

17-390

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700320

Date of Tax Deed Application
Apr 28, 2017

This is to certify that **HMF FL E, LLC AND CAPITAL ONE CAPITAL ONE, NA CLTRL ASSIGNEE**, holder of **Tax Sale Certificate Number 2015 / 5698**, 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: **09-4625-776**

Cert Holder:
HMF FL E, LLC AND CAPITAL ONE CAPITAL ONE, NA CLTRL ASSIGNEE
PO BOX 54291 NEW ORLEANS, LA 70154

Property Owner:
BAKER GREGORY E & ELIZABETH J
10922 BRIDGE CREEK DR
PENSACOLA, FL 32506
LT 18 BLK C WOODRIDGE MANOR UNIT 3 PB 13 P 76 OR 2715 P 207

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
2015/5698	09-4625-776	06/01/2015	1,418.04	70.90	1,488.94

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
2016/5138	09-4625-776	06/01/2016	1,474.30	6.25	73.72	1,554.27

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	3,043.21
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1422.79
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)	4,841.00

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 2nd day of May, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: August 7, 2017

By *Candice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
09-4625-776 2015

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700320

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
HMF FL E, LLC AND CAPITAL ONE CAPITAL ONE, NA CLTRL ASSIGNEE
PO BOX 54291
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
09-4625-776	2015/5698	06-01-2015	LT 18 BLK C WOODRIDGE MANOR UNIT 3 PB 13 P 76 OR 2715 P 207

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
HMF FL E, LLC AND CAPITAL ONE CAPITAL ONE, NA
CLTRL ASSIGNEE
PO BOX 54291
NEW ORLEANS, LA 70154

04-28-2017
Application Date

Applicant's signature

NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

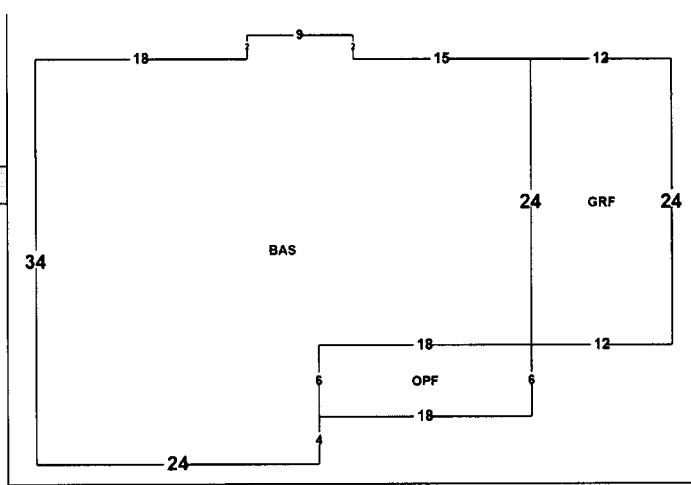


Areas - 1662 Total SF

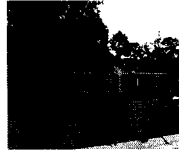
BASE AREA - 1266

GARAGE FIN - 288

OPEN PORCH FIN - 108



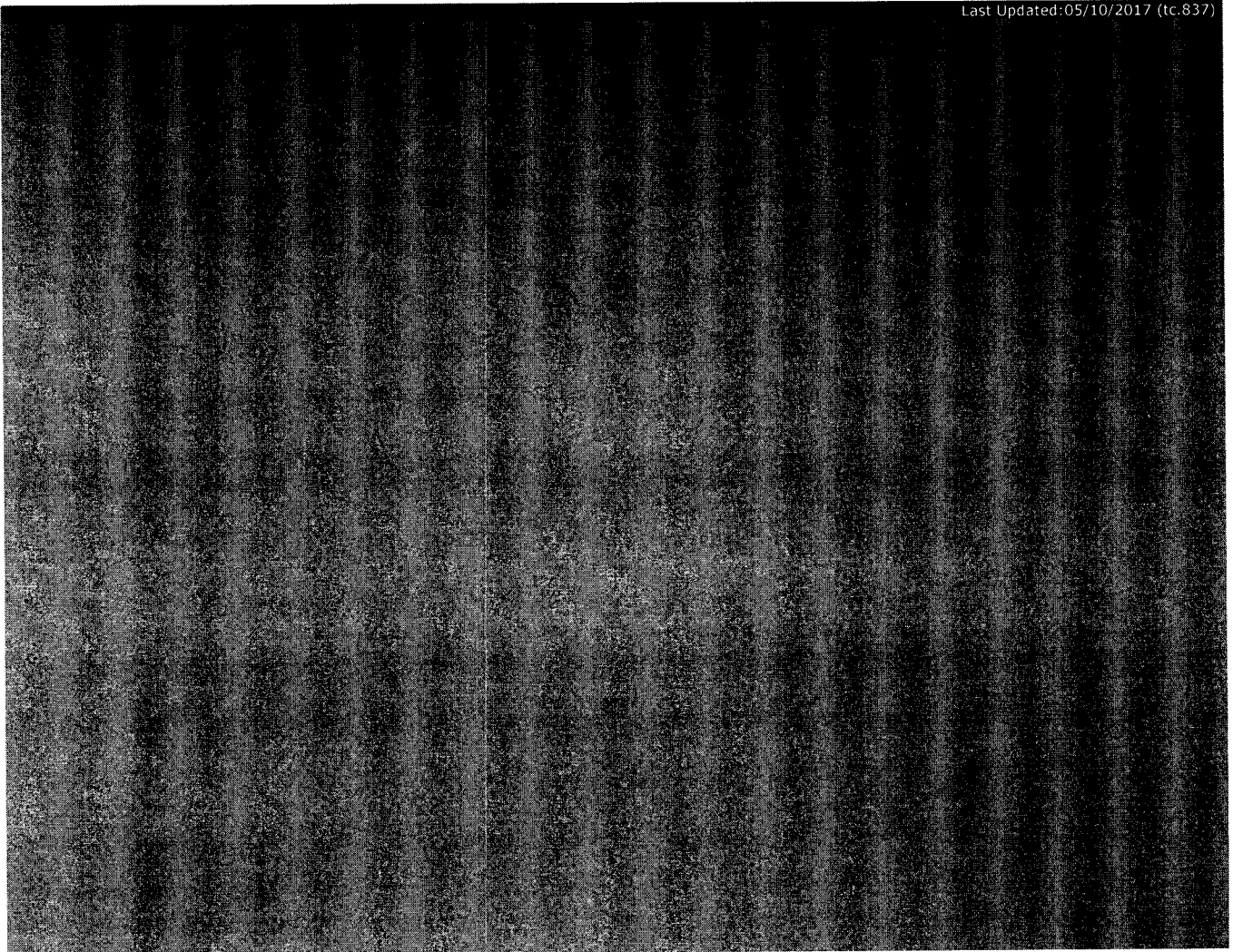
Images



6/11/02

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:05/10/2017 (tc.837)



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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 094625776 Certificate Number: 005698 of 2015

Payor: GREGORY E BAKER 3288 PAGE AVE #102 VIRGINIA BEACH VA 23451 Date
05/25/2017

Clerk's Check #	1	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$5,157.71
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$5,714.71 \$5056.62

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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BRANCH OFFICES
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CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2015 TD 005698

Redeemed Date 05/25/2017

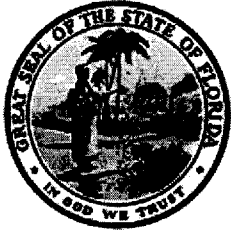
Name GREGORY E BAKER 3288 PAGE AVE #102 VIRGINIA BEACH VA 23451

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$5,137.71 <i>\$5056.62</i>
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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No Information Available - See Dockets



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

Tax Deed - Redemption Calculator
Account: 094625776 Certificate Number: 005698 of 2015

Redemption Yes No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/07/2017"/>	Redemption Date <input type="text" value="05/25/2017"/>
Months	4	1
Tax Collector	<input type="text" value="\$4,841.00"/>	<input type="text" value="\$4,841.00"/>
Tax Collector Interest	\$290.46	\$72.62
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,137.71	<input type="text" value="\$4,919.87"/> 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	\$6.75
Total Clerk	\$477.00	<input type="text" value="\$456.75"/> 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	\$5,714.71	\$5,376.62
	Repayment Overpayment Refund Amount	\$338.09

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

June 1, 2017

HMF FL E LLC AND CAPITAL ONE
PO BOX 54291
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 005698	\$450.00	\$6.75	\$456.75
2015 TD 010025	\$450.00	\$6.75	\$456.75

TOTAL \$913.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

Redeemed
17-390

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13619

May 9, 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 05-09-1997, through 05-09-2017, and said search reveals the following:

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

Gregory E. Baker and Elizabeth J. Baker, husband and wife

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF


4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein, No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

May 9, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13619

May 9, 2017

Lot 18, Block C, Woodbridge Manor, Unit 3, as per plat thereof, recorded in Plat Book 13, Page 76, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13619

May 9, 2017

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4318, page 1314.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$86,188.00. Tax ID 09-4625-776.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-7-2017

TAX ACCOUNT NO.: 09-4625-776

CERTIFICATE NO.: 2015-5698

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.

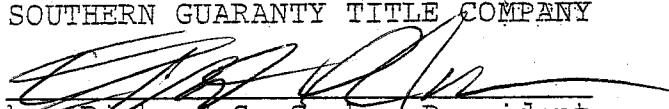
YES NO

- Notify City of Pensacola, P.O. Box 12910, 32521
221 Palafox Place, 4th Floor/
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for tax year.

Gregory E. Baker
Elizabeth J. Baker
10922 Bridge Creek Dr.
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,
this 9th day of May, 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.

Clerk's Rec. Fee
St. Doc. Stamp Tax
Total

580.12
329.45
235.12

This instrument was prepared by

Alan C. Sheppard of
EMMANUEL SHEPPARD & CONDON
ATTORNEYS AT LAW
30 SOUTH SPRING STREET
POST OFFICE DRAWER 1271
PENSACOLA, FLORIDA 32506

File No. A12-10276

OR BOOK 2715 207

State of Florida

ESCAMBIA County

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That the BOB PRICE HOMES, INC., a Florida corporation (Grantor), for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto GREGORY E. BAKER and ELIZABETH J. BAKER, husband and wife (whether one or more, hereinafter Grantee) (whose mailing address is: 10922 Bridge Creek Drive, Pensacola, FL 32506), (and whose FIN is 229-04-1117 and 004-68-8977), forever the following real property, situate, lying and being in the Escambia County of Escambia, State of Florida, to-wit:

Lot 18, Block "C", WOODRIDGE MANOT UNIT #3, a subdivision of a portion of Section 25, Township 2 South, Range 31 West, Escambia County, Florida, as recorded in Plat Book 13, at Page 76, of the public records of said County.

D.S. PD. 329.45
DATE 6-16-89
JOE A. FLOWERS, COMPTROLLER
BY: [Signature]
CERT. REG. #59-2043328-27-01

Subject to taxes for current year and to valid reservations, easements and restrictions of record affecting the above property, if any, which are not hereby reimposed.

To have and to hold, unto Grantee forever, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead. And Grantor covenants that it is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free from liens and encumbrances, except as set forth above; that Grantor will make such further assurances to protect fee simple title to said property in Grantee as may reasonably be required; and that it shall and will forever warrant and defend Grantee in the quiet and peaceful possession and enjoyment thereof, against all persons lawfully claiming the same, subject to the exceptions set forth above. Whenever used herein, the terms "Grantor" and "Grantee" include those hereinabove specified and their respective heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and other entities.

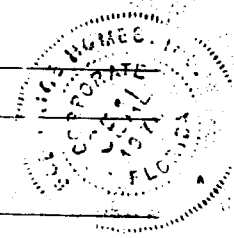
IN WITNESS WHEREOF, Grantor, in pursuance of due and legal action of its stockholders and Board of Directors, has executed these presents, causing its name to be signed by its President, and its corporate seal to be affixed hereto this 15th day of June, A.D., 19 89.

Signed, sealed and delivered in the presence of:

[Signature: Pat L. Nelson]
[Signature: Alan C. Sheppard]

BOB PRICE HOMES, INC.

By: [Signature: Bobby B. Price]
President



Notary

Secretary
(Corporate Seal)

STATE OF FLORIDA, COUNTY OF ESCAMBIA
The foregoing instrument was acknowledged before me this 15th day of June, 19 89, by Bobby B. Price as President of Bob Price Homes, Inc. a Florida corporation, on behalf of the corporation.

[Signature]
Notary Public, State of Florida

My Commission Expires: 3-31-93

Property Appraiser's Parcel Identification Number(s) (not a part of the legal description):
25-28-31-4301-000-000

IN BOOK & PAGE 2071 & 411
JOE A. FLOWERS, COMPTROLLER
ESCAMBIA COUNTY

FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO., FLA. ON
JUN 16 10 17 AM '89

723400