

Redeemed Date 06/22/2016

Name Sharon Watson PO BOX 342 CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$483.75
Due Tax Collector = TAXDEED	\$2,303.84
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

16-298

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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**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: 120583025 Certificate Number: 007707 of 2014**

Payor: Sharon Watson PO BOX 342 CANTONMENT, FL 32533 Date 06/22/2016

Clerk's Check #	4462283590	Clerk's Total	\$483.75
Tax Collector Check #	1	Tax Collector's Total	\$2,303.84
		Postage	\$60.00
		Researcher Copies	\$0.00
		Total Received	\$2,847.59
			\$ 2351.16

**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 •

June 24, 2016

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

Dear Certificate Holder:

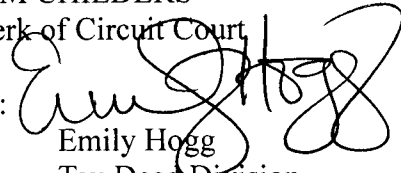
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 007707	\$450.00	\$13.50	\$463.50
2014 TD 008038	\$450.00	\$13.50	\$463.50
2014 TD 000902	\$450.00	\$13.50	\$463.50
2014 TD 002592	\$450.00	\$13.50	\$463.50

TOTAL \$1,854.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg
Tax Deed Division

IN THE COUNTY COURT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO: 2012 SC 002485V

CACH, LLC,

Plaintiff,

vs.

CEDRIC L WATSON,

Defendant(s)

FINAL JUDGMENT FOR
NON-PAYMENT

CLERK OF THE COURT
ESCAMBIA COUNTY, FL

2014 MAY -8 P 2:41

COUNTY CIVIL DIVISION
PENSACOLA, FL

IT IS HEREBY ORDERED AND ADJUDGED THAT:

Plaintiff whose address is 4340 S. Monaco, Second Floor, Denver CO 80237 shall recover from Defendant(s), CEDRIC L WATSON, the principal sum of \$2,797.05, court costs in the amount of \$0.00, interest in the amount of \$1,807.99, the total of which shall bear interest at the prevailing statutory interest rate of 4.75% per year from this date through December 31st of this current year, for all of the above let execution issue. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 55.03, Florida Statutes.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete under oath the Fact Information Sheet (Florida Rules of Civil Procedure Form 1.977) including all required attachments, and return it to the Plaintiff's attorney, within 45 days from the date of this Judgment, unless the Judgment is satisfied or a post judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney.

DONE AND ORDERED at ESCAMBIA County, Florida on this 8th day of

May, 20 14.

5-9-14 NW

✓ Copies furnished to:

ANDREU, PALMA & ANDREU, PL
1000 NW 57th Ct., Ste. 400
Miami, FL 33126

CEDRIC L WATSON
2317 Caddy Shack Ln
Pensacola FL 32526


COUNTY COURT JUDGE

Prepared by JANICE M. SPENCER
P.O. Box 943
CANTONMENT, FL 32533

DR BK 4836 PG1428
Escambia County, Florida
INSTRUMENT 2002-922060

DEED REC STAMPS PD @ ESC CO \$ 0.70
01/16/02 ERNIE LEE MAGAHA, CLERK
By: *[Signature]*

State of Florida }
County

WARRANTY DEED

Know All Men by These Presents: That

Camilia H. and Shirley M. Spencer husband and wife

for and in consideration of

--Ten--

DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto

Cedric L. and Sharon L. Watson husband and wife

Address: P.O. Box 342 Cantonment FL 32533

heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the USA County of Escambia State of Florida

to-wit:

BEG SE COR OF SW 1/4 OF NW 1/4 THENCE WLY ALG S LI 440
FT THENCE NLY PARALLEL TO E LI OF SD SW 1/4 OF NW 1/4
20 FT FOR POB THENCE CONT NLY ALG SAME LI 210 FT
W PARALLEL TO S LI 210 FT THENCE SLY PARALLEL TO E LI
POB 1 ACRE MORE OR LESS OR 762/1373 P 270/742
OR 4287 P 1491

RCD Jan 16, 2002 11:01 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-922060

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

And we covenant now that we are lawfully well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that said heirs, executors and administrators, the said grantees Sharon and Cedric heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, have hereunto set hand and seal this

day of A. D. 19

Grantor Signed, sealed and delivered in the presence of

Camilia H. Spencer Camilia H. Spencer

Grantor Shirley M. Spencer Shirley M. Spencer

[Signatures]

Witness Janice M. Spencer (SEAL)

Janice M. Spencer (SEAL)

Witness James E. Fennell Jr. (SEAL)

James E. Fennell Jr. (SEAL)

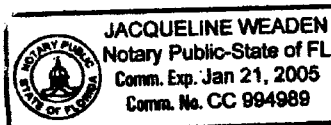
State of Florida }

County

Before the subscriber personally appeared Camilia Spencer *
and Shirley Spencer

his wife, known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 5 day of December 2000



Jaqueline Weaden
Notary Public

My commission expires

*Showed ID FL DL Number

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.: 12-0583-025

CERTIFICATE NO.: 2014-7707

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

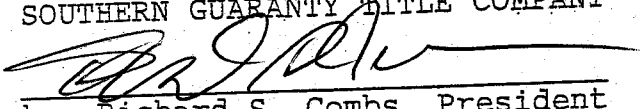
 X Homestead for tax year.

Cedric L. Watson
Sharon L. Watson
P.O. Box 342
Cantonment, FL 32533
and
2192 Hwy. 29 North
Cantonment, FL 32533

CACH, LLC
4340 S. Monaco, Second Floor
Denver, CO 80237

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12827

June 8, 2016

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

1. Apparent Judgment filed by CACH, LLC recorded in O.R. Book 7168, page 496.
2. Taxes for the year 2013-2015 delinquent. The assessed value is \$26,782.00. Tax ID 12-0583-025.

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.: 12827

June 8, 2016

342N312330000001 - Full Legal Description

BEG SE COR OF SW 1/4 OF NW 1/4 THENCE WLY ALG S LI 440 FT THENCE NLY PARALLEL TO E LI OF SD SW 1/4 OF NW 1/4 20 FT FOR POB THENCE CONT NLY ALG SAME LI 210 FT W PARALLEL TO S LI 210 FT THENCE SLY PARALLEL TO E LI POB 1 ACRE MORE OR LESS OR 4836 P 1428

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed

16-298

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12827

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:

Cedric L. Watson and Sharon L. Watson, 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