

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800053

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

GARNET ROCK LLC - 616 US BANK % GARNET ROCK LLC-616
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
07-0396-000	2016/3479	06-01-2016	LT 80 AND S1/2 OF LT 83 RAVENSWOOD GARDEN PB 1 P 2 1 OR 790 P 512 OR 2999 P 934 CA 186

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
GARNET ROCK LLC - 616 US BANK % GARNET ROCK
LLC-616
PO BOX 645040
CINCINNATI, OH 45264-5040

04-20-2018
Application Date

Applicant's signature

18-348

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800053

Date of Tax Deed Application
Apr 20, 2018

This is to certify that **GARNET ROCK LLC - 616 US BANK % GARNET ROCK LLC-616**, holder of **Tax Sale Certificate Number 2016 / 3479**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **07-0396-000**

Cert Holder:
GARNET ROCK LLC - 616 US BANK % GARNET ROCK LLC-616
PO BOX 645040
CINCINNATI, OH 45264-5040

Property Owner:
WILSON STEVE H & LINDA S
817 N 48TH AVE
PENSACOLA, FL 32506

LT 80 AND S1/2 OF LT 83 RAVENSWOOD GARDEN PB 1 P 2 1 OR 790 P 512 OR 2999 P 934 CA 186

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
2016/3479	07-0396-000	06/01/2016	600.61	30.03	630.64

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
2017/3403	07-0396-000	06/01/2017	273.87	6.25	13.69	293.81

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)

924.45
0.00
181.95
200.00
175.00
1,481.40

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

29,627.00
6.25

Done this the 23rd day of April, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: September 4, 2018

By Brian Paul

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
07-0396-000 2016



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:	342S300200001080
Account:	070396000
Owners:	WILSON STEVE H & LINDA S
Mail:	817 N 48TH AVE PENSACOLA, FL 32506
Situs:	817 N 48TH AVE 32506
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	WEST PENSACOLA/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
2017	\$19,379	\$113,458	\$132,837	\$59,254
2016	\$19,379	\$110,001	\$129,380	\$58,036
2015	\$34,129	\$105,612	\$139,741	\$57,633

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/1991	2999	934	\$21,500	WD	View Instr
01/1974	790	512	\$21,500	SC	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2017 Certified Roll Exemptions

HOMESTEAD EXEMPTION, SENIOR EXEMPTION

Legal Description

LT 80 AND S1/2 OF LT 83 RAVENSWOOD GARDEN
PB 1 P 21 OR 790 P 512 OR 2999 P 934 CA 186

Extra Features

WOOD DECK

Parcel Information

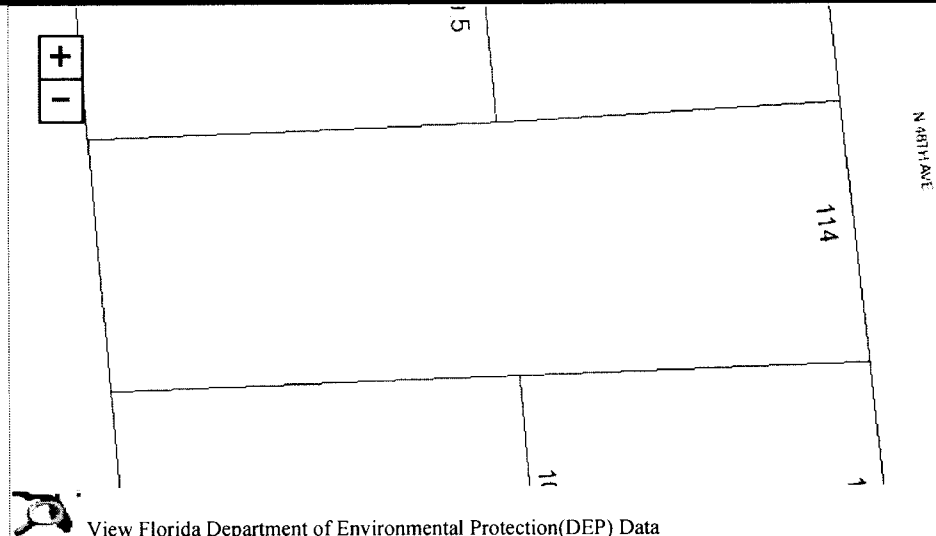
[Launch Interactive Map](#)

Section Map Id:
CA186

Approx. Acreage:
0.8247

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 817 N 48TH AVE, Year Built: 1955, Effective Year: 1975

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS
EXTERIOR WALL-VINYL SIDING
EXTERIOR WALL-SIDING-SLT AVG
FLOOR COVER-CONCRETE FINISH
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL/HVAC

INTERIOR WALL-DRYWALL-PLASTER
INTERIOR WALL-PANEL-PLYWOOD
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-ENAMEL METAL
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

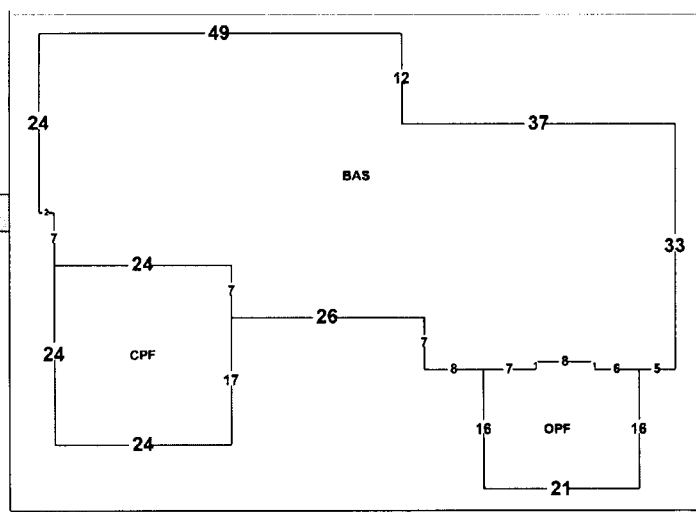


Areas - 3778 Total SF

BASE AREA - 2858

CARPORT FIN - 576

OPEN PORCH FIN - 344



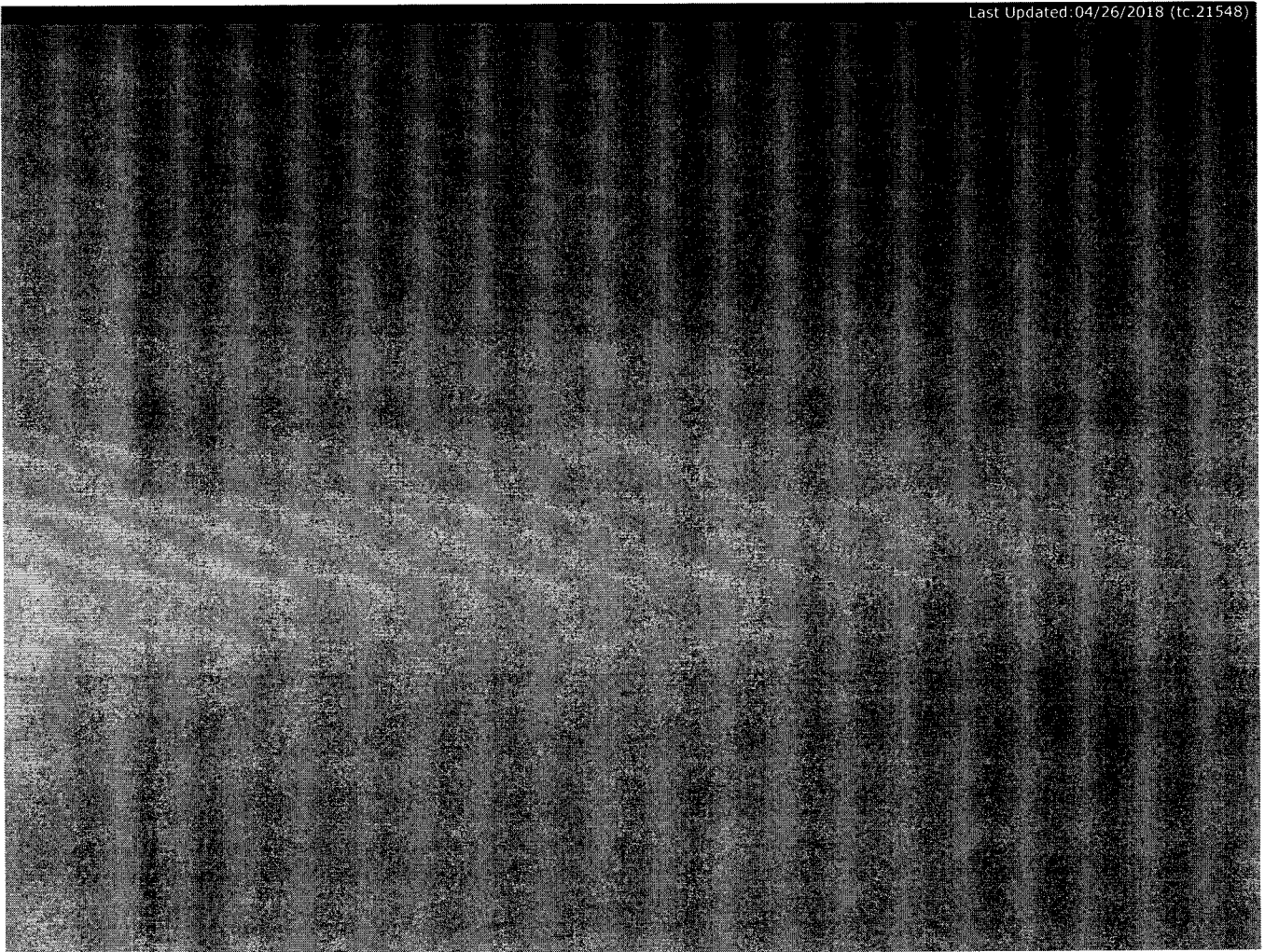
Images



10/27/16

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: 04/26/2018 (tc.21548)



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. Christodoulou 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. Christodoulou 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

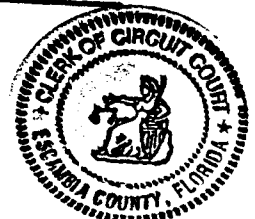
Steve H. Wilson as well as evidence submitted and after consideration of the

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 (e), 42-196 (d), 42-196 (e)

has occurred and continues.



ACAPS #: 105112802713000

ATC FILE #: 0063341

Customer Name: Steve and Linda Wilson

LEGAL DESCRIPTION

LOT 80 AND THE SOUTH 1/2 OF LOT 83 OF RAVENSWOOD GARDEN,
BEING A SUBDIVISION OF PART OF THE JUAN DOMINGUEZ SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 30 WEST, AS RECORDED IN DEED BOOK
153, PAGE 304, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

P.I.N. #: 342S300200001080



Mortgage, continued

IN WITNESS WHEREOF, YOU HAVE EXECUTED THIS MORTGAGE, AND AGREE TO BE BOUND BY ALL TERMS AND CONDITIONS STATED ON PAGES 3 THROUGH 6 FOLLOWING.

NOTICE TO BORROWER
DO NOT SIGN THIS MORTGAGE IF IT CONTAINS BLANK SPACES.
ALL SPACES SHOULD BE COMPLETED BEFORE YOU SIGN.

Steve H. Wilson 12/20/2005
Mortgagor: STEVE H. WILSON
817 N 48TH AVE, PENSACOLA, FL 32506
☒ Married ☐ Unmarried

Mortgagor:
☐ Married ☐ Unmarried

☐ Married ☐ Unmarried

Signed, sealed and delivered in the presence of

Linda S. Wilson 12/20/2005
Mortgagor: LINDA S. WILSON
817 N 48TH AVE, PENSACOLA, FL 32506
☒ Married ☐ Unmarried

Mortgagor:
☐ Married ☐ Unmarried

☐ Married ☐ Unmarried

Witness BARBARA IRPS 12/20/05 Date

STATE OF FLORIDA
County of ESCAMBIA

The foregoing instrument was acknowledged before me this 12/20/2005, by STEVE H. WILSON and LINDA S. WILSON who is personally known to me or who has produced DRIVERS LICENSES as identification and who ~~did~~ (did not) take an oath.



BARBARA IRPS
MY COMMISSION # DD 479983
EXPIRES: October 11, 2009
Bonded Thru Budget Notary Service

[Signature]
(Signature of Person Taking Acknowledgment)

NOTARY PUBLIC
(Title or Rank)

BARBARA IRPS
(Name of Person Taking Acknowledgment Typed, Printed or Stamped)

DD 479983
(Serial Number, if any)

Mail To

AMERICAN TITLE CORP.
1540 N. OLD RAND ROAD
WAUCONDA, IL 60084
847-487-9200

WHEN RECORDED RETURN TO:

CITIBANK
Document Administration
1000 Technology Drive - MS 221
O'Fallon, MO 63368-2240

THIS INSTRUMENT WAS PREPARED BY:

SANTOSH ADEP
P.O. Box 790017, MS 221
St. Louis, MO 63179
(800) 925-2484

HOME EQUITY LINE OF CREDIT MORTGAGE

ACCOUNT NO.: [REDACTED]

1HCC900
In this Mortgage, "You", "Your" and "Yours" means STEVE H. WILSON AND LINDA S. WILSON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, of 817 N 48TH AVE, PENSACOLA, FL 32506, each person signing as mortgagor. "We," "Us" and "Our" means CITIBANK, FEDERAL SAVINGS BANK, 11800 Spectrum Center Drive, Reston, VA 22090. The "Borrower" means the individual(s) who has(ve) signed the Home Equity Line of Credit Agreement and Disclosure (the "Agreement") of even date herewith and in connection with this Mortgage. The "Property" means the real estate, including the leasehold (if any), located at 817 N 48TH AVE, PENSACOLA, FL 32506 and having the legal description attached to and made a part of this Mortgage.

THIS MORTGAGE between You and Us is made as of the date next to Your first signature below and has a final maturity date 30 years from such date.

The Agreement provides that the credit secured by the Property is an open-end revolving line of credit at a variable rate of interest. The maximum amount of all loan advances made to the Borrower under the Agreement and which may be secured by this Mortgage may not exceed \$90,500.00 (the "Credit Limit"). At any particular time, the outstanding obligation of Borrower to Us under the Agreement may be any sum equal to or less than the Credit Limit plus interest and other charges owing under the Agreement and amounts owing under this Mortgage. Obligations under the Agreement, Mortgage and any riders thereto shall not be released even if all indebtedness under the Agreement is paid, unless and until We cause a mortgage release to be executed and such release is properly recorded.

TO SECURE to Us: (a) the payment and performance of all indebtedness and obligations of the Borrower under the Agreement or any modification or replacement of the Agreement; (b) the payment of all other sums advanced in accordance herewith to protect the security of this Mortgage, with finance charges thereon at the variable rate described in the Agreement; and (c) the payment of any future advances made by Us to Borrower (pursuant to Paragraph 16 of this Mortgage (herein "Future Loan Advances")) and, in consideration of the indebtedness herein recited, You hereby mortgage, grant and convey to Us, with, if allowed by applicable law, power of sale, the Property.

TOGETHER WITH all the improvements now or hereafter erected on the Property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to You to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights and water stock, and all fixtures now or hereafter attached to the Property (which, if this Mortgage is on a unit in a condominium project or planned unit development, shall include the common elements in such project or development associated with such unit), all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property.

[Handwritten signatures: SW and LSW]

State of Florida
Escambia County

WARRANTY DEED

817 N. 48th Ave. 32506

Know All Men by These Presents: That SALLIE I. ADAMS, a widowed woman

for and in consideration of Ten dollars and other good and valuable considerations
-----(\$10.00)----- DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
✓ STEVE H. WILSON and LINDA S. WILSON, husband and wife

their heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the County of Escambia State of Florida

to-wit: Lot 80 and the South 1/2 of lot 83 of Ravenswood Garden, being a
subdivision of a part of the Juan Dominquez Section 34, Township
2 South, Range 30 West, as recorded in Deed Book 153 at Page 304,
of the public records of Escambia County, Florida.

D. S. PD. 118.25
DATE May 3, 1991
JOE A. FLOWERS, COMPTROLLER
BY: Barbara Thompson D.C.
CERT. REG. #59-2043328-27-01

IN BOOKS AND NOTICES
JOE A. FLOWERS, COMPTROLLER
ESCAMBIA COUNTY

MAY 3 1 23 PM '91

FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLA.

872976

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exemptions and right of homestead.

And I covenant that I am well seized of an indefeasible
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-
brance, and that of my heirs, executors and administrators, the said grantees, their heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd
day of October A.D. 1990

Signed, sealed and delivered in the presence of
Daniel A. Weakens
Duke C. Cro

Sallie I. Adams
(SEAL)
(SEAL)
(SEAL)
(SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared SALLIE I. ADAMS, and

his wife, known to me, and known to me to be the individual described by said name in and who executed the
foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 3rd day of October 1990

This instrument was prepared by:
Sallie I. Adams
2014 Esther St.
Pensacola, FL 32506

Barbara Thompson
Notary Public
My commission expires

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503
TEL. (850) 478-8121 FAX (850) 476-1437
Email: rcsqt@aol.com

CERTIFICATION: TITLE SEARCH FOR TDA

CERTIFICATE NO.: 2016-3479

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 2017 tax year.

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

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

SOUTHERN GUARANTY TITLE COMPANY

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14353

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

1. That certain mortgage executed by Steve H. Wilson and Linda S. Wilson, husband and wife in favor of Citibank, FSB dated 12/20/2005 and recorded 01/17/2006 in Official Records Book 5820, page 414 of the public records of Escambia County, Florida, in the original amount of \$90,500.00.
2. Code Enforcement Lien filed by Escambia County in O.R. Book 6115, page 806.
3. Judgment filed by Asset Acceptance, LLC in O.R Book 7108, page 1883.
4. Taxes for the year 2015-2017 delinquent. The assessed value is \$132,837.00. Tax ID 07-0396-000.

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.

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14353

**Lot 80 and the South 1/2 of Lot 83, Ravenswood Garden, as per plat thereof, recorded in Deed Book 153,
Page 304, of the Public Records of Escambia County, Florida**

18-348

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 14353

May 25, 2018

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 05-25-1998, through 05-25-2018, and said search reveals the following:

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

Steve H. Wilson and Linda S. Wilson, 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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

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

Southern Guaranty Title Company

By: 

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 4, 2018, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That GARNET ROCK LLC-616 US BANK holder of Tax Certificate No. 03479, issued the 1st day of June, A.D., 2016 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:

LT 80 AND S1/2 OF LT 83 RAVENSWOOD GARDEN PB 1 P 21 OR 790 P 512 OR 2999 P 934 CA 186

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070396000 (18-348)

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

STEVE H WILSON and LINDA S WILSON

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 Tuesday in the month of September, which is the 4th day of September 2018.

Dated this 19th day of July 2018.

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:

LINDA S WILSON
817 N 48TH AVE
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 4, 2018, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That GARNET ROCK LLC-616 US BANK holder of Tax Certificate No. 03479, issued the 1st day of June, A.D., 2016 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:

LT 80 AND S1/2 OF LT 83 RAVENSWOOD GARDEN PB 1 P 21 OR 790 P 512 OR 2999 P 934 CA 186

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070396000 (18-348)

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

STEVE H WILSON and LINDA S WILSON

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 Tuesday in the month of September, which is the 4th day of September 2018.

Dated this 19th day of July 2018.

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:

STEVE H WILSON
817 N 48TH AVE
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
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Post Property:

817 N 48TH AVE 32506



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

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Emily Hogg
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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 # 03479 of 2016

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 19, 2018, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

STEVE H WILSON 817 N 48TH AVE PENSACOLA, FL 32506	LINDA S WILSON 817 N 48TH AVE PENSACOLA, FL 32506
CITIBANK FSB 11800 SPECTRUM CENTER DR RESTON VA 22090	ASSET ACCEPTANCE LLC PO BOX 2036 WARREN MI 48090
STEVE H WILSON 109 N W GILLILAND DRIVE PENSACOLA FL 32507	ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	

WITNESS my official seal this 19th day of July 2018.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

STEVE H WILSON
817 N 48TH AVE
PENSACOLA, FL 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

2018 JUL 19 AM 9:36

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

18-348

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO18CIV035234NON

Agency Number: 18-010359

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03479 2016

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: STEVE H WILSON AND LINDA S WILSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 7/19/2018 at 9:36 AM and served same on STEVE H WILSON , in ESCAMBIA COUNTY, FLORIDA, at 9:50 AM on 7/20/2018 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: LINDA WILSON, WIFE, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

S.D. Stine 926

S. STINE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

WARNING

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Personal Services:

LINDA S WILSON
817 N 48TH AVE
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

2018 JUL 19 AM 9:36

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

18-348

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO18CIV035240NON

Agency Number: 18-010360

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03479 2016

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: STEVE H WILSON LINDA S WILSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 7/19/2018 at 9:36 AM and served same on LINDA S WILSON , at 9:50 AM on 7/20/2018 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

J. D. Stine 926

S. STINE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

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Post Property:

817 N 48TH AVE 32506



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

By:
Emily Hogg
Deputy Clerk

CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
CIVIL UNIT

2018 JUL 19 AM 9:35

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

18-348

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO18CIV035231NON

Agency Number: 18-010358

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03479 2016

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: STEVE HA WILSON AND LINDA S WILSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/19/2018 at 10:35 AM and served same at 9:49 AM on 7/20/2018 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

S. D. Stine 926

S. STINE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

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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

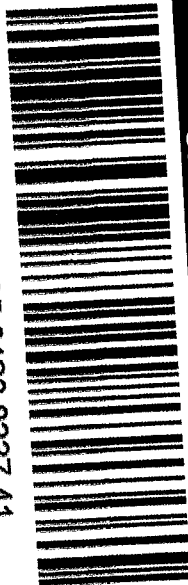
221 Palafox Place, Suite 302
Pensacola, FL 32502

**PAM CHILDERS
CLERK & COMPTROLLER
FILED**

2018 AUG -3 F 3

ESCAMBIA COUNTY, FL

CERTIFIED MAIL™



9171 9690 0935 0128 0337 41

NEOPOST

FIRST-CLASS MAIL

07/20/2018

US POSTAGE \$005.42



ZIP 32502
041M11272965

STEVE H WILSON 118348
109 N W GILLIL
PENSACOLA

NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

FWD TF

BC:

32502583335

*2187-00238-20-38



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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

STEVE H WILSON [18-348]
817 N 48TH AVE
PENSACOLA, FL 32506

9171 9690 0935 0128 0337 03

LINDA S WILSON [18-348]
817 N 48TH AVE
PENSACOLA, FL 32506

9171 9690 0935 0128 0337 10

CITIBANK FSB [18-348]
11800 SPECTRUM CENTER DR
RESTON VA 22090

9171 9690 0935 0128 0337 27

ASSET ACCEPTANCE LLC [18-348]
PO BOX 2036
WARREN MI 48090

9171 9690 0935 0128 0337 34

Redeemed

STEVE H WILSON [18-348]
109 N W GILLILAND DRIVE
PENSACOLA FL 32507

9171 9690 0935 0128 0337 41

8.3.18
RETURNED - UTF

ESCAMBIA COUNTY [18-348]
OFFICE OF COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 0337 58

ESCAMBIA COUNTY OFFICE OF
CODE ENFORCEMENT [18-348]
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 0336 97

Contract
w/ owner



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 20, 2018

GARNET ROCK LLC-616 US BANK
PO BOX 645040
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
2016 TD 003479	\$450.00	\$27.00	\$477.00

TOTAL \$477.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division



Escambia
Sun Press
 PUBLISHED WEEKLY SINCE 1948
 (Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED

SALE DATE - 09-04-2018 - TAX CERTIFICATE #'S 03479

in the CIRCUIT Court

was published in said newspaper in the issues of

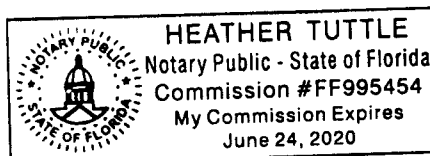
AUGUST 2, 9, 16, 23, 2018

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, 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 in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 23RD day of AUGUST
 A.D., 2018

HEATHER TUTTLE
 NOTARY PUBLIC



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PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ESCAMBIA COUNTY, FLORIDA
 (SEAL)
 By: Emily Hogg
 Deputy Clerk

oaw-4w-08-02-09-16-23-2018