

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700359

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
05-4140-000	2015/2858	06-01-2015	LTS 21 TO 24 BLK 6 LESS DB 508 P 235/257 RW STATE RD 10/A PENSACOLA HOME ORCHARDS S/D PLAT DB 87 P 524 OR 6021 P 1116/1119 OR 6021 P 1124/1127

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

1116/1119 OR 6021 P 1124/1127

17-448

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700359

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 / 2858**, 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: **05-4140-000**

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

Property Owner:
HOBBS COLUMBUS A III TRUSTEE FOR
HOBBS COLUMBUS A III REVOCABLE INTERVIVOS TRUST
3305 NORTH W ST
PENSACOLA, FL 32505
LTS 21 TO 24 BLK 6 LESS DB 508 P 235/257 R/W STATE RD 10/A
PENSACOLA HOME ORCHARDS S/D PLAT DB 87 P 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
2015/2858	05-4140-000	06/01/2015	3,869.50	193.48	4,062.98

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
2016/2569	05-4140-000	06/01/2016	3,828.93	6.25	191.45	4,026.63

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	8,089.61
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	3546.57
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)	12,011.18

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.
05-4140-000 2015

LTS 21 TO 24 BLK 6 LESS DB 508 P 235/257 R/W STATE RD 10/A PENSACOLA HOME ORCHARDS S/D PLAT DB 87 P 524 OR 6021 P

Chris Jones
Escambia County Property Appraiser

[\[CPA Home \]](#)

Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

Back

← Navigate Mode ● Account ○ Reference

Printer Friendly Version

General Information

Reference: 142S302001210006

Account: 054140000

Owners: HOBBS COLUMBUS A III TRUSTEE FOR
HOBBS COLUMBUS A III REVOCABLE
INTERVIVOS TRUST

Mail: 3305 NORTH W ST
PENSACOLA, FL 32505

Situs: 5021 MOBILE HWY 32506

Use Code: VACANT COMMERCIAL 🔍

Taxing Authority: COUNTY MSTU

Tax Inquiry: Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	<u>Cap Val</u>
2016	\$233,244	\$0	\$233,244	\$233,244
2015	\$233,244	\$0	\$233,244	\$233,244
2014	\$233,244	\$0	\$233,244	\$233,244

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 1127	\$100	WD	View Instr
12/22/2011	6801 1124	\$100	WD	View Instr
12/22/2011	6801 1119	\$100	WD	View Instr
12/22/2011	6801 1116	\$100	WD	View Instr
10/2006	6021 212	\$490,100	WD	View Instr
04/2005	5618 1218	\$100	WD	View Instr
03/1992	3158 1	\$100	SC	View Instr
01/1992	3109 225	\$85,000	QC	View Instr
05/1991	3005 818	\$66,000	WD	View Instr

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

2016 Certified Roll Exemptions

None

Legal Description

LTS 21 TO 24 BLK 6 LESS DB 508 P 235/257 R/W
STATE RD 10/A PENSACOLA HOME ORCHARDS S/D
PLAT DB 87 P 524 OR 6021...

Extra Features

None

Parcel Information

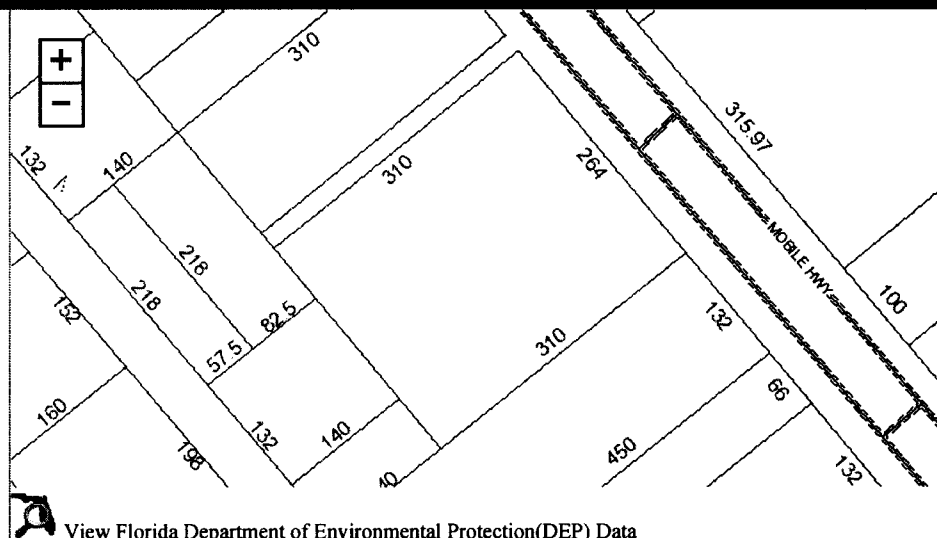
[Launch Interactive Map](#)

Section Map
Id:
14-2S-30-1

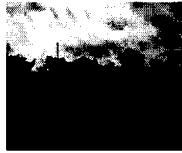
**Approx.
Acreage:**
1.8788

Zoned: Com

**Evacuation
& Flood
Information**
Open Report

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

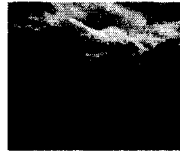
Buildings
Images



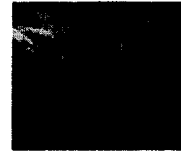
2/13/07



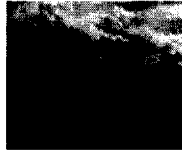
2/13/07



2/13/07



2/13/07



2/13/07

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 - tc.144.12



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 054140000 Certificate Number: 002858 of 2015

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/05/2017	Redemption Date 07/06/2017
Months	4	2
Tax Collector	\$12,011.18	\$12,011.18
Tax Collector Interest	\$720.67	\$360.34
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$12,738.10	\$12,377.77 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$27.00	\$13.50
Total Clerk	\$477.00	\$463.50 CL
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$13,315.10	\$12,841.27
	Repayment Overpayment Refund Amount	\$473.83 + 120 + 200 = \$793.83

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 002858
 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	\$12,738.10
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
 COUNTY CRIMINAL
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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: 054140000 Certificate Number: 002858 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	\$12,738.10
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$13,315.10

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>

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 14-08-03170

Location: 7301 Highway 98 West

PR# 212S312000000002

Hobbs Columbus A III Trustee for Hobbs Columbus A III
Revocable Intervivos Trust
3305 North "W" Street
Pensacola, FL 32505

ORDER

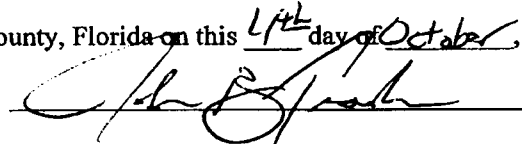
THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of September 01, 2015; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (d) Overgrowth, 30-203 (m), (n), (o), (p), (u), (x), (aa), and (cc). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated September 01, 2015.

Itemized Cost

a. Fines (\$25.00 per day 10/02/15-8/16/16)	\$ 7,975.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ <u>17,250.00</u>

Total: \$ 26,325.00

DONE AND ORDERED at Escambia County, Florida on this 14th day of October, 2016.

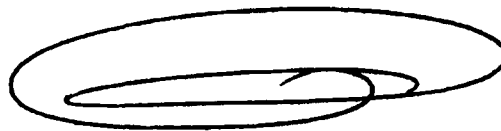


John B Trawick
Special Magistrate
Office of Environmental Enforcement

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 1st day of September, 2015.



John B Trawick
Special Magistrate
Office of Environmental Enforcement

BK: 7402 PG: 1085

☐ Other _____

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 25.00 per day, commencing October 2, 2015. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

Corrective action shall include:

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

- ☒ 42-196 (d) Overgrowth
- ☐ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)
- ☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☒ (m) ☒ (n) ☐ (o)
- ☒ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☒ (u) ☐ (v) ☐ (w) ☒ (x) ☐ (y) ☐ (z) ☒ (aa) ☐ (bb) ☒ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Article 6 Commercial in residential and non permitted use
- ☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- ☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that RESPONDENT shall have until October 1, 2015 to correct the violation and to bring the violation into compliance.

Recorded in Public Records 09/04/2015 at 02:57 PM OR Book 7402 Page 1082,
Instrument #2015068247, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

VS.

**CASE NO: CE#14-08-03170
LOCATION: 7301 Highway 98 West
PR# 212S312000000002**

**Hobbs Columbus A III Trustee for
Hobbs Columbus A III Revocable Intervivos Trust
3305 North "W" Street
Pensacola, FL 32505
RESPONDENT**



CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: [Signature] D.C.
DATE: 9-4-15

ORDER

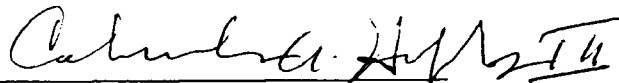
This CAUSE having come before the Office of Environmental
Enforcement Special Magistrate on the Petition of the Environmental Enforcement
Officer for alleged violation of the ordinances of the County of Escambia, State of
Florida, and the Special Magistrate having considered the evidence before him in the
form of testimony by the Enforcement Officer and the Respondent or representative,
thereof, NAMED ABOVE, as well as evidence submitted and after consideration of the
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate
finds that a violation of the following Code of Ordinance(s) has occurred and continues

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described _____

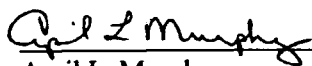
Signed, sealed and delivered
in the presence of



Charles L. Hoffman, Jr.



COLUMBUS A. HOBBS, III



April L. Murphy

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22nd day of December, 2011, by COLUMBUS A. HOBBS, III, (☒) who is personally known to me or (☐) who has produced _____ as identification.



Charles L. Hoffman, Jr.
Notary Public-State of Florida

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



Commence at the Northeast corner of said Section 21; thence North 88°17'45" West along the North line of said Section 21 for a distance of 650.89 feet to the East line of the West ½ of Lot 1; thence South 01 °51'58" West along said East line of the West ½ of said Lot 1 for a distance of 2206.84 feet; thence North 88 °20'06" West for a distance of 1400.20 feet; thence North 01 °45'52" East for a distance of 333.35 feet to the Point of Beginning. Thence North 17 °31'38" East for a distance of 50.00 feet; thence South 72 °28'22" East for a distance of 40.00 feet; thence North 17 °31'38" East for a distance of 200.00 feet to the Southerly right-of-way line of State Road No. 298-B (200' R/W); thence North 72 °28'22" West along said Right-of-Way line for a distance of 150.00 feet; thence South 17 °31'38" West for a distance of 250.00; thence South 72 °28'22" East for a distance of 110.00 feet to the Point of Beginning.

Containing 0.81 acres, more or less, and all lying being in the Section 21, Township 2 South, Range 31 West, Escambia County, Florida.

COLUMBUS A. HOBBS, III REVOCABLE INTERVIVOS TRUST dated November 9, 2011 now owns 100% of the above described real property.

This property is not Grantor's homestead property.

The Trustee and all Successor Trustees are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2011 and subsequent years, and all mortgages of record which the GRANTEE herein assumes and agree to pay.

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 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 ownership of said property.

IN WITNESS WHEREOF, this instrument has been executed by Grantor under the hand and seal of Grantor this 22nd day of December, 2011.

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 COLUMBUS A. HOBBS III, 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, Trustee of COLUMBUS A. HOBBS, III REVOCABLE INTERVIVOS TRUST dated November 9, 2011, 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 properties in Escambia County, Florida, described as:

All of Lots 21, 22, 23, and 24, Block 6, Pensacola Home Orchards, a subdivision of a portion of Section 14, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat of said subdivision recorded in Deed Book 87, at page 524, of the public records of said county, LESS AND EXCEPT any portion of caption property conveyed in Deed Book 508, Page 235, and Deed Book 508, Page 257, of the public records of Escambia County, Florida

AND

Commencing at the NE corner of Section 21, Township 2 South, Range 31 West, Escambia County, Florida; thence North 88 degrees 17 minutes 45 seconds West along the North line of said Section 21 for a distance of 650.89 feet to the East line of the West ¼ of Government Lot 1; thence South 01 degrees 51 minutes 58 seconds West along said East line 2011.47 feet to the South R/W line of State Road 298-B; thence North 72 degrees 28 minutes 22 seconds West along said South R/W 1595.35 feet to the Point of Beginning; thence continue same course North 72 degrees 28 minutes 22 seconds West 100.00 feet; thence South 17 degrees 31 minutes 38 seconds West 150.00 feet; thence South 72 degrees 28 minutes 22 seconds East 100.00 feet; thence North 17 degrees 31 minutes 38 seconds East 150.00 feet to the Point of Beginning.

AND

A portion of Lot 2, Section 21, Township 2 South, Range 31 West, Escambia County, Florida, lying South of State Road 298-B (U.S. 98), being more particularly described as follows:

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgrt@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.: 05-4140-000

CERTIFICATE NO.: 2015-2858

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
221 Palafox Place, 4th Floor/
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for tax year.

Columbus A. Hobbs, III, Trustee of the
Columbus A. Hobbs, III Revocable
Intervivos Trust dated 11-9-2011
3305 North W St.
Pensacola, FL 32505

Escambia County Code Enforcement
3363 West Park Place
Pensacola, FL 32505

Property address:
5021 Mobile Hwy.
Pensacola, FL 32506

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.: 13640

June 5, 2017

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

1. Code Enforcement Lien filed by Escambia County recorded in O.R. Book 7402, page 1102, amended in O.R. Book 7604, page 1108.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$233,244.00. Tax ID 05-4140-000.

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.: 13640

June 5, 2017

142S302001210006 - Full Legal Description

LTS 21 TO 24 BLK 6 LESS DB 508 P 235/257 R/W STATE RD 10/A PENSACOLA HOME ORCHARDS S/D PLAT DB
87 P 524 OR 6021 P 1116/1119 OR 6021 P 1124/1127

Redeemed
17-448

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.: 13640

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, Trustee of Columbus A. Hobbs III Revocable Intervivos Trust dated 11/09/2011

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

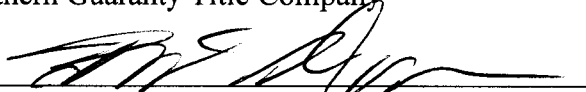
4. Taxes:

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

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

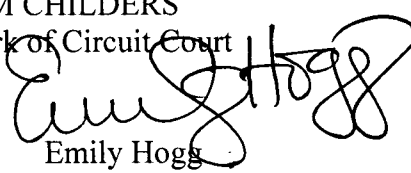
2015 TD 002546	\$545.67
2015 TD 002545	\$599.59
2015 TD 002858	\$793.83

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 •

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.

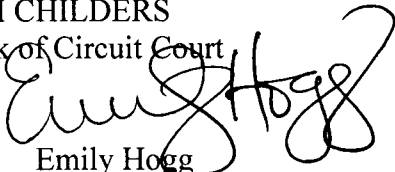
TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 002858	\$450.00	\$13.50	\$463.50
2015 TD 002545	\$450.00	\$13.50	\$463.50
2015 TD 002546	\$450.00	\$13.50	\$463.50

TOTAL \$1,390.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division