

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/ 8294      | 06-01-2014 | W 40 FT OF E 139 FT OF S 150 FT BEL NO BLK 82 DB 545 P 276 BELMONT TRACT CA 95 |

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  
1600272

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 / 8294**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **13-1782-000**

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

Property Owner:  
**MCCANTS JESSIE LEE EST OF**  
**608 W WRIGHT ST**  
**PENSACOLA, FL 32501**  
W 40 FT OF E 139 FT OF S 150 FT BEL NO BLK 82 DB 545 P 276  
BELMONT TRACT CA 95

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  |
|-------------------------|----------------|------------|----------------------------|----------|--------|
| 2014/8294               | 13-1782-000    | 06-01-2014 | 631.41                     | 39.33    | 670.74 |

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  |
|-------------------------|----------------|------------|----------------------------|---------------------|----------|--------|
| 2015/8734               | 13-1782-000    | 06-01-2015 | 632.71                     | 6.25                | 31.64    | 670.60 |

## 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 | 1,341.34 |
| 2. Total of Delinquent Taxes Paid by Tax Deed Applicant   | 0.00     |
| 3. Total of Current Taxes Paid by Tax Deed Applicant  | 582.60   |
| 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)  | 2,298.94 |

## 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.                 | 21,024.00 |
| 16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, |           |
| 17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if          |           |
| 18. Redemption Fee  | 6.25      |
| 19. Total Amount to Redeem  |           |

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

Date of Sale: October 3, 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.  
13-1782-000 2014



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:   | 000S009010025082   |
| Account:   | 131782000  |
| Owners:  | MCCANTS JESSIE LEE EST OF                                      |
| Mail:  | C/O LEWIS MCCANTS JR<br>608 W WRIGHT ST<br>PENSACOLA, FL 32501 |
| Situs:   | 608 W WRIGHT ST 32501  |
| Use Code:  | SINGLE FAMILY RESID  |
| Taxing Authority:  | PENSACOLA CITY LIMITS  |
| Tax Inquiry:   | <a href="#">Open Tax Inquiry Window</a>                        |
| Tax Inquiry link courtesy of Janet Holley<br>Escambia County Tax Collector |  |

| Assessments                          |          |          |          |          |
|--------------------------------------|----------|----------|----------|----------|
| Year                                 | Land     | Imprv    | Total    | Cap Val  |
| 2015                                 | \$14,220 | \$31,678 | \$45,898 | \$42,048 |
| 2014                                 | \$14,220 | \$29,745 | \$43,965 | \$41,715 |
| 2013                                 | \$14,220 | \$26,879 | \$41,099 | \$41,099 |
| Disclaimer                           |          |          |          |          |
| Amendment 1/Portability Calculations |          |          |          |          |

| Sales Data   |  |
|--|--|
| Sale Date  | Book Page Value Type Official Records (New Window) |
| None   |  |
| Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and<br>Comptroller |  |

| 2015 Certified Roll Exemptions  |  |
|---|--|
| HOMESTEAD EXEMPTION   |  |
| Legal Description   |  |
| W 40 FT OF E 139 FT OF S 150 FT BEL NO BLK 82 DB<br>545 P 276 BELMONT TRACT CA 95 |  |
| Extra Features  |  |
| None  |  |

**Parcel Information**

Section Map Id: CA095

Approx. Acreage: 0.1377

Zoned: R-NC

Evacuation & Flood Information  
[Open Report](#)

Launch Interactive Map

View Florida Department of Environmental Protection(DEP) Data

| Buildings   |  |
|---|--|
| Address:608 W WRIGHT ST, Year Built: 1933, Effective Year: 1940 |  |
| Structural Elements   |  |
| DECOR/MILLWORK-AVERAGE  |  |
| DWELLING UNITS-1  |  |
| EXTERIOR WALL-SIDING-SHT.AVG.                                   |  |
| FLOOR COVER-PINE/SOFTWOOD                                       |  |
| FOUNDATION-WOOD/NO SUB FLR                                      |  |
| HEAT/AIR-UNIT HEATERS   |  |
| INTERIOR WALL-DRYWALL-PLASTER                                   |  |
| NO. PLUMBING FIXTURES-6   |  |

NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1480 Total SF

BASE AREA - 1348

OPEN PORCH UNF - 132

56

BAS

30

Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

6

22

OPU

22

Last Updated: 05/05/2016 (tc.3527)

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12855

July 5, 2016

**The West 40 feet of the East 139 feet of the South 150 feet, in Block 82, West King Tract, Belmont Numbering, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12855

July 5, 2016

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

1. That certain mortgage executed by Jessie Lee McCants in favor of Urban Health Care and Services, Inc. dated 06/06/1996 and recorded 06/13/1996 in Official Records Book 3991, page 723 of the public records of Escambia County, Florida, in the original amount of \$5,542.00.
2. Utility Lien filed by ECUA recorded in O.R. Book 4060, page 1364.
3. Taxes for the year 2013-2015 delinquent. The assessed value is \$45,898.00. Tax ID 13-1782-000.

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.

# 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: 10-3-2016

TAX ACCOUNT NO.: 13-1782-000

CERTIFICATE NO.: 2014-8294

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.

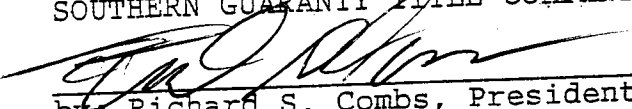
Beneficiaries and Heirs of the  
Estate of Jessie Lee McCants  
c/o Lewis McCants, Jr.  
608 W. Wright St.  
Pensacola, FL 32501

ECUA  
9255 Sturdevant St.  
Pensacola, FL 32514

Urban Health Care and Services, Inc.  
Address unknown

Certified and delivered to Escambia County Tax Collector,  
this 6th day of July, 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.

172  
582  
2/20

State of Florida  
Escambia County

# WARRANTY DEED

Printed and the Seal  
of the State of Florida  
Pensacola, Fla.

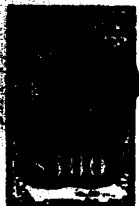
Know All Men by These Presents: That We, E. B. Farrow and Laura Farrow,  
husband and wife

for and in consideration of One Dollar and other good and valuable considerations  
DOLLARS  
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Jessie Lee McCants  
608 West Wright Street, Pensacola, Florida

her heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the city of Pensacola County of Escambia State of Florida  
to-wit:



The West 40 feet of the East 139 feet of the  
South 150 feet, in Block 82, West King Tract,  
Belmont Numbering, city of Pensacola, as shown  
on map of said city copyrighted by Thos. C.  
Watson in 1906.



CLERK  
CIRCUIT COURT

DEC 21 11 AM '60

102046

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 that WE ARE well seized of an indefeasible estate in fee simple in the said property, and ha VE a good right to convey the same; that it is free of lien or encumbrance, and that OUR heirs, executors and administrators, the said grantee her 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, we have hereunto set OUR hand and seal this 21st  
day of December A. D. 1960

Signed, sealed and delivered in the presence of

Charles Watson  
William T. Talbot

E. B. Farrow (SEAL)

Laura Farrow (SEAL)

(SEAL)

(SEAL)

(SEAL)

State of Florida

Escambia County

Before the subscriber personally appeared E. B. Farrow

and Laura Farrow

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



Given under my hand and official seal this 21st day of December 1960

Charles Watson  
Notary Public.



214.3  
19.60 7144  
11.08 944

D S PD \$0.00  
Mort \$19.60 ASUM \$0.00  
JUNE 13, 1996  
Ernie Lee Magaha,  
Clerk of the Circuit Court  
BY: S. Arnold D.C.

OR Bk3991 Pg0723  
INSTRUMENT 00302447

This instrument prepared by:  
Paul W. Groom II, of  
✓ SHELL, FLEMING, DAVIS & MENGE  
Seventh Floor Seville Tower  
Post Office Box 1831  
Pensacola, Florida 32598

Received \$11.08  
in payment of Taxes due on  
Class 'C' Intangible Personal  
Property, pursuant to FL Statutes  
ERNIE LEE MAGAHA,  
CLERK OF THE CIRCUIT COURT  
Escambia County, FL

STATE OF FLORIDA

COUNTY OF ESCAMBIA

M O R T G A G E

THIS MORTGAGE, dated the 6<sup>th</sup> day of June, 1996, from  
SHIRLIE MAULTSBY, AS ATTORNEY IN FACT FOR JESSIE McCANTS  
(hereinafter called "MORTGAGOR"), to URBAN HEALTH CARE AND  
SERVICES, INC. (hereinafter called "MORTGAGEE"),

W I T N E S S E T H :

Mortgagor, for and in consideration of the principal sum set  
forth in the promissory note hereafter mentioned, the receipt of  
which is hereby acknowledged, and other good and valuable  
considerations, does hereby grant unto Mortgagee, its successors  
and assigns, forever the following described parcel(s) of real  
property in Escambia County, Florida, to-wit:

The West 40 feet of the East 139 feet of the  
South 150 feet, in Block 82, West King Tract,  
Belmont Numbering, city of Pensacola, as shown  
on map of said city copyrighted by Thos. C.  
Watson in 1906.

and all structures and improvements now or hereafter on said land  
and all fixtures attached thereto and all rents, issues, proceeds,  
and property accruing therefrom.

TO HAVE AND TO HOLD the same, together with all and singular  
the tenements, hereditaments, and appurtenances thereunto belonging  
or in anywise appertaining to Mortgagee, the successors and assigns  
of Mortgagee, in fee simple forever.

AND Mortgagor, for Mortgagor and the heirs and legal represen-  
tatives of Mortgagor, covenants with Mortgagee, and the successors  
and assigns of Mortgagee, that Mortgagor is indefeasibly seized of  
said property in fee simple; that Mortgagor has full power and  
lawful right to convey the same in fee simple as aforesaid; and the  
said property and every part thereof is free from all encumbrances  
of every kind and character except as is heretofore or hereafter  
indicated; and that Mortgagor does hereby warrant title to said  
property and every part thereof, and will defend the same against  
the lawful claims of all persons whomsoever.

This conveyance is intended to be and is a mortgage to secure  
the payment of that certain promissory note from Mortgagor to  
Mortgagee of even date herewith in the principal amount of Five

Thousand Five Hundred Fourty Two Dollars (\$5,542.00) payable at the interest rate and on the terms specified in said promissory note. This Mortgage also secures all renewals and extensions of said note.

AND MORTGAGOR FURTHER COVENANTS AND AGREES AS FOLLOWS:

1. To pay all and singular the principal and interest, and other sums of money payable by virtue of all indebtedness described above, by virtue of any instrument or instruments evidencing one or more future or additional advances to be made under this Mortgage, and by virtue of any provision contained in this Mortgage, promptly on the days that the same respectively become due.

2. To keep perfect and unimpaired the security hereby given and to permit, commit or suffer no waste, impairment or deterioration of the said property or any part thereof.

3. To pay all and singular the taxes, assessments, levies, obligations and encumbrances of every nature now on said property or that hereafter may be levied, assessed or imposed thereon when due and payable according to law and before they become delinquent; and if the same not be promptly paid, Mortgagee may, at any time either before or after delinquency, pay the same without waiving or affecting its right to foreclose this mortgage or any other right hereunder and all sums so paid shall become a part of the indebtedness secured hereby and at the option of Mortgagee, shall bear interest from the date of each such payment at the highest rate allowed by law; provided, that the Mortgagor shall not, in any event, be liable to pay interest in excess of the highest rate permitted by law.

4. To keep the improvements now or hereafter on the mortgaged property insured against loss by fire, windstorm and other hazards, casualties and contingencies in such amounts and for such periods as may be required by Mortgagee and to pay promptly when due all premiums for such insurance and if such premiums not be promptly paid, Mortgagee may, at any time either before or after delinquency, pay the same without waiving or affecting its right to foreclose this Mortgage or any other right hereunder and all sums so paid shall become a part of the indebtedness secured hereby and at the option of Mortgagee shall bear interest from the date of each such payment at the highest rate allowed by law, provided, that the Mortgagor shall not in any event be liable to pay interest in excess of the highest rate permitted by law.

5. The Mortgagee shall have the right from time to time to expend such sums as it shall deem necessary to keep the improvements on said mortgaged property in good condition and repair, and all sums so expended shall be added to and become a part of the principal indebtedness secured by this Mortgage and shall bear interest and be payable as herein provided for the payment of such

principal indebtedness and interest and the lien of this Mortgage shall extend to and secure the same.

6. That in the event a suit shall be instituted to foreclose this Mortgage, Mortgagee, its successors or assigns, shall be entitled to apply at any time pending such foreclosure suit to the court having jurisdiction thereof for the appointment of a receiver for all and singular the mortgaged property and of all rent, income, profits, issues and revenues thereof, from whatsoever source derived; and thereupon it is hereby expressly covenanted and agreed that the court shall forthwith appoint a receiver of said mortgaged property, all and singular, and of such rents, income, profits, issues and revenues thereof, from whatsoever source derived, with the usual powers and duties of receivers in like cases and such appointment shall be made by such court as a matter of strict right to Mortgagee, its successors or assigns, without reference to the adequacy or inadequacy of the value of the property hereby mortgaged or to the solvency or insolvency of the Mortgagor, his legal representatives or assigns, and that such rents, profits, incomes, issues and revenues shall be applied by such receiver to the payment of the mortgage indebtedness, costs and charges according to the order of said court.

7. In the event of any breach of this Mortgage or default on the part of Mortgagor, or in the event that each and every stipulation, agreement, condition, and covenant of any promissory notes mentioned above, or breach of any instruments secured by this Mortgage, are not duly, properly and fully performed, then in either or any such event all sums secured hereby remaining unpaid, with interest thereon, and all other sums of money secured hereby, shall become due and payable forthwith, or thereafter, at the option of Mortgagee, or its assigns, as fully and completely as if all of the said sums and moneys were originally stipulated to be paid on such date, anything in said promissory notes, and thereupon or thereafter, at the option of Mortgagee, or its assigns, without notice or demand, suit at law or an equity may be prosecuted as if all sums and moneys secured hereby had matured prior to its institution. Mortgagee, or its assigns, may foreclose this Mortgage, as to the amount so declared due and payable, and the mortgaged premises shall be sold to satisfy and pay the same with costs, attorney's fees, expenses and allowances.

8. This Mortgage shall become due and payable forthwith at the sole option of the Mortgagee if the Mortgagor shall convey away said premises or sell same under contract or if the legal or equitable title to said premises shall become vested in any other person or persons in any manner whatsoever.

9. To pay all and singular the costs, charges and expenses, including reasonable attorneys' fees and costs of abstracts of title, incurred or paid at any time by Mortgagee or its assigns in collecting or attempting to collect the indebtedness secured

hereby or in foreclosing or attempting to foreclose this Mortgage or in enforcing any of its rights hereunder or incurred or paid by it because of the failure on the part of the Mortgagor promptly and fully to perform the agreements and covenants of the instrument or instruments evidencing the indebtedness secured hereby and this Mortgage; and said costs, charges and expenses shall be immediately due and payable and shall be secured by the lien of this Mortgage.

10. Mortgagor shall not create any liens or encumbrances on the real property which are junior or inferior in terms of priority, to this Mortgage, nor sell, convey or transfer its interest in the real property unless Mortgagee shall give its consent in writing prior to such act or acts. A breach of this provision on the part of the Mortgagor shall constitute a default under the provisions hereof, giving Mortgagee the right of acceleration of the maturity of the indebtedness secured hereby under the provisions hereof.

SHIRLIE McCANTS MAULTSBY, the duly authorized attorney-in-fact of JESSIE L. McCANTS under that certain durable power of attorney dated August 18, 1994, and recorded in Official Record Book 3634, page 993 of the official records of Escambia County, Florida, hereby affirms that said durable power of attorney has not been revoked or terminated and that JESSIE L. McCANTS, the principal under said power of attorney is currently alive, as of the date and time of the execution of this Mortgage and the Promissory Note which this Mortgage secures.

IN WITNESS WHEREOF, the Mortgagor has caused this Mortgage to be executed by her duly authorized attorney-in-fact, SHIRLIE MAULTSBY, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

1. *Paul W. Brown II*  
Paul W. Brown II

2. *Bridgette S. Stubbs*  
Bridgette S. Stubbs

(Names of witnesses should be  
typed or printed below signatures)

*Shirley Maultsby PoA*  
SHIRLIE MAULTSBY, as the  
Attorney-in-Fact for JESSIE McCANTS

Address: *Po Box 417*  
*Smithersburg Md 20884-0417*

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6<sup>th</sup>  
day of June, 1996, by SHIRLIE MAULTSBY, as the Attorney-in-Fact for  
JESSIE McCANTS, who ~~is~~ personally known to me or who produced \_\_\_\_\_  
Maryland Drivers License as identification.

*Bridgette S. Stubbs*  
Typed name: Bridgette S. Stubbs  
Notary Public-State of Florida  
My commission expires: 2/22/98



Instrument 00302447  
Filed and recorded in the  
Official Records  
JUNE 13, 1996  
at 02:31 P.M.  
ERNIE LEE MAGAHA,  
CLERK OF THE CIRCUIT COURT  
Escambia County,  
Florida

600  
Duce

OR BK 4060 PG 1364  
Escambia County, Florida  
INSTRUMENT 96-332133

RCD Oct 10, 1996 03:15 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 96-332133

**THIS INSTRUMENT WAS PREPARED  
BY AND IS TO BE RETURNED TO:**

Gwendolyn McMillan  
Escambia County Utilities Authority  
9250 Hamman Street  
Pensacola, Florida 32514-0311

## NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA



Notice is hereby given that the **ESCAMBIA COUNTY UTILITIES AUTHORITY** has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer: 13-1782-000

1040 ft of E 139 ft of S 150 ft Bel no Blk 82 DB 545 P 276 Belmont Tract CA 95

**Customer:** Jessie Lee McCants

**Account Number:** 19778-16047

**Amount of Lien:** \$ 174.84, plus simple interest at 18% per annum, or such lesser rate as may be allowed by law.

Such lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 81-376, Laws of Florida, as amended, Resolution NO. 87-10 adopted July 23, 1987, and Resolution No. 87-15 adopted August 27, 1987. This lien became effective as of the date such services were furnished, shall continue in full force and effect until paid, and is prior to all other liens except the lien of state, county and municipal taxes and is on a parity with the lien of such taxes.

Provided, however, that if the aboved-named customer has conveyed said property by means of a deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, this lien shall be void and of no effect.

**Dated:** 8/14/96

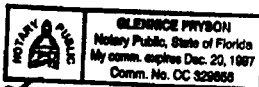
Escambia County Utilities Authority

By:

Gwendolyn McMillan

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14th day of August, 1996, by Gwendolyn McMillan, as Customer Service Representative of the Escambia County Utilities Authority.



PERSONALLY KNOWN BY ME  
OR PRODUCED BY

[NOTARY SEAL]

Glennice Fryson  
Notary Public - State of Florida

My Commission Expires:

12/20/97  
GLENNICE FRYSON

**PREPARED BY:**

Nettie Williams  
Escambia County Utilities Authority  
9250 Hamman Street  
Pensacola, Florida 32514-0311

Revised 4/96

16-318

**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.: 12855

July 5, 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 07-05-1996, through 07-05-2016, and said search reveals the following:

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

Estate of Jessie Lee McCants

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: 

July 5, 2016

|                    |                |               |        |       |           |           |
|--------------------|----------------|---------------|--------|-------|-----------|-----------|
| 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: 131782000 Certificate Number: 008294 of 2014**

Redemption ☐ Yes ☒ No Application Date  Interest Rate

|                         | Final Redemption Payment ESTIMATED                   | Redemption Overpayment ACTUAL                           |
|-------------------------|--|---|
|                         | Auction Date <input type="text" value="10/03/2016"/> | Redemption Date <input type="text" value="08/08/2016"/> |
| Months                  | 6  | 4   |
| Tax Collector           | <input type="text" value="\$2,298.94"/>              | <input type="text" value="\$2,298.94"/>                 |
| Tax Collector Interest  | \$206.90   | \$137.94  |
| Tax Collector Fee       | <input type="text" value="\$6.25"/>                  | <input type="text" value="\$6.25"/>                     |
| Total Tax Collector     | \$2,512.09   | <input type="text" value="\$2,443.13"/> 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       | \$40.50  | \$27.00   |
| Total Clerk             | \$490.50   | <input type="text" value="\$477.00"/> CH                |
| Postage                 | <input type="text" value="\$15.36"/>                 | <input type="text" value="\$15.36"/>                    |
| Researcher Copies       | <input type="text" value="\$7.00"/>                  | <input type="text" value="\$7.00"/>                     |
| Total Redemption Amount | \$3,024.95   | \$2,942.49  |
|                         | Repayment Overpayment Refund Amount                  | \$82.46 + 120 + 200 + 15.36 = 417.82                    |

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 008294**

**Redeemed Date 08/08/2016**

**Name** Lewis Mccants Jr 608 W WRIGHT ST PENSACOLA, FL 32501

|                             |            |
|-----------------------------|------------|
| Clerk's Total = TAXDEED     | \$490.50   |
| Due Tax Collector = TAXDEED | \$2,512.09 |
| Postage = TD2               | \$15.36    |
| ResearcherCopies = TD6      | \$7.00     |

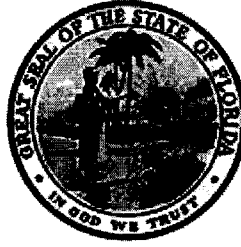
• For Office Use Only

| 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  
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 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

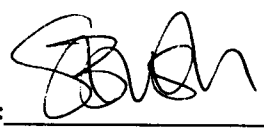
CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 131782000 Certificate Number: 008294 of 2014**

**Payor: Lewis Mccants Jr 608 W WRIGHT ST PENSACOLA, FL 32501      Date 08/08/2016**

|                       |   |                       |            |
|-----------------------|---|-----------------------|------------|
| Clerk's Check #       | 1 | Clerk's Total         | \$490.50   |
| Tax Collector Check # | 1 | Tax Collector's Total | \$2,512.09 |
|                       |   | Postage               | \$15.36    |
|                       |   | Researcher Copies     | \$7.00     |
|                       |   | Total Received        | \$3,024.95 |

**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 •

August 11, 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 006907 | \$450.00 | \$27.00  | \$477.00 |
| 2014 TD 003874 | \$450.00 | \$27.00  | \$477.00 |
| 2014 TD 003600 | \$450.00 | \$27.00  | \$477.00 |
| 2014 TD 001729 | \$450.00 | \$20.25  | \$470.25 |
| 2014 TD 002990 | \$450.00 | \$20.25  | \$470.25 |
| 2014 TD 008294 | \$450.00 | \$27.00  | \$477.00 |

**TOTAL \$2,848.50**

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 •

August 11, 2016

LEWIS MCCANTS JR  
608 W WRIGHT ST  
PENSACOLA FL 32501

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 008294

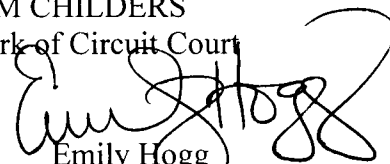
\$417.82

**TOTAL \$417.82**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division