

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700440

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
US BANK AS CUST FOR MAGNOLIA T
P.O. BOX 645378
CINCINNATI, OH 45264,

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
06-0272-000	2015/3108	06-01-2015	BEG AT INTER OF E LI OF WIDOWS LN & S LI OF BOBE ST E ALG S LI OF BOBE ST TO INTER OF W LI OF ST LOUIS AND SAN FRANCISCO RR R/W SWLY ALG W LI OF R/W TO S LI OF BLK 26 AND N LI OF MAXWELL ST W ALG S LI OF BLK 26 AND EXTEN THEREOF TO E LI OF WIDOWS LN N ALG E LI OF WIDOWS LN TO POB BEING ALL OF BLK 26 PART OF BLKS 34 & 36 AND PART OF ROSEWOOD AVE & PART OF FERNWOOD AVE & ALLEY IN BLK 26 OAKCREST S/D PLAT DB 67 P 28 OR 4603 P 1586 OR 6566 P 284

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
US BANK AS CUST FOR MAGNOLIA T
P.O. BOX 645378
CINCINNATI, OH 45264

06-21-2017
Application Date

Applicant's signature

BEG AT INTER OF E LI OF WIDOWS LN & S LI OF BOBE ST E ALG S LI OF BOBE ST TO INTER OF W LI OF ST LOUIS AND SAN FRANCISCO RR R/W SWLY ALG W LI OF R/W TO S LI OF BLK 26 AND N LI OF MAXWELL ST W ALG S LI OF BLK 26 AND EXTEN THEREOF TO E LI OF WIDOWS LN N ALG E LI OF WIDOWS LN TO POB BEING ALL OF BLK 26 PART OF BLKS 34 & 36 AND PART OF ROSEWOOD AVE & PART OF FERNWOOD AVE & ALLEY IN BLK 26 OAKCREST S/D PLAT DB 67 P 28 OR 4603 P 1586 OR 6566 P 284

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1700440

Date of Tax Deed Application

Jun 21, 2017

This is to certify that **US BANK AS CUST FOR MAGNOLIA T**, holder of **Tax Sale Certificate Number 2015 / 3108**, 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: **06-0272-000**

Cert Holder:

US BANK AS CUST FOR MAGNOLIA T
P.O. BOX 645378 CINCINNATI, OH 45264

Property Owner:

WILSON STEVE H
817 NORTH 48TH AVE
PENSACOLA, FL 32506
BEG AT INTER OF E LI OF WIDOWS LN & S LI OF BOBE ST E ALG
S LI OF BOBE ST TO INTER OF W LI OF ST LOU 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
2015/3108	06-0272-000	06/01/2015	1,774.67	88.73	1,863.40

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
2017/2749	06-0272-000	06/01/2017	1,945.83	6.25	97.29	2,049.37
2016/2819	06-0272-000	06/01/2016	2,400.15	6.25	120.01	2,526.41

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

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

6,439.18

0.00

0.00

200.00

175.00

6,814.18

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
19. Total Amount to Redeem

6.25

Done this the 27th day of June, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: January 2, 2018

By *Condree Lewis*

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

06-0272-000 2015



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: 162S302300001026
Account: 060272000
Owners: WILSON STEVE H
Mail: 817 NORTH 48TH AVE
 PENSACOLA, FL 32506
Situs: 2230 BORDER ST 32505
Use Code: STORE, 1 STORY
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): OAKCREST/WARRINGTON/ESCAMBIA
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2016	\$57,190	\$53,628	\$110,818	\$110,818
2015	\$57,190	\$50,130	\$107,320	\$107,320
2014	\$57,190	\$52,400	\$109,590	\$109,590

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/2007	6566	284	\$19,250	QC	View Instr
05/2000	4603	1586	\$68,000	QC	View Instr
03/1995	3749	694	\$140,000	WD	View Instr
09/1993	3435	556	\$75,000	WD	View Instr
07/1991	3042	798	\$92,000	QC	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

BEG AT INTER OF E LI OF WIDOWS LN & S LI OF
 BOBE ST E ALG S LI OF BOBE ST TO INTER OF W LI
 OF ST LOUIS AND SAN...

Extra Features

ASPHALT PAVEMENT
 CHAINLINK FENCE
 FRAME BUILDING

Parcel Information

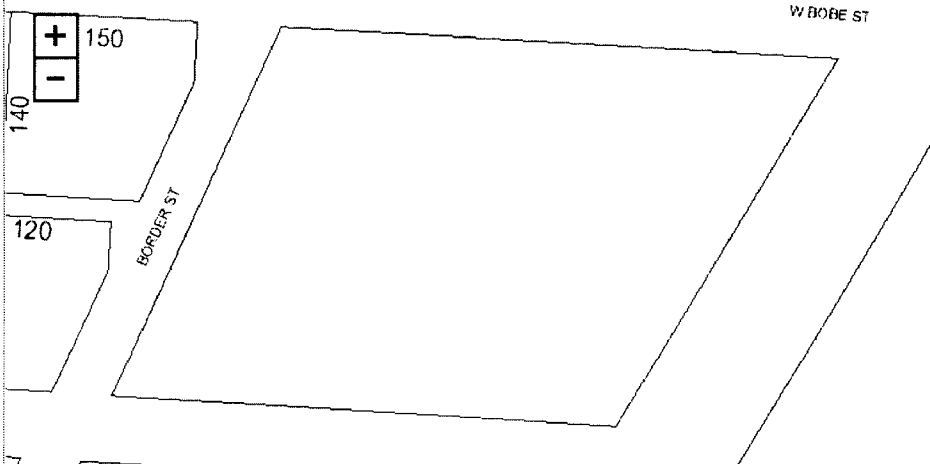
[Launch Interactive Map](#)

Section Map Id:
 16-2S-30-2

Approx. Acreage:
 3.0100

Zoned:
 HC/LI

Evacuation & Flood Information
[Open Report](#)



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

Buildings

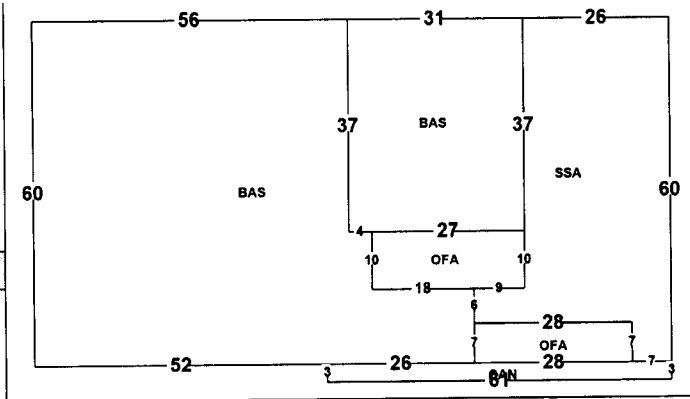
Address: 2230 BORDER ST, Year Built: 1962, Effective Year: 1962

Structural Elements

DECORATIVE WORK: 100% ASPHALT
 OVERLAPPING UNITS /
 EXTERIOR WALL: CONCRETE BLOCK

FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-4
NO. STORIES-1
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-RIGID FRAME/BAR
STORY HEIGHT-14
STRUCTURAL FRAME-MASONRY
PIL/STL

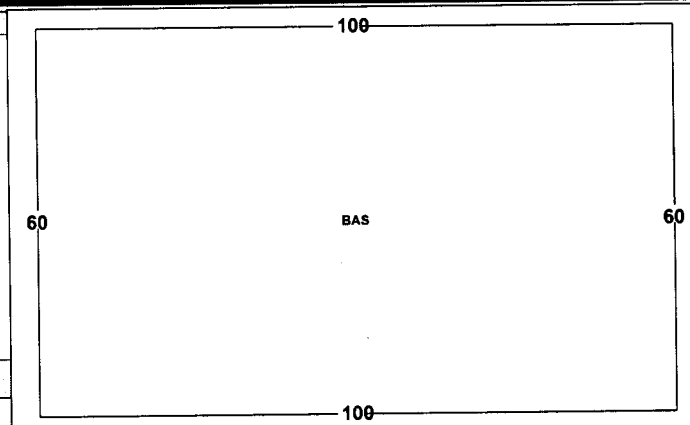
 Areas - 6963 Total SF
BASE AREA - 4833
CANOPY - 183
OFFICE AVG - 466
STORE DISPLAY AREA - 1481



Year Built: 1976, Effective Year: 1976

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-METAL-MODULAR
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-NONE
INTERIOR WALL-UNFINISHED
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-STEEL TRUSS/FRM
STORY HEIGHT-14
STRUCTURAL FRAME-RIGID FRAME

 Areas - 6000 Total SF
BASE AREA - 6000



Images



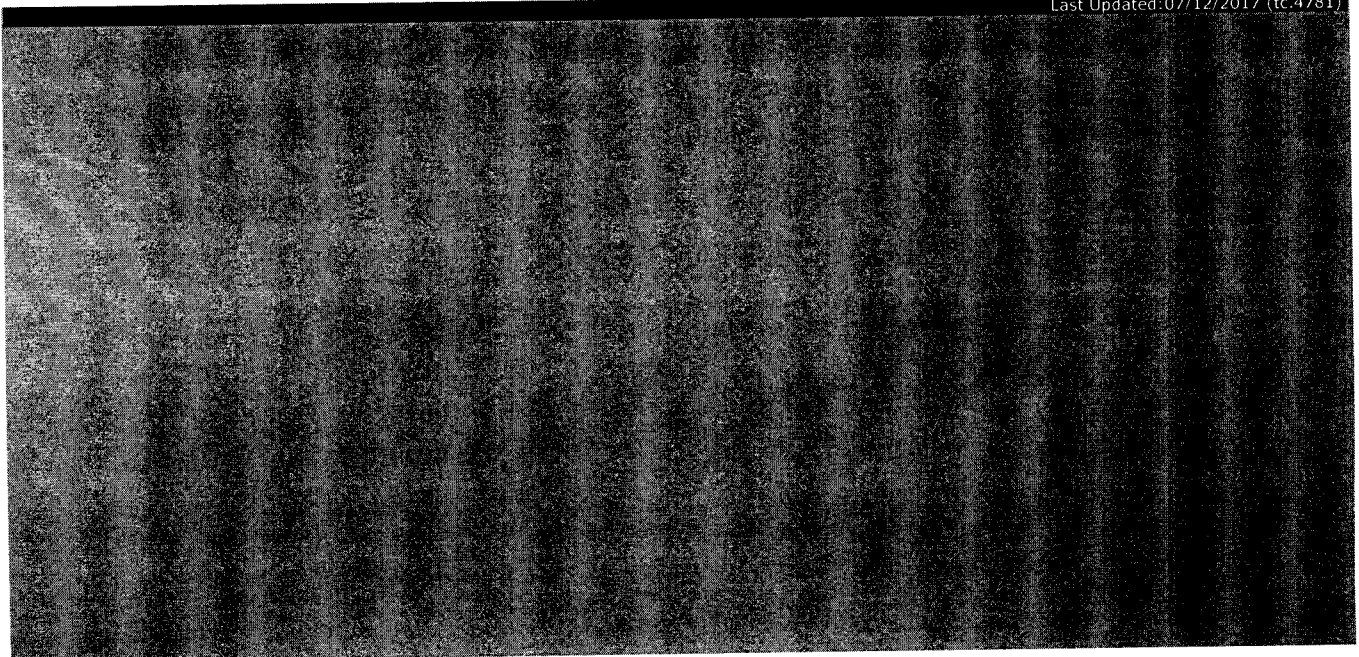
1/17/17



1/17/17

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:07/12/2017 (tc.4781)





PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 060272000 Certificate Number: 003108 of 2015

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 01/02/2018	Redemption Date 08/31/2017
Months	7	2
Tax Collector	\$6,814.18	\$6,814.18
Tax Collector Interest	\$715.49	\$204.43
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$7,535.92	\$7,024.86 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$13.50
Total Clerk	\$497.25	\$463.50 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$8,133.17	\$7,488.36
	Repayment Overpayment Refund Amount	\$644.81

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 003108

Redeemed Date 08/31/2017

Name LINDA WILSON 817 NORTH 48TH AVE PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$497.25	
Due Tax Collector = TAXDEED	\$7,535.92	\$ 7,168.36
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
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



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

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

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

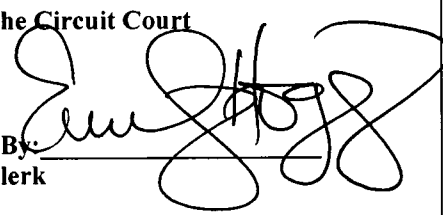
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 060272000 Certificate Number: 003108 of 2015**

Payor: LINDA WILSON 817 NORTH 48TH AVE PENSACOLA, FL 32506 Date 08/31/2017

Clerk's Check #	1	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$7,535.92
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$8,133.17

\$7168.36

**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 •

September 6, 2017

US BANK AS CUST FOR MAGNOLIA T
PO BOX 645378
CINCINNATI OH 45264

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 003108	\$450.00	\$13.50	\$463.50

TOTAL \$463.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg
Tax Deed Division

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL DIVISION

ASSET ACCEPTANCE, LLC,
Plaintiff,

-vs-

STEVE H WILSON,
Defendants.

Case No. 11CA1435

2013 DEC -3 P 2:57

FINAL SUMMARY JUDGMENT

THIS CAUSE came before the Court on November 18, 2013, upon Plaintiff's Motion for Summary Judgment as to Defendant, STEVE H WILSON, and the Court having considered the Affidavits on file and examined the record herein, finds that there is no genuine issue of any material fact, and that Plaintiff is entitled to a Final Summary Judgment as a matter of law. Accordingly,

IT IS ORDERED AND ADJUDGED: That said Motion is GRANTED

IT IS FURTHER ORDERED AND ADJUDGED that Plaintiff, ASSET ACCEPTANCE, LLC, P.O. BOX 2036, WARREN, MI 48090 recover from the Defendant, STEVE H WILSON, 817 N 48TH AVE, PENSACOLA, FL 325064827 the sum of \$17,410.56 in principal, \$745.44 in prejudgment interest, costs of \$465.00, less \$0.00 in payments, for a total of \$18,621.00, that shall bear interest at the prevailing statutory interest rate in accordance with the section 55.03 Florida statutes, for statutes, for which let execution issue,

IT IS FURTHER ORDERED AND ADJUDGED that the judgment debtor(s) shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the judgment creditor's attorney within forty five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor(s) to complete form 1.977, including all required attachments, and serve it on the judgment creditor's attorney.

DONE AND ORDERED in chambers, at ESCAMBIA County, Florida, on this 3rd day of December, 2013.

JUDGE

Copies to:

FULTON, FRIEDMAN & GULLACE, LLP

On behalf of Plaintiff, ASSET ACCEPTANCE, LLC

PO BOX 9059

BRANDON FL 33509-9059

E-mail: e-servicefl@fultonfriedman.com

Defendant(s)

STEVE H WILSON

817 N 48TH AVE

PENSACOLA FL 325064827

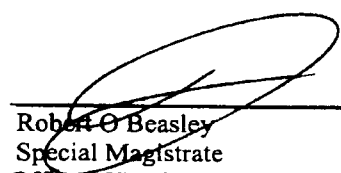
property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

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.

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 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the 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 27 day of March, 2007.



Robert O. Beasley
Special Magistrate
Office of Environmental Enforcement

THEREFORE, the Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that: Nicholas P. Christodoulus Jr and Steve H. Wilson shall have until June 25,, 2007 to correct the violation and to bring the violation into compliance. Corrective action shall include: Repair/Replace privacy fence.
Removal of all overgrowth, by April 26, 2007.
Remove all trash & debris, and Remove/or waterproof
and store all vehicles properly, by June 25, 2007.

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100.00 per day, commencing June 26, 2007. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should 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 abate the violation for you and 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 hereby awarded in favor of Escambia County as the prevailing party against Nicholas P. Christodoulus Jr. & Steve H. Wilson

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 may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

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

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 06-12-0369
Location: 2230 Border Street
PR# 162S30-2300-001-026

Nicholas P. Christodolus Jr.,
Steve H. Wilson
109 N. W. Gilliland Drive
Pensacola, FL 32507

Steve H. Wilson
817 N. 48th Avenue
Pensacola, FL 32506

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"

BY: [Signature] D.C.
DATE: 3-29-2007

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,

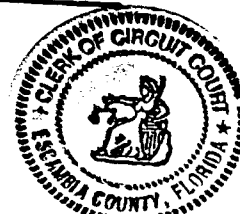
Nicholas P. Christodolus Jr., a

Steve H. Wilson

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 Code of Ordinances 42-196 (4), 42-196 (5)
42-196 (c), 42-196 (d), 42-196 (e)

has occurred and continues.



RCD Sep 11, 2000 11:18 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-769661

Parcel A: Begin at the Northwest corner of Block 14, Calumet Subdivision, a subdivision of a portion of Section 16, Township 2 South, Range 36 West, according to the plat of said subdivision recorded in Deed Book 47 at page 38 of the Public Records of Escambia County, Florida; thence run West along the North line of said Block 14 and an extension of said line for 368 feet to the Northwest corner of Block 14 of said Calumet Subdivision; thence continue East along the North line of Block 14 for 31.88 feet to the Easterly right-of-way line of the St. Louis & Transverse Railroad; thence run Northeasterly along said right-of-way line for 170.47 feet to its intersection with the centerline of a 20 foot alley; thence run West along the centerline of said alley for 100.89 feet; thence run South at right angles for 10 feet to the Northeast corner of Lot 15, Block 14, of said Calumet Subdivision; thence continue South along the West line of said Lot 15 for 140 feet; thence run West along the South line of said Block 14 and an extension of said line for 285 feet to the centerline of Burwood Avenue; thence run North along the centerline of said Burwood Avenue for 180 feet; thence run West at right angles for 18 feet to the West right-of-way line of Burwood Avenue; thence run North along the West line of Burwood Avenue for 19.8 feet to the Easterly line of Burwood Avenue; thence run Northeasterly along the Easterly line of Burwood Avenue for 199.7 feet to the point of beginning; less and except any portion lying within road rights-of-way and alleys.

Parcel B: Lots 11 through 14, Block 10, Calumet Subdivision, Section 16, Township 2 South, Range 36 West, Escambia County, Florida, according to the plat of said subdivision as recorded in Deed Book 47, at page 38 of the Public Records of said County, less that portion cut off by the railroad right-of-way, less and except any portion lying within road rights-of-way and alleys.

Parcel C: All of fractional Lots 10, 11, 12 and 13 in Block 10, East of Widow's Lane, Calumet Subdivision, Section 16, Township 2 South, Range 36 West, Escambia County, Florida, according to the plat of said subdivision as recorded in Deed Book 47, at page 38 of the Public Records of said County, less and except any portion lying within road rights-of-way and alleys.

Exhibit A

7050
476.00
Prepared by:
Tricia S Stewart
817 NORTH 48TH AVENUE
PENSACOLA FL 32506

6.00
OR BK 4603 PG1586
Escambia County, Florida
INSTRUMENT 2000-769661

DEED DOC STAMPS PD @ ESC CO \$ 476.00
09/11/00 EMMIE LEE MERRITT, CLERK
By: Jenny R. Russell

QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That
Nicholas P. Christodolus Jr. and Nicholas P. Christodolus Sr.
for and in consideration of the sum of TEN DOLLARS (\$10.00), and
other valuable considerations, receipt whereof is hereby
acknowledged, to remise, release, and quit claim unto
Nicholas P. Christodolus Jr. 55% and Steve H. Wilson 45%
heirs, executors, administrators and assigns forever, the
following described property, situated in Escambia County,
State of Florida to wit:
See attached form

grantee address: 2230 Border St
Pensacola, FL 32505

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

IN WITNESS WHEREOF, I have hereunto set my hand and
seal this 11 day of May 2000.

Signed, sealed and delivered
in our presence

Andrew Foster
Johnnie Snell

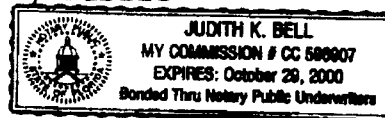
STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this
day of May, 2000, by Nicholas P. Christodolus Jr. and
who produced identification of Florida Driver License and
did not take an oath.

Nicholas P. Christodolus Sr.
Nicholas P. Christodolus Jr.
Nicholas P Christodolus Jr
2230 Border St.
Pensacola, FL 32505

Judith K. Bell
Notary Public

Prepared By: Tricia S. Stewart



RETURN TO:
FIRST UNION NATIONAL BANK
VA 0343
P O BOX 50010
ROANOKE VA 24040

Hiders
in Ave
6 32506

OR Bk3749 Pg0695
INSTRUMENT 00199484

Schedule A

Parcel A: Begin at the Northwest corner of Block 26, Oakcrest Subdivision, a subdivision of a portion of Section 16, Township 2 South, Range 30 West, according to the plat of said subdivision recorded in Deed Book 67 at page 28 of the Public Records of Escambia County, Florida, thence run East along the North line of said Block 26 and an extension of said line for 360 feet to the Northwest corner of Block 36 of said Oakcrest Subdivision, thence continue East along the North line of Block 36 for 81.88 feet to the Westerly right-of-way line of the St. Louis & Francisco Railroad; thence run Southwesterly along said right-of-way line for 170.47 feet to its intersection with the centerline of a 20 foot alley, thence run West along the centerline of said alley for 180.89 feet; thence run South at right angles for 10 feet to the Northeast corner of Lot 15, Block 26, of said Oakcrest Subdivision, thence continue South along the East line of said Lot 15 for 140 feet, thence run West along the South line of said Block 26 and an extension of said line for 205 feet to the centerline of Rosewood Avenue, thence run North along the centerline of said Rosewood Avenue for 160 feet, thence run West at right angles for 25 feet to the West right-of-way line of Rosewood Avenue; thence run North along the West line of Rosewood Avenue for 19.2 feet to the Easterly line of Border Street, thence run Northeasterly along the Easterly line of Border Street for 130.7 feet to the Point of Beginning. Less and except any portion lying within road rights-of-way and alleys.

Parcel B: Lots 11 through 14, Block 26, Oakcrest Subdivision, Section 16, Township 2 South, Range 30 West, Escambia County, Florida, according to the Plat of said Subdivision as recorded in Deed Book 67, at page 28 of the Public Records of said County, less that portion cut off by the railroad right-of-way. Less and except any portion lying within road rights-of-way and alleys.

Parcel C: All of fractional Lots 10, 11, 12 and 13 in Block 34, East of Widow's Lane, Oakcrest Subdivision, Section 16, Township 2 South, Range 30 West, Escambia County, Florida, according to the Plat of said subdivision as recorded in Deed Book 67, at page 28 of the Public Records of said County. Less and except any portion lying within road rights-of-way and alleys.

QUIT-CLAIM DEED

THIS INDENTURE, made this 30 day of July, 2007, by and between NICHOLAS P. CHRISTODOLUS JR. of 2230 BORDER ST. PENSACOLA FL. 32505, hereinafter referred to as the party of the first part and STEVE H. WILSON of 817 N. 48TH AVE PENSACOLA FL. 32506, hereinafter referred to as the party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of One Dollar (\$1.00) in hand paid by the said party of the second part, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed and by these presents does remise, release and quit-claim unto the said party of the second part, and its heirs and assigns, forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land to wit:

2230 BORDER ST PENSACOLA FL.32505 -ACCOUNT# 060272000 - REFERENCE #
162S302300001026 OF ESCAMBIA COUNTY PROPERTY APPRAISER
SEE ATTACHED FORM - LEGAL DESCRIPTION

TO HAVE AND TO HOLD THE SAME, together with all and singular, the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and belief of the said party of the second part its heirs and assigns, forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of: TWO WITNESS

LINDA D BALL

ROBERT E. THROWER

FIRST PARTY SELLER NICHOLUS P CHRISTODOLUS JR.

Signature

STATE OF FLORIDA : COUNTY OF ESCAMBIA :

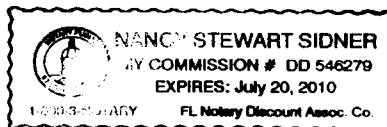
THE FOREGOING INSTRUMENT was acknowledged before me this 30 day of JULY, 2007, by PRINT NOTARY NAME Nancy Stewart Sidner

SIGNATURE OF NOTARY

Expires

July 20, 2010

Prepared By Linda Wilson 817 N. 48th Ave Pensacola Fl. 32506
(850 453 9005)



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: 2-5-2018

TAX ACCOUNT NO.: 06-0272-000

CERTIFICATE NO.: 2015-3108

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.

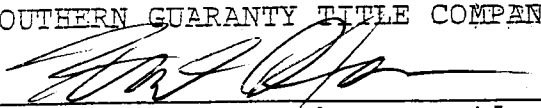
Steve H. Wilson
817 North 48th Ave.
Pensacola, FL 32506
and
2230 Border St.
Pensacola, FL 32505

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

Asset Acceptance, LLC
P.O. Box 2036
Warren, MI 48090

Certified and delivered to Escambia County Tax Collector,
this 7th day of November, 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.: 14034

November 7, 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 6115, page 806.
2. Apparent Judgment filed by Asset Acceptance, LLC recorded in O.R. Book 7108, page 1883.
3. Taxes for the year 2014-2016 delinquent. The assessed value is \$112,275.00. Tax ID 06-0272-000.

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.: 14034

November 7, 2017

162S302300001026 - Full Legal Description

BEG AT INTER OF E LI OF WIDOWS LN & S LI OF BOBE ST E ALG S LI OF BOBE ST TO INTER OF W LI OF ST LOUIS AND SAN FRANCISCO RR R/W SWLY ALG W LI OF R/W TO S LI OF BLK 26 AND N LI OF MAXWELL ST W ALG S LI OF BLK 26 AND EXTEN THEREOF TO E LI OF WIDOWS LN N ALG E LI OF WIDOWS LN TO POB BEING ALL OF BLK 26 PART OF BLKS 34 & 36 AND PART OF ROSEWOOD AVE & PART OF FERNWOOD AVE & ALLEY IN BLK 26 OAKCREST S/D PLAT DB 67 P 28 OR 4603 P 1586 OR 6566 P 284

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-002

Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 14034

November 7, 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 11-07-1997, through 11-07-2017, and said search reveals the following:

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

Steve H., Wilson

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: 

November 7, 2017