

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700609

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JSHERPA LLC AND J FLOY LLC PAR CITIBANK, N.A., AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121,

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
15-1830-000	2015/9561	06-01-2015	LTS 6 TO 10 BLK 221 WEST KING TRACT LESS OR 491 P 885 W ST OR 6625 P 588 CA 138

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
JSHERPA LLC AND J FLOY LLC PAR CITIBANK, N.A.,
AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121

07-28-2017
Application Date

Applicant's signature

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700609

Date of Tax Deed Application
Jul 28, 2017

This is to certify that **JSHERPA LLC AND J FLOY LLC PAR CITIBANK, N.A., AS COLLATERAL**, holder of **Tax Sale Certificate Number 2015 / 9561**, 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: **15-1830-000**

Cert Holder:
JSHERPA LLC AND J FLOY LLC PAR CITIBANK, N.A., AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510 SAN DIEGO, CA 92121

Property Owner:
LEE TERESA CARROLL
1020 NORTH W ST
PENSACOLA, FL 32505
LTS 6 TO 10 BLK 221 WEST KING TRACT LESS OR 491 P 885 W
ST OR 6625 P 588 CA 138

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
2015/9561	15-1830-000	06/01/2015	805.87	40.29	846.16

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
2017/8613	15-1830-000	06/01/2017	859.30	6.25	42.97	908.52
2016/8798	15-1830-000	06/01/2016	832.04	6.25	41.60	879.89

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	2,634.57
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
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)	3,009.57

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.	40,733.50
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 4th day of August, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 2/5/18

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
15-1830-000 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:	000S009060006221
Account:	151830000
Owners:	LEE TERESA CARROLL
Mail:	1020 NORTH W ST PENSACOLA, FL 32505
Situs:	1020 N W ST 32505
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	GLOBAL LEARNING ACADEMY/WARRINGTON/PENSACOLA
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$19,000	\$65,355	\$84,355	\$83,177
2016	\$19,000	\$64,135	\$83,135	\$81,467
2015	\$26,570	\$60,650	\$87,220	\$80,901

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

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

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/13/2010	6625	588	\$75,000	WD	View Instr
11/2003	5292	1650	\$100	QC	View Instr
10/2000	4621	209	\$60,000	WD	View Instr
04/1996	3967	302	\$45,000	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2017 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	
Legal Description	
LTS 6 TO 10 BLK 221 WEST KING TRACT LESS OR 491 P 885 W ST OR 6625 P 588 CA 138	
Extra Features	
METAL BUILDING	

Parcel Information

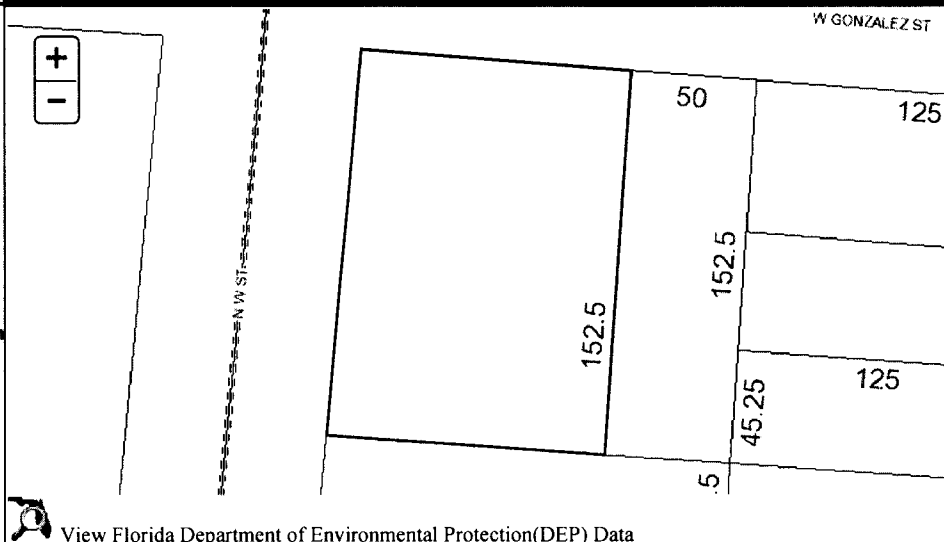
[Launch Interactive Map](#)

Section
Map Id:
CA138

Approx.
Acreage:
0.3881

Zoned:
HC/LI

Evacuation
& Flood
Information
[Open Report](#)



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

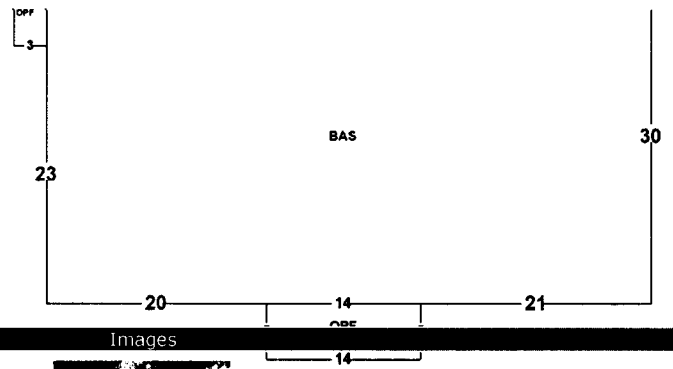
Buildings

Address: 1020 N W ST, Year Built: 1948, Effective Year: 1980

Structural Elements
 DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-BRICK-FACE/VENEER
 FLOOR COVER-CARPET
 FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1741 Total SF
BASE AREA - 1650
OPEN PORCH FIN - 91



8/11/17

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: 09/15/2017 (tc.3513)



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



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twitter.com/escambiatc

2017 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
15-1830-000	06		0005009060006221

PROPERTY ADDRESS:

1020 N W ST

EXEMPTIONS:

HOMESTEAD EXEMPTION

LEE TERESA CARROLL
1020 NORTH W ST
PENSACOLA, FL 32505

PRIOR YEAR(S) TAXES OUTSTANDING

18-140

15/9561

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	83,177	50,000	33,177	219.52
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	83,177	25,000	58,177	130.78
BY STATE LAW	4.3830	83,177	25,000	58,177	254.99
WATER MANAGEMENT	0.0353	83,177	50,000	33,177	1.17
SHERIFF	0.6850	83,177	50,000	33,177	22.73
M.S.T.U. LIBRARY	0.3590	83,177	50,000	33,177	11.91

TOTAL MILLAGE

14.3268

AD VALOREM TAXES

\$641.10

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LTS 6 TO 10 BLK 221 WEST KING TRACT LESS OR
491 P 885 W ST OR 6625 P 588 CA 138

FP FIRE PROTECTION

125.33

NON-AD VALOREM ASSESSMENTS

\$125.33

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS

\$766.43

If Paid By Please Pay	Nov 30, 2017 \$735.77	Dec 31, 2017 \$743.44	Jan 31, 2018 \$751.10	Feb 28, 2018 \$758.77	Mar 31, 2018 \$766.43
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RETAIN FOR YOUR RECORDS

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

2017 Real Estate Property Taxes

ACCOUNT NUMBER
15-1830-000
PROPERTY ADDRESS
1020 N W ST

LEE TERESA CARROLL
1020 NORTH W ST
PENSACOLA, FL 32505

Make checks payable to:
Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES
OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2017 735.77
AMOUNT IF PAID BY	Dec 31, 2017 743.44
AMOUNT IF PAID BY	Jan 31, 2018 751.10
AMOUNT IF PAID BY	Feb 28, 2018 758.77
AMOUNT IF PAID BY	Mar 31, 2018 766.43

DO NOT FOLD, STAPLE, OR MUTILATE

1 151830000 2017 8



**This instrument was prepared
by and is to be returned to:**

John Madden, Customer Service Manager
City of Pensacola / Pensacola Energy
P.O. Box 12910
Pensacola, Florida 32521-0044

Tax Parcel ID No.: 000S009060006221

NOTICE OF LIEN FOR MUNICIPAL GAS SERVICES

Notice is hereby given that, pursuant to §159.17, Florida Statutes, and the City of Pensacola Resolution #09-10, the **City of Pensacola**, a Florida municipal corporation, has filed this lien against the following described real property situated in Escambia County, Florida:

LEE TERESA CARROLL
LTS 6 TO 10 BLK 221 WEST KING TRACT LESS OR 491 P 885 W ST OR 6625 P
588 CA 138
More commonly known as: 1020 N W ST

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

The total amount due the City of Pensacola through JUNE 30, 2017 is \$335.77, together with additional unpaid natural gas service charges, if any, which may accrue subsequent to that date and simple interest on unpaid charges at 18 percent per annum.

A signed copy of this lien has been sent to the property owner of record, TERESA LEE, 1020 NORTH W ST PENSACOLA FL 32505 via certified mail return receipt requested and regular U.S. mail this 14th day of JUNE, 2017.

CITY OF PENSACOLA,
a Florida municipal corporation

BY: *John Madden*
John Madden

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14th day of JUNE, 2017, by John Madden, of the City of Pensacola, who is personally known to me and who did not take an oath.

[Notary Seal]

Janet L. Matteson
Notary Public - State of Florida



Janet L. Matteson
Florida Notary No. FF49775
Commission Expires 10/11/2017



Exhibit "A"

Lots 6 to 10, inclusive, in Block 221, of the West King Tract in the City of Pensacola, according to map of said City copyrighted by Thomas C. Watson in 1906, situated, lying and being in Escambia County, Florida, Less and Except those certain lands as described in that certain conveyance recorded in Official Records Book 491, Page 885, of the Public Records of Escambia County, Florida.

EXHIBIT "B"

MORTGAGE NOTE

PENSACOLA, FLORIDA

August 13, 2010

\$70,000.00

FOR VALUE RECEIVED, the undersigned (jointly and severally if more than one) promises to pay Thomas Nathan Dickson, or order, in the manner hereinafter specified, the principal sum of \$70,000.00 (Seventy thousand and 00/100 dollars) with interest from date at the rate of 6.5% (Six-and-one-half percent) per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at 6195 Tisdale Lane, Pensacola, FL 32526 or at such place as may be hereafter designated by written notice from the holder to the maker hereof, on the date and in the manner following:

Payable in 299 consecutive monthly installments of \$472.65, including principal and interest, commencing on October 1, 2010, with a final installment of \$469.26, including principal and interest, due on September 1, 2030.

This Mortgage Note cannot be assumed without the prior written consent of the Note Holder herein.

If payments become 10 (ten) or more days delinquent per month, a late charge of 5% (five percent) per month will be assessed.

This note with interest is secured by a mortgage on real estate, or even date herewith, made by the maker hereof in favor of the said Payee, and shall be construed and enforced according to the laws of the State of Florida.


If default be made in the payment of any of the sums or interest mentioned herein or in said mortgage for a period of 30 days, or in the performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accrued interest shall at the option of the holder hereof become at once due and collectible without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the laws of the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

Each person liable hereon whether maker or endorser hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if, after maturity of this note or default hereunder, or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

Whenever used herein the terms "holder," maker" and "payee" shall be construed in the singular or plural as the context may require or admit.

DATED this 13th day of August, 2010.

Maker's Address
1020 North W Street
Pensacola, FL 32505


Teresa Carroll Lee

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than **\$70,000.00** in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred to, paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other rights hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

IF any sum of money herein referred to be not promptly paid within 10 (ten) days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IN WITNESS WHEREOF, the said mortgagor has hereunto signed and sealed these presents the day and year first written above.

Signed, sealed and delivered in our presence:

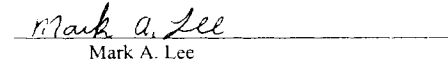
Witness Signature:

Printed Name: Carol D. Eubanks

Witness Signature:

Printed Name: Jennifer Gantt


Teresa Carroll Lee

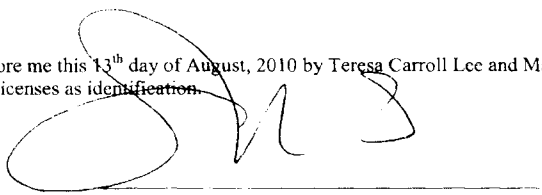

Mark A. Lee

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of August, 2010 by Teresa Carroll Lee and Mark A. Lee, wife and husband, who have produced their drivers licenses as identification.

My Commission expires:

(Notary Seal)


Notary Public
Serial Number

CAROL D. EUBANKS
Notary Public-State of FL
Comm. Exp. Mar. 3, 2012
Comm. No. DD 753497

THIS INSTRUMENT PREPARED BY:

Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501

FILE NO. 10FL-713

THIS MORTGAGE DEED IS A PURCHASE MONEY MORTGAGE.

THIS MORTGAGE DEED

Property Appraisers Parcel ID#00-0S-00-9060-006-221

EXECUTED the 13th day of August, 2010 by Teresa Carroll Lee and Mark A. Lee, wife and husband, hereinafter called the mortgagor, to Thomas Nathan Dickson, hereinafter called the mortgagee:

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one.)

***WITNESSETH**, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in Escambia County, Florida, viz:*

SEE EXHIBIT "A" ATTACHED.

POWER OF ATTORNEY RECORDED SEPTEMBER 9, 2005 IN OR BOOK 5725, PAGE 1839, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Amount of Mortgage: \$70,000.00

This Mortgage cannot be assumed without the prior written consent of the Mortgagee herein.

If payments become 10 (ten) or more days delinquent per month, a late charge of 5% (five percent) per month will be assessed.

***TO HAVE AND TO HOLD** the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.*

***AND** the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances except taxes accruing subsequent to **2010**, restrictions and easements of record, if any.*

***PROVIDED ALWAYS**, that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to-wit:*

SEE EXHIBIT "B" ATTACHED.

**Residential Sales
Abutting Roadway
Maintenance Disclosure**

File No. 10FL-713

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and, if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: 1020 North "W" Street

Legal Address of Property: 1020 North "W" Street, Pensacola, FL 32505

The County (☒) has accepted (☐) has not accepted the abutting roadway for maintenance.

This form completed by: Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501

As to Seller(s):

Thomas Nathan Dickson by Kathy Lynn Dickson

Seller's Name: Thomas Nathan Dickson *his attorney in fact* Witness Name: Carol D. Eubanks
By Kathy Lynn Dickson as his attorney-in-fact

Seller's Name:

J Gantt

Witness Name: Jennifer Gantt

As to Buyer(s):

Teresa Carroll Lee

Buyer's Name: Teresa Carroll Lee

Carol D. Eubanks

Witness Name: Carol D. Eubanks

Buyer's Name:

J Gantt

Witness Name: Jennifer Gantt

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective 4/15/95

Exhibit "A"

Lots 6 to 10, inclusive, in Block 221, of the West King Tract in the City of Pensacola, according to map of said City copyrighted by Thomas C. Watson in 1906, situated, lying and being in Escambia County, Florida, Less and Except those certain lands as described in that certain conveyance recorded in Official Records Book 491, Page 885, of the Public Records of Escambia County, Florida.

THIS INSTRUMENT PREPARED BY:
Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501

FILE NO: 10FL-713
DOC: \$525.00
REC: 27.00
TOTAL: \$552.00

WARRANTY DEED

TAX ID #00-0S-00-9060-006-221

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That Thomas Nathan Dixon, Grantor*, Address: 6195 Tisdale Lane, Pensacola, FL 32526, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto: Teresa Carroll Lee, a married woman, Grantee*, Address: 1020 North W Street, Pensacola, FL 32505, grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

POWER OF ATTORNEY RECORDED SEPTEMBER 9, 2005 IN OR BOOK 5725, PAGE 1839 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

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

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on this 13th day of August, 2010.

Signed, sealed and delivered
in the presence of:

Witness Sign: _____

Witness Print Name: Carol D. Eubanks

Witness Sign: _____

Witness Print Name: Jennifer Gantt

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of August, 2010 by Thomas Nathan Dickson by Kathy Lynn Dickson as his attorney-in-fact, who has produced a drivers license as identification, and who did take an oath.

My Commission expires:

(Notary Seal)

CAROL D. EUBANKS
Notary Public-State of FL
Comm. Exp. Mar. 3, 2012
Comm. No. DD 753497

Notary Public
Serial Number

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: 2-5-2018

TAX ACCOUNT NO.: 15-1830-000

CERTIFICATE NO.: 2015-9561

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

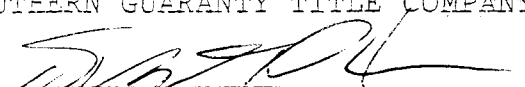
X Homestead for 2017 tax year.

Teresa Carroll Lee
1020 North W St.
Pensacola, FL 32505

Thomas Nathan Dickson
6195 Tisdale Lane
Pensacola, FL 32526

Certified and delivered to Escambia County Tax Collector,
this 16th 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.: 14112

November 16, 2017

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

1. That certain mortgage executed by Teresa Carroll Lee in favor of Thomas Nathan Dickson dated 08/13/2010 and recorded 08/16/2010 in Official Records Book 6625, page 591 of the public records of Escambia County, Florida, in the original amount of \$70,000.00.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$84,355.00. Tax ID 15-1830-000.

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.: 14112

November 16, 2017

Lots 6 to 10, Block 221, West King Tract, LESS O.R. Book 491, page 885, W Street, O.R. Book 6625, page 588, CA 138, Escambia County, Florida.

18-140

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.: 14112

November 16, 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 11-16-1997, through 11-16-2017, and said search reveals the following:

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

Teresa Carroll Lee

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

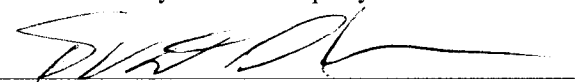
4. Taxes:

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 16, 2017

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JSHERPA LLC AND J FLOY LLC PAR CITIBANK NA AS COLLATERAL holder of Tax Certificate No. 09561, issued the 1st day of June, A.D., 2015 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 6 TO 10 BLK 221 WEST KING TRACT LESS OR 491 P 885 W ST OR 6625 P 588 CA 138

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151830000 (18-140)

The assessment of the said property under the said certificate issued was in the name of

TERESA CARROLL LEE

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of February, which is the **5th** day of February 2018.

Dated this 21st day of December 2017.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

TERESA CARROLL LEE
1020 NORTH W ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

1020 N W ST 32505



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

By:
Emily Hogg
Deputy Clerk

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 09561 of 2015

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 21, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

TERESA CARROLL LEE 1020 NORTH W ST PENSACOLA, FL 32505	THOMAS NATHAN DICKSON 6195 TISDALE LANE PENSACOLA FL 32526
CITY OF PENSACOLA TREASURY DIVISION P O BOX 12910 PENSACOLA FL 32521	

WITNESS my official seal this 21th day of December 2017.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

My Services

 [Profile](#)
 [Print](#)
 [Guide](#)
 [Export](#)

[Equipment](#)

[Reports](#)

[Tracking](#)

[Supplies](#)

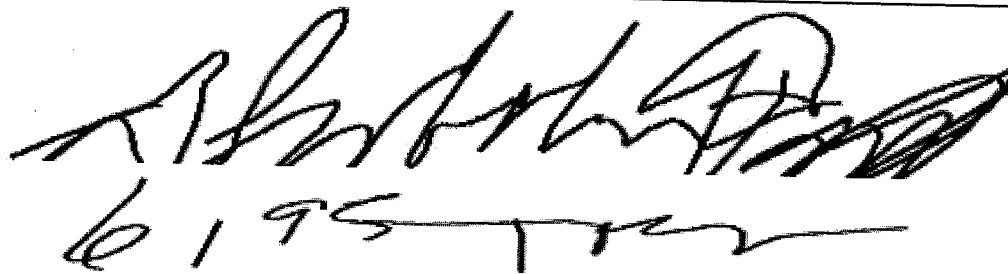
[Home](#) > [Tracking](#) > Status History

Status History ?

Tracking Number Information

Meter:	11272965	Mailing Date:	12/21/17 09:44 AM
Tracking Number:	9171969009350128043702	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32526
Service:	ERR	City:	PENSACOLA
Value	\$0.460	State:	FL

[Proof of Delivery](#)



Status Details

▼ Status Date	Status
Fri, 12/22/17, 02:10:00 PM	OK : Delivered
Fri, 12/22/17, 11:33:00 AM	Out for Delivery
Fri, 12/22/17, 11:23:00 AM	Sorting / Processing Complete
Fri, 12/22/17, 08:27:00 AM	Arrival at Unit
Fri, 12/22/17, 04:11:00 AM	Processed (processing error)

Tracking Number: 9171969009350128043719

Remove X

Status

Delivery Attempt: Action Needed

REMINDER TO SCHEDULE REDELIVERY OF YOUR ITEM

Get Updates 

This is a reminder to arrange for redelivery of your item or your item will be returned to sender. You may arrange redelivery by using the Schedule a Redelivery feature on this page or calling 800-ASK-USPS, or may pick up the item at the Post Office indicated on the notice.

Delivery Attempted: Action Needed

Text & Email Updates 

Return Receipt Email 

Tracking History 

Reminder to Schedule Redelivery of your item

This is a reminder to arrange for redelivery of your item or your item will be returned to sender. You may arrange redelivery by using the Schedule a Redelivery feature on this page or calling 800-ASK-USPS, or may pick up the item at the Post Office indicated on the notice.

December 22, 2017, 12:50 pm
Notice Left (No Authorized Recipient Available)
PENSACOLA, FL 32505

December 22, 2017, 9:43 am
Out for Delivery
PENSACOLA, FL 32505

WARNING

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Dated this 21st day of December 2017.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



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

By:
Emily Hogg
Deputy Clerk

TERESA CARROLL LEE [18-140]
1020 NORTH W ST
PENSACOLA, FL 32505

9171 9690 0935 0128 0437 19

12/22/17
NOTICE
LEFT

THOMAS NATHAN DICKSON [18-140]
6195 TISDALE LANE
PENSACOLA FL 32526

9171 9690 0935 0128 0437 02

12-22-17 DELIVERED ✓

CITY OF PENSACOLA [18-140]
TREASURY DIVISION
P O BOX 12910
PENSACOLA FL 32521

9171 9690 0935 0128 0436 89

11/2/17
Teresa
Called

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

By:
Emily Hogg
Deputy Clerk

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

Rec'd 1/18/18

1/19
12/12



9171 9690 0935 0128 0437 19

CERTIFIED MAIL

NEOPOST
12/21/2017
FIRST-CLASS MAIL
US POSTAGE \$005.26
ZIP 32502
041M11272965

TERESA CARROLL LEE [18-140]
1020 NORTH W ST
PENSACOLA, FL 32505

322 DE 1

0001/12/18

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
300058853 0008
2502583335
*2187-04401-21-38

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

18-140

Document Number: ECSO17CIV065872NON

Agency Number: 18-003156

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 09561 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: TERESA CARROLL LEE

Defendant:

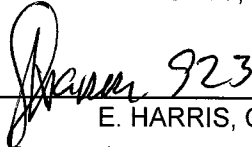
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/21/2017 at 2:08 PM and served same at 9:25 AM on 1/2/2018 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 923

E. HARRIS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

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Post Property:

1020 N W ST 32505



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

By:
Emily Hogg
Deputy Clerk

2017 DEC 21 P 2:08

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed
18-140

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV065825NON

Agency Number: 18-003120

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 09561 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: TERESA CARROLL LEE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 12/21/2017 at 2:06 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for TERESA CARROLL LEE , Writ was returned to court UNEXECUTED on 1/11/2018 for the following reason:

UNABLE TO MAKE CONTACT WITH SUBJECT AT GIVEN ADDRESS AFTER NUMEROUS ATTEMPTS PRIOR TO SERVE BY DATE; NO RESPONSE FROM CARDS LEFT. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


R. WISE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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Personal Services:

TERESA CARROLL LEE
1020 NORTH W ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

DEC 21 2017 2:06

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Personal Services:

TERESA CARROLL LEE
1020 NORTH W ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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: 151830000 Certificate Number: 009561 of 2015**

Payor: THOMAS DICKSON 6195 TISDALE LANE PENSACOLA, FL 32526 Date 01/16/2018

Clerk's Check # 1
 Tax Collector Check # 1

Clerk's Total	\$497.25
Tax Collector's Total	\$3,331.82
Postage	\$15.78
Researcher Copies	\$8.00
Total Received	\$3,852.85 3740.94

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

[Handwritten signature] FOR *[Handwritten signature]*

**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 •

January 22, 2018

JSHERPA LLC AND J FLOY LLC PAR CITIBANK NA AS COLLATERAL
4747 EXECUTIVE DR STE 510
SAN DIEGO CA 92121

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 009561	\$450.00	\$40.50	\$490.50

TOTAL \$490.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JSHERPA LLC AND J FLOY LLC PAR CITIBANK NA AS COLLATERAL holder of Tax Certificate No. 09561, issued the 1st day of June, A.D., 2015 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 6 TO 10 BLK 221 WEST KING TRACT LESS OR 491 P 885 W ST OR 6625 P 588 CA 138 SECTION 00, TOWNSHIP 0 S, RANGE 00 W TAX ACCOUNT NUMBER 151830000 (18-140) The assessment of the said property under the said certificate issued was in the name of

TERESA CARROLL LEE

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of February, which is the 5th day of February 2018.

Dated this 21st day of December 2017.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.


PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR1/3-1/24TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2015 TD 09561 in the Escambia Court was published in said newspaper in and was printed and released on January 3, 2018, January 10, 2018, January 17, 2018 and again on January 24, 2018.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X 

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 25th day of January 2018, by Malcolm G. Ballinger, who is personally known to me.

X 



Bridget A. Roberts
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG023500
Expires 8/22/2020