

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1700358

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
CAZENOVIA CREEK FUNDING I, LLC  
PO BOX 54897  
NEW ORLEANS, LA 70154,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
05-2395-000	2015/2546	06-01-2015	LT 7 BLK 5 BELL ACRES PB 2 P 10 OR 6801 P 1132/1136 LESS OR 972 P 318 STATE RD W ST RW

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- 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 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  
CAZENOVIA CREEK FUNDING I, LLC  
PO BOX 54897  
NEW ORLEANS, LA 70154

05-16-2017  
Application Date

\_\_\_\_\_  
Applicant's signature

17-447

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1700358

**Date of Tax Deed Application**  
May 16, 2017

This is to certify that **CAZENOVIA CREEK FUNDING I, LLC**, holder of **Tax Sale Certificate Number 2015 / 2546**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit:  
**05-2395-000**

**Cert Holder:**  
**CAZENOVIA CREEK FUNDING I, LLC**  
**PO BOX 54897 NEW ORLEANS, LA 70154**

**Property Owner:**  
**HOBBS COLUMBUS A III &**  
**HOBBS DANA EDWARDS TRUSTEES FOR**  
**3305 NORTH W ST**  
**PENSACOLA, FL 32505**  
LT 7 BLK 5 BELL ACRES PB 2 P 10 OR 6801 P 1132/1136 LESS  
OR 972 P 318 STATE RD W ST R/W

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
2015/2546	05-2395-000	06/01/2015	1,108.45	55.42	1,163.87

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
2016/2266	05-2395-000	06/01/2016	1,106.49	6.25	55.32	1,168.06

**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

2,331.93

2. Total of Delinquent Taxes Paid by Tax Deed Applicant

0.00

3. Total of Current Taxes Paid by Tax Deed Applicant

1032.12

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)

3,739.05

**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

6.25

19. Total Amount to Redeem

Done this the 16th day of May, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: September 5, 2017

By 

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
05-2395-000 2015

<b>Buildings</b>
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Images
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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.

Last Updated: 05/26/2017 to 14212



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:** 0925300900070005  
**Account:** 052395000  
**Owners:** HOBBS COLUMBUS A III &  
HOBBS DANA EDWARDS TRUSTEES  
FOR  
HOBBS LAURyce G TRUST FBO  
EDWARDS HOBBS TYLER A  
**Mail:** 3305 NORTH W ST  
PENSACOLA, FL 32505  
**Situs:** 3900 BLK N W ST 32505  
**Use Code:** VACANT INDUSTRIAL   
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunford  
Escambia County Tax Collector

**Assessments**

Year	Land	Imprv	Total	Cap Val
2016	\$65,728	\$0	\$65,728	\$65,728
2015	\$65,728	\$0	\$65,728	\$65,728
2014	\$65,728	\$0	\$65,728	\$65,728

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

★ [File for New Homestead Exemption Online](#)

**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/22/2011	6801	1136	\$100	CJ	<a href="#">View Instr</a>
12/22/2011	6801	1132	\$100	WD	<a href="#">View Instr</a>
04/1997	4125	906	\$15,700	WD	<a href="#">View Instr</a>
10/1983	1853	556	\$100	CJ	<a href="#">View Instr</a>
01/1976	972	318	\$700	WD	<a href="#">View Instr</a>
01/1968	362	788	\$41,300	WD	<a href="#">View Instr</a>

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

**2016 Certified Roll Exemptions**

None

**Legal Description**

LT 7 BLK 5 BELL ACRES PB 2 P 10 OR 6801 P 1132/1136  
LESS OR 972 P 318 STATE RD W ST R/W

**Extra Features**

None

**Parcel Information**

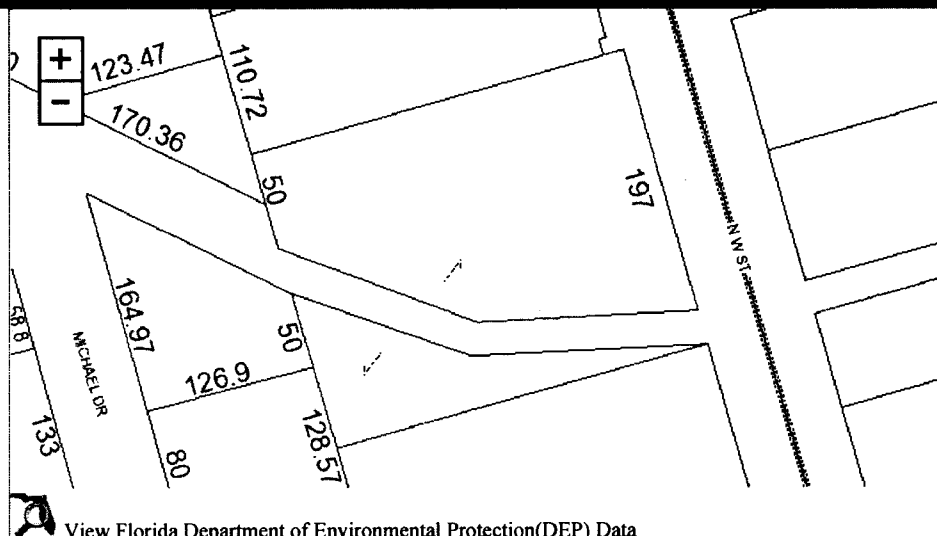
[Launch Interactive Map](#)

**Section Map Id:**  
09-2S-30-1

**Approx. Acreage:**  
1.2300

**Zoned:**   
HC/LI

**Evacuation & Flood Information**  
[Open Report](#)



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



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

**Tax Deed - Redemption Calculator**

**Account: 052395000 Certificate Number: 002546 of 2015**

Redemption ☐ Yes ☒ No     
 Application Date      
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/05/2017"/>	Redemption Date <input type="text" value="07/06/2017"/>
Months	4	2
Tax Collector	<input type="text" value="\$3,739.05"/>	<input type="text" value="\$3,739.05"/>
Tax Collector Interest	\$224.34	\$112.17
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,969.64	<input type="text" value="\$3,857.47"/> 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	\$27.00	\$13.50
Total Clerk	\$477.00	<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	\$4,546.64	\$4,320.97
	Repayment Overpayment Refund Amount	<input type="text" value="\$225.67 + 120 + 200 = \$545.67"/> redeemer

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 # 2015 TD 002546  
 Redeemed Date 07/06/2017**

**Name GULF TITLE COMPANY 2721 GULF BREEZE PKWY GULF BREEZE FL 32563**

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$3,969.64
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY					
No Information Available - See Dockets					

**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**

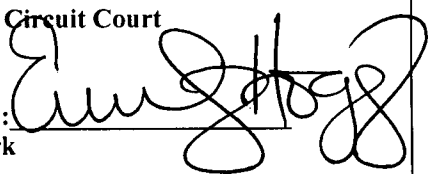
CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 052395000 Certificate Number: 002546 of 2015**

**Payor: GULF TITLE COMPANY 2721 GULF BREEZE PKWY GULF BREEZE FL 32563      Date  
 07/06/2017**

Clerk's Check #	5530612453	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$3,969.64
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$4,546.64

**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>**


this conveyance, the orders of the above-named Court and the laws of Florida have been followed and complied with in all respects.

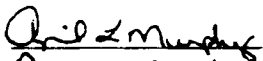
This Personal representative's deed is from a probate estate and is not subject to tax and the transfer from the individual grantor had no consideration.

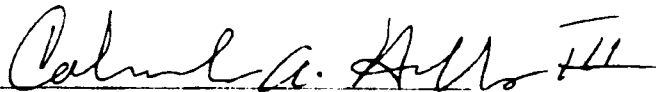
The preparer of this deed represents that: this deed has been prepared at the express direction of the Grantor and Grantee solely from the legal description provided to the preparer by the Grantor and Grantee; that no title search, or inspection of the above-described property has been performed by the preparer; that the title to the above-described property has not been examined by the preparer; and that the preparer makes no representations, warranties or guarantees whatsoever as to the status of the title to or ownership of said property.

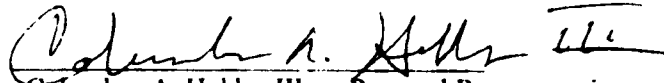
**IN WITNESS WHEREOF**, this instrument has been executed by Grantor this 20<sup>th</sup> day of December, 2011.

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Charles L. Hoffman, Jr.

  
\_\_\_\_\_  
April L. Murphy


  
\_\_\_\_\_  
Columbus A. Hobbs, III

  
\_\_\_\_\_  
Columbus A. Hobbs, III, as Personal Representative  
of the Estate of Lauryce G. Hobbs

**STATE OF FLORIDA**

**COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 2011, by Columbus A. Hobbs, III individually and Columbus A. Hobbs, III, as Personal Representative of the Estate of Lauryce G. Hobbs, who is personally known to me or who has produced \_\_\_\_\_ as identification.

  
**NOTARY PUBLIC - STATE OF FLORIDA**  
Charles L. Hoffman, Jr.  
Commission # DD838896  
Expires: Feb. 28, 2013  
Bonded thru Old Republic Surety Company

**NOTARY PUBLIC - STATE OF FLORIDA**  
Name: Charles L. Hoffman, Jr.  
My Commission Expires: 2-28-13



PREPARED BY  
CHARLES L. HOFFMAN, JR.  
SHELL, FLEMING, DAVIS & MENGE, P.A.  
226 SOUTH PALAFOX PLACE  
SEVILLE TOWER - NINTH FLOOR  
POST OFFICE BOX 1831  
PENSACOLA, FLORIDA 32598-1831  
SFD&M FILE NO: 3084.00007

**STATE OF FLORIDA**

**COUNTY OF ESCAMBIA**

**PERSONAL REPRESENTATIVE'S DEED**  
**AND WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that Columbus A. Hobbs, III as to a ten percent (10%) interest and Columbus A. Hobbs, III, as Personal Representative of the Estate of Lauryce G. Hobbs as to a ninety percent (90%) interest, whose address is 3305 North W Street, Pensacola, Florida 32505, hereafter called Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does bargain, sell, convey and grant to Columbus A. Hobbs, III and Dana Edwards Hobbs, Trustee of the trust established under Item Four of the Last Will and Testament of Lauryce G. Hobbs for the benefit of Tyler A. Edwards-Hobbs, whose address is 3305 North W Street, Pensacola, Florida 32505, hereafter called Grantee, (but which words Grantor and Grantee herein shall be construed in the plural as well as the singular if the context so permits or requires), and the heirs, executors, administrators, successors and assigns of Grantee, forever, the real property in Escambia County, Florida, described as:

Lots 6 and 7, Block 5, BELL ACRES, a subdivision lying and being in Section 9, Township 2 South, Range 30 West, Escambia County, Florida, according to the Plat recorded in Plat Book 2, Page 10, of Public Records of said county.

This real property is not the homestead property of either Grantor.

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

The Trustees herein are hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above-described property pursuant to the provisions of Section 689.071, Florida Statutes. The interest of any beneficiary hereunder is hereby defined and declared to be personal property only.

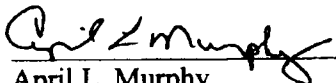
AND as to the Estate, the Grantor does covenant to and with the Grantee and the heirs, successors and assigns of the Grantee that in all things preliminary to and in and about the sale and

ownership of said properties.

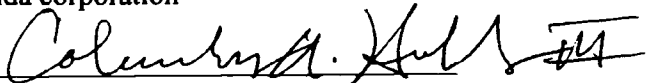
IN WITNESS WHEREOF, this instrument has been executed by Grantor this 22 day of December, 2011.

*Signed, sealed and delivered  
in the presence of:*

  
\_\_\_\_\_  
Charles L. Hoffman, Jr.

  
\_\_\_\_\_  
April L. Murphy


C.A. HOBBS JR., INC., a  
Florida corporation

By:   
\_\_\_\_\_  
Its President

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22nd day of December, 2011, by Columbus A. Hobbs, III, President of C.A. HOBBS JR., INC., a Florida corporation, on behalf of said corporation ( ☒ ) who is personally known to me or ( ) who have produced \_\_\_\_\_ as identification.

  
NOTARY PUBLIC - STATE OF FLORIDA  
Charles L. Hoffman, Jr.  
Commission # DD838896  
Expires: Feb. 28, 2013  
Bonded Thru Old Republic Surety Company

  
\_\_\_\_\_  
NOTARY PUBLIC - STATE OF FLORIDA  
Charles L. Hoffman, Jr.

beginning, all lying and being in Escambia County, Florida.

AND

Lot 5, Block 4, Grove Hill Subdivision according to plat filed in Plat Book 3 at Page 72 of the records of Escambia County, Florida, and that portion of Section 37, Township 2 South, Range 31 West, in said County described as follows:

Commence at a concrete monument at the southeast corner of said Section 37; thence north 14°00' west along the east line of said Section, a distance of 687.0 feet; thence south 76°00' west, 66.0 feet to an iron pipe; thence north 75°51' west, 179.9 feet to an iron pipe in the northwesterly right-of-way line of the state road known as Fairfield Drive for the point of beginning; thence along said right-of-line, being a curve to the right, a chord distance of 229.96 feet, having a chord bearing of north 42°28' east to an iron pipe; thence north 14°00' west, parallel to the east line of said Section 37 and 33.0 feet distance therefrom, measured at right angles to, 370.0 feet, more or less, to a branch of Bayou Marcus Creek; thence westerly with said branch to the easterly boundary line of said Lot 5, Block 4, of said Grove Hill Subdivision, (said easterly boundary line being a small creek); thence southerly along the easterly boundary line of said Lots 5&4, Block 4, to its intersection with the south line of said Lot 4; thence south 75°51' east, 197.0 feet, more or less, to the point of beginning.

LESS AND EXCEPT those parcels conveyed in Official Records Book 652 at Page 590 and Official Records Book 663 at Page 675 all of the public records of Escambia County, Florida.

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals, and any leases to tenants.

These properties are owned by the Grantees in the same beneficial ownership as they own in the Grantor and thus no documentary stamps are due.

This deed is in liquidation of the Grantor.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

**The preparer of this deed represents that: this deed has been prepared at the express direction of the Grantor and Grantees solely from the legal description provided to the preparer by the Grantor and Grantees; that no title search, or inspection of the above-described property has been performed by the preparer; that the title to the above-described property has not been examined by the preparer; and that the preparer makes no representations, warranties or guarantees whatsoever as to the status of the title to or**

PREPARED BY:  
CHARLES L. HOFFMAN, JR.  
SHELL, FLEMING, DAVIS & MENGE, P.A.  
226 SOUTH PALAFOX PLACE  
SEVILLE TOWER - NINTH FLOOR  
POST OFFICE BOX 1831  
PENSACOLA, FLORIDA 32598-1831  
SFD&M FILE NO.: H3084.00007

**STATE OF FLORIDA**

**COUNTY OF ESCAMBIA**

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that C.A. HOBBS JR., INC., a Florida corporation, hereafter called Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does bargain, sell, convey and grant to **Columbus A. Hobbs, III, as Personal Representative of the Estate of Lauryce G. Hobbs** as to a ninety percent (90%) interest and to **Columbus A. Hobbs, III** as to a ten percent (10%) interest, hereafter called Grantee, and the heirs, executors, administrators, successors and assigns of Grantee, forever, the real property in Escambia County, Florida, described as:

Lots 6 and 7, Block 5, BELL ACRES, a subdivision lying and being in Section 9, Township 2 South, Range 30 West, Escambia County, Florida, according to the Plat recorded in Plat Book 2, Page 10, of Public Records of said county.

AND

That property described under Account Number 08-1623-500 in the Escambia County Tax Collector for the year 2011 – See Exhibit A

AND

Commencing at the intersection of the East line of Lot 4, Section 10, Township 2 South, Range 31 West and the centerline of Bayou Marcus Creek; thence run South along the East line of said Section 10, for 1,887.7 feet more or less to a point 553.63 feet North of the Southeast corner of said Section 10; thence 89°44' right for 235.58 feet; thence 89°55' left for 518.53 feet to the North right-of-way line of Fairfield Drive; thence 89°55' right and along the North right-of-way line of Fairfield Drive for 875.0 feet to point of curve, said curve curving to the left and having a radius of 283.57 feet; thence 2°07' left along said curve for a chord distance of 209.70 feet; to the West line of Lot 4 for 625.0 feet to the point of beginning; thence 90°41' left and parallel to the South line of said Lot 3 of Section 10 for 473.0 feet more or less to the center line of Bayou Marcus Creek; thence Northeasterly and along the center line of Bayou Marcus Creek for a distance of 100.0 feet more or less to a point that is N 0°09' W 81.0 feet and S 89°44' W 475.0 feet more or less from the point on the East line of said Lot 3; thence run S 0°09' E for 81.0 feet along the East line of said Lot 3 to the point of

# 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

Scott Lunsford  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-5-2017

TAX ACCOUNT NO.: 05-2395-000

CERTIFICATE NO.: 2015-2546

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.

Columbus A. Hobbs, III and  
Dana Edwards Hobbs as Trustees  
for Lauryce G. Hobbs Trust FBO  
Tyler A. Hobbs Edwards  
3305 North W St.  
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,  
this 5th day of June, 2017.

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.: 13639

June 5, 2017

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

1. Taxes for the year 2014-2016 delinquent.. The assessed value is \$65,728.00. Tax ID 05-2395-000.

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.: 13639

June 5, 2017

**Lot 7, Block 5, Bell Acres, as per plat thereof, recorded in Plat Book 2, Page 10, of the Public Records of Escambia County, Florida,, Less O.R. 972, page 318 for road right of way.**

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed

17-447

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 13639

June 5, 2017

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 06-05-1997, through 06-05-2017, and said search reveals the following:

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

Columbus A. Hobbs, III and Dana Edwards Hobbs as Trustees for Lauryce G. Hobbs Trust FBO Tyler A. Hobbs, Edwards

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 5, 2017





# 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 10, 2017

CAZENOVIA CREEK FUNDING I LLC  
PO BOX 54897  
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
2015 TD 002858	\$450.00	\$13.50	\$463.50
2015 TD 002545	\$450.00	\$13.50	\$463.50
2015 TD 002546	\$450.00	\$13.50	\$463.50

**TOTAL \$1,390.50**

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 10, 2017

GULF TITLE COMPANY LLC  
2721 GULF BREEZE PKWY  
GULF BREEZE FL 32563

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

2015 TD 002546  
2015 TD 002545  
2015 TD 002858


\$545.67  
\$599.59  
\$793.83

**TOTAL \$1,939.09**

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 •

May 26, 2017

CAZANOVIA CREEK FUNDING I LLC  
PO BOX 54897  
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. There are additional fees needed in order to process your application. If you have any questions, please feel free to contact me at (850) 595-3793.

TAX CERT	ADDITIONAL FEES
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2015 TD 02545	\$80.00 - Sheriff Fee
2015 TD 02546	\$80.00 - Sheriff Fee

**PLEASE REMIT \$160.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division