

19-324

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800764

Date of Tax Deed Application

Dec 13, 2018

This is to certify that **ST WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2016 / 5393**, 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: **10-0813-000**

Cert Holder:

ST WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

Property Owner:

WALKER JAMES H
WALKER HAWARD O
203 MARIETTA AVE
PENSACOLA, FL 32507

LTS 10 TO 13 19 & 20 BLK 109 BEACH HAVEN PLAT DB 4 6 P 51
 OR 1204 P 387 OR 1549 P 769 OR 2182 P 144 (Full legal
 attached.)

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2016/5393	10-0813-000	06/01/2016	1,040.62	52.03	1,092.65

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
2018/5416	10-0813-000	06/01/2018	1,079.52	6.25	53.98	1,139.75
2017/5368	10-0813-000	06/01/2017	1,067.89	6.25	53.39	1,127.53

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

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

3,359.93
 0.00
 1,455.13
 200.00
 175.00
 5,190.06

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

- Clerk of Court Statutory Fee for Processing Tax Deed
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Clerk of Court Recording Fee for Certificate of Notice
- Sheriff's Fee
- Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
- Total (Lines 8 - 13)
- One-half Assessed Value of Homestead Property, if Applicable per F.S.
- Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
- Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
- Redemption Fee
- Total Amount to Redeem

6.25

Done this the 31st day of December, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: June 3, 2018

By [Signature]

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

10-0813-000 2016

LTS 10 TO 13 19 & 20 BLK 109 BEACH HAVEN PLAT DB 4 6 P 51 OR 1204 P 387 OR 1549 P 769 OR 2182 P 144 O R 3703 P 974 OR 5776 P 365 SEC 54/35 T 2S R 30/31W

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800764

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283,

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
10-0813-000	2016/5393	06-01-2016	LTS 10 TO 13 19 & 20 BLK 109 BEACH HAVEN PLAT DB 4 6 P 51 OR 1204 P 387 OR 1549 P 769 OR 2182 P 144 O R 3703 P 974 OR 5776 P 365 SEC 54/35 T 2S R 30/31W

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, property information 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
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

12-13-2018
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

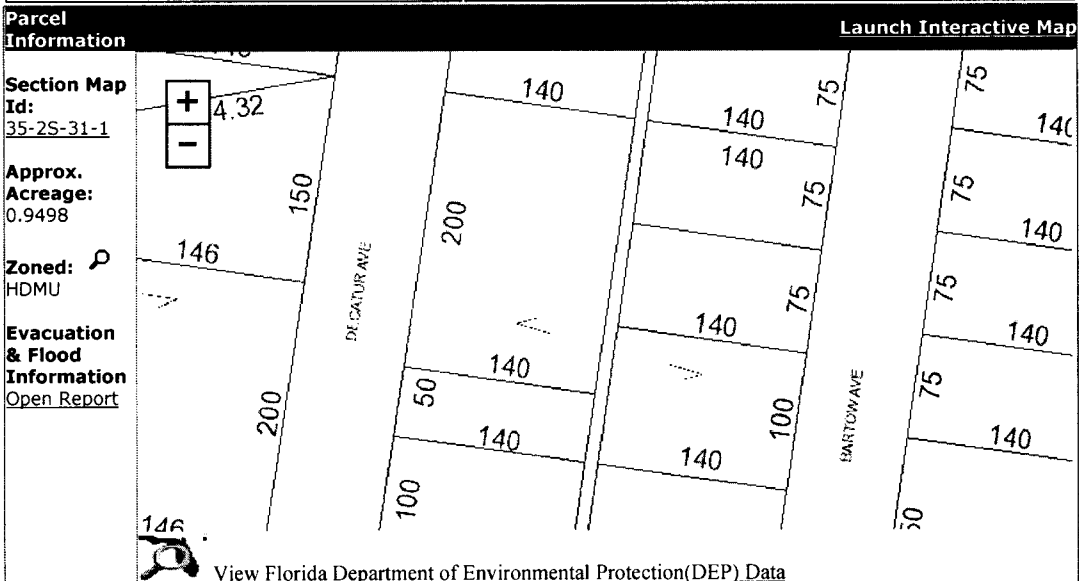
 Navigate Mode ☒ Account ☐ Reference

[Printer Friendly Version](#)

General Information		Assessments				
Reference:	352S311000012109	Year	Land	Imprv	Total	Cap Val
Account:	100813000	2018	\$34,200	\$63,865	\$98,065	\$98,065
Owners:	WALKER JAMES H WALKER HAWARD O	2017	\$34,200	\$58,898	\$93,098	\$83,014
Mail:	203 MARIETTA AVE PENSACOLA, FL 32507	2016	\$34,500	\$56,296	\$90,796	\$81,307
Situs:	1104 DECATUR AVE 32507	Disclaimer				
Use Code:	MOBILE HOME	Tax Estimator				
Taxing Authority:	COUNTY MSTU	> File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/2005	5776	365	\$100	CJ	View Instr
01/1995	3703	974	\$100	WD	View Instr
01/1973	703	516	\$3,000	WD	View Instr
01/1973	686	467	\$1,800	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2018 Certified Roll Exemptions	
None	
Legal Description	
LTS 10 TO 13 19 & 20 BLK 109 BEACH HAVEN PLAT DB 46 P 51 OR 1204 P 387 OR 1549 P 769 OR 2182 P 144 OR 3703 P 974...	
Extra Features	
None	




Buildings

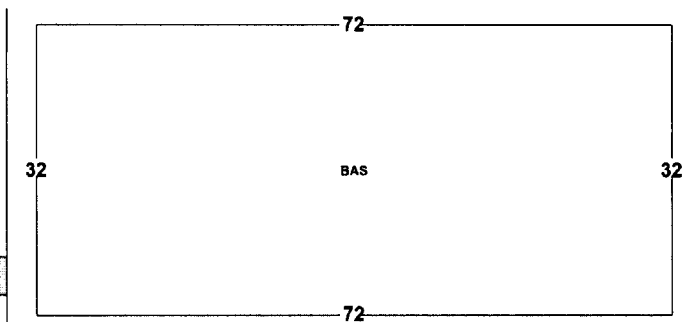
Address: 1104 DECATUR AVE, Year Built: 2007, Effective Year: 2007

Structural Elements

DWELLING UNITS
 MR EXTERIOR WALL VINYL/METAL
 MR FLOOR FINISH CARPET
 MR FLOOR SYSTEM TYPICAL

MH HEAT/AIR-HEAT & AIR
MH INTERIOR FINISH-
DRYWALL/PLASTER
MH MILLWORK-TYPICAL
MH ROOF COVER-COMP
SHINGLE/WOOD
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-8
NO. STORIES-1
STORY HEIGHT-0

 Areas - 2304 Total SF
BASE AREA - 2304



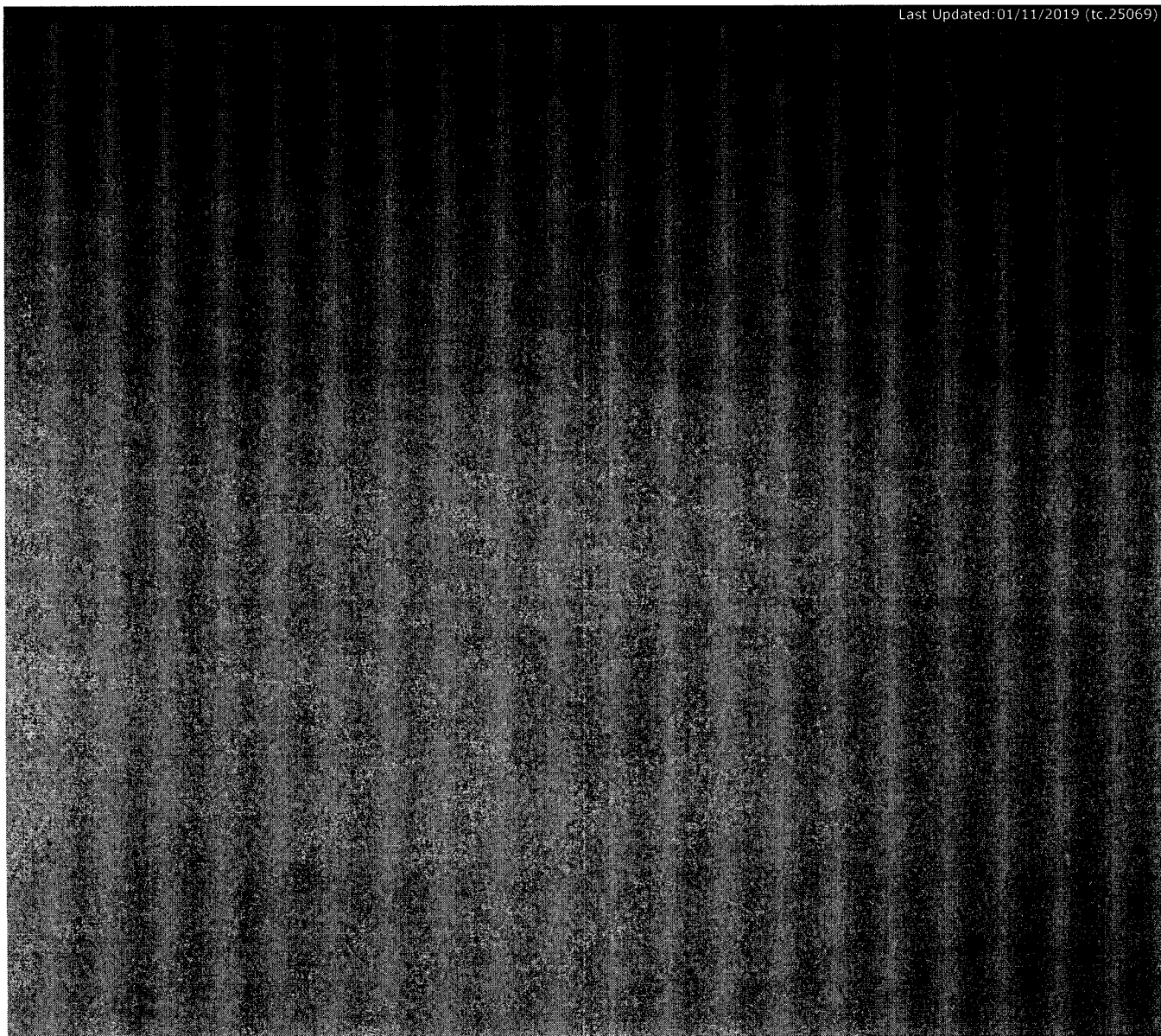
Images



11/27/13

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:01/11/2019 (tc.25069)



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **5T WEALTH PARTNERS LP** holder of **Tax Certificate No. 05393**, 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:

LTS 10 TO 13 19 & 20 BLK 109 BEACH HAVEN PLAT DB 46 P 51 OR 1204 P 387 OR 1549 P 769 OR 2182 P 144 OR 3703 P 974 OR 5776 P 365 SEC 54/35 T 2S R 30/31W

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100813000 (19-324)

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

JAMES H WALKER and HAWARD O WALKER

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 June, which is the **3rd day of June 2019**.

Dated this 15th day of January 2019.

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

19-324

Search Property
 Property Sheet
 Lien Holder's
 Sold To
 Redeem
 Forms
 Courtview
 Benchmark



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 100813000 Certificate Number: 005393 of 2016

Redemption	<input type="button" value="No"/> <input type="button" value="Yes"/>	Application Date	<input type="text" value="12/13/2018"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="06/03/2019"/>	Redemption Date	<input type="text" value="02/28/2019"/>
Months	6			2	
Tax Collector	<input type="text" value="\$5,190.06"/>			<input type="text" value="\$5,190.06"/>	
Tax Collector Interest	\$467.11			\$155.70	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$5,663.42			\$5,352.01	T.C.
Record TDA Notice	<input type="text" value="\$17.00"/>			<input type="text" value="\$17.00"/>	
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	\$42.03			\$14.01	
Total Clerk	\$509.03			\$481.01	C.H.
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>			<input type="text" value="\$10.00"/>	
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>			<input type="text" value="\$7.00"/>	
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	\$6,289.45			\$5,850.02	$\begin{matrix} -120-200= \\ \$5,530.02 \end{matrix}$
		Repayment Overpayment Refund Amount		\$439.43	
Book/Page	<input type="text"/>			<input type="text"/>	

Notes

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



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

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

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

Case # 2016 TD 005393

Redeemed Date 02/28/2019

Name BRENDA SALES 203 MARIETTA AVE PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$509.03
Due Tax Collector = TAXDEED	\$5,663.42
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

19.324

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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**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: 100813000 Certificate Number: 005393 of 2016**

Payor: BRENDA SALES 203 MARIETTA AVE PENSACOLA, FL 32507 Date 02/28/2019

Clerk's Check #	1228207086	Clerk's Total	\$509.03
Tax Collector Check #	1	Tax Collector's Total	\$5,663.42
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,249.45 \$5,536.02

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

Whitney Copping

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
ESCAMBIA COUNTY FLORIDA
INST# 2019018096 2/28/2019 12:48 PM
OFF REC BK: 8053 PG: 1350 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8030, Page 1346, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05393, issued the 1st day of June, A.D., 2016

TAX ACCOUNT NUMBER: **100813000 (19-324)**

DESCRIPTION OF PROPERTY:

**LTS 10 TO 13 19 & 20 BLK 109 BEACH HAVEN PLAT DB 46 P 51 OR 1204 P 387 OR 1549 P 769
OR 2182 P 144 OR 3703 P 974 OR 5776 P 365 SEC 54/35 T 2S R 30/31W**

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: JAMES H WALKER and HAWARD O WALKER

Dated this 28th day of February 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

March 5, 2019

5T WEALTH PARTNERS LP
DEPARTMENT #6200
PO BOX 830539
BIRMINGHAM AL 35283

Dear Certificate Holder:

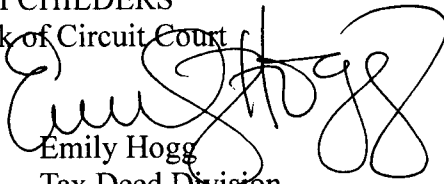
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 005393	\$467.00	\$14.01	\$481.01
2016 TD 006940	\$450.00	\$40.50	\$490.50
2016 TD 005924	\$450.00	\$40.50	\$490.50
2016 TD 008373	\$450.00	\$40.50	\$490.50

TOTAL \$1,952.51

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg
Tax Deed Division

Recorded in Public Records 03/14/2011 at 08:52 AM OR Book 6698 Page 1396,
Instrument #2011016436, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA
COUNTY, FLORIDA

CASE NO: 2010-SC-002902

AMERICAN EXPRESS TRAVEL
RELATED SERVICES COMPANY, INC.
Plaintiff,

vs.

JAMES WALKER

Defendant(s)

DEFAULT FINAL JUDGMENT

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2011 MAR 11 A 9 28

COUNTY CIVIL DIVISION
FILED & RECORDED

The above space reserved for recording information

The Defendant(s), having failed to appear at the Pretrial Conference on August 25, 2010 and upon a
review of the file together with the Affidavits presented, it is hereby ORDERED AND ADJUDGED that:

Plaintiff, AMERICAN EXPRESS TRAVEL RELATED SERVICES COMPANY, INC. recover from
Defendant(s), JAMES WALKER the following:

Principal	\$3,368.18
Costs	\$345.00
Interest	<u>\$207.50</u>
Total	\$3,918.66

That shall bear interest at the rate of 6% until such time as this judgment is satisfied.
For all of the above sums let execution issue.

It is further ordered and adjudged that the defendant(s) shall complete a FORM 7.343 Fact
Information Sheet under oath and return it to the Plaintiff's attorney SPRECHMAN & ASSOCIATES, P.A.
within 45 days of this final judgment, unless the final judgment is satisfied or a motion for new trial or
notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to
compel the defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney.
The FORM 7.343 Fact Information Sheet is not part of this judgment.

ORDERED at ESCAMBIA County, Florida this 11th day of March, 2011.


COUNTY COURT JUDGE

Copies furnished to:
Linda E. Singer, Esq.
Sprechman & Associates, P.A.
Attorneys for Plaintiff
2775 Sunny Isles Blvd., Suite 100
Miami, Florida 33160-4007
(305) 931-0100 (800) 440-6289

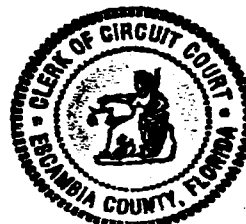
Plaintiff's name and address:
AMERICAN EXPRESS TRAVEL RELATED SERVICES
COMPANY, INC.
200 Vesey Street WFC 01-4
New York, NY 10285

JAMES WALKER
727 BOXWOOD DR
Pensacola FL 32503

"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  D.G.

Defendant's name and address:
JAMES WALKER
727 BOXWOOD DR
Pensacola FL 32503



Case: 2010 SC 002902

00065722780

Dkt: CC1033 Pg#:

C74334: PJMT:

This Instrument Was Prepared
By And Is To Be Returned To:
PROCESSING DEPT,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LTS 10 TO 13 19 & 20 BLK 109 BEACH HAVEN PLAT DB 46 P 51 OR 1204 P 387 OR 1549 P 769 OR 2182 P 144 OR 3703 P 974

Customer: JAMES HAWARD WALKER

Account Number: 336851-92464

Amount of Lien: \$85.42, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

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, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

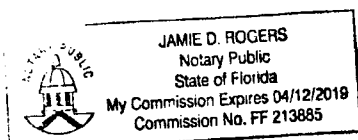
Dated: APRIL 06, 2018

EMERALD COAST UTILITIES AUTHORITY

BY: Tiffanie Nickson

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6th day of APRIL, 2018, by TIFFANIE NICKSON of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie P. Rogers
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

Return to: (enclose self-addressed stamped envelope)

Name: *Howard O. Walker*
Address: *3 Lakewood Rd*
Pensacola, FL 32506

This Instrument Prepared by: *Judy Witham*

Address: 10914 Oak Valley Drive
Pensacola, FL 32506

Property Appraisers Parcel I.D. (Folio) Number(s):

Grantee(s) S.S.#(s):

WARRANTY DEED
INDIVID. TO INDIVID

OR Bk3703 Pg0974
INSTRUMENT 00180217

RAMCO FORM 01

Instrument 00180217

Filed and recorded in the
public records

JANUARY 5, 1995

at 09:35 A.M.

in Book and Page noted

above or hereon

and record verified

JOE A. FLOWERS,

COMPTROLLER

Escambia County,

Florida

D S PD Deed \$0.70
Mort \$0.00 ASUM \$0.00
JANUARY 5, 1995
Joe A. Flowers, Comptroller
Cert. Reg. 59-2043328-27-01
BY: *J. Knapp* D.C.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 3rd day of January A. D. 1995 by

Howard O. Walker
hereinafter called the grantor, to
Howard O. Walker and Oscar Howard Walker, II

whose postoffice address is 1104 Decatur Avenue Pensacola, FL 32507
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$0 (zero) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in County, Florida, viz:

Lots Ten (10), Eleven (11), Twelve (12), Thirteen (13), Nineteen (19) and Twenty (20) in Block One-Hundred Nine (109) of Beach Haven, being a part of the Pablo Graupera Grant, Sections 35 and 54, Township 2 South, Ranges 31 and 30 West, Escambia County, Florida: according to plat of subdivision of Beach Haven recorded in Deed Book 46, at page 51 of the public records of Escambia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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 of all encumbrances, except taxes accruing subsequent to December 31, 19

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Dorothy G. Bishop
DOROTHY G BISHOP
Mary Lee
MARY LEE

Howard O. Walker
HAWARD O WALKER

STATE OF Florida
COUNTY OF Escambia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared

Howard O. Walker, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that executed the same. WHO PRODUCED A FLORIDA DRIVERS LICENSE FOR I D

WITNESS my hand and official seal to the County and State last aforesaid this 5 day of JANUARY A. D. 19 95

Dorothy G. Bishop
DOROTHY G BISHOP CCI43165

MY COMMISSION EXPIRES: 10-6-95

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: 6-3-2019

TAX ACCOUNT NO.: 10-0813-000

CERTIFICATE NO.: 2016-5393

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 tax year.

James H. Walker aka
James Haward Walker
Haward O. Walker
203 Marietta Ave.
Pensacola, FL 32507
and
1104 Decatur Ave.
Pensacola, FL 32507

American Express Travel
Related Services Company, Inc.
200 Vesey St. WFC 01-4
New York, NY 10285

ECUA
9255 Sturdevant St.
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,
this 7th day of March, 2019.

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.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15045

March 6, 2019

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

1. Utility Lien filed by ECUA in O.R. Book 7882, page 216.
2. Possible Judgment filed by American Express Travel Related Services Co., Inc. against James Walker filed in O.R. Book 6704, page 1886.
3. Taxes for the year 2015-2017 delinquent. The assessed value is \$98,065.00. Tax ID 10-0813-000.

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.: 15045

March 6, 2019

352S311000012109 - Full Legal Description

LTS 10 TO 13 19 & 20 BLK 109 BEACH HAVEN PLAT DB 46 P 51 OR 1204 P 387 OR 1549 P 769 OR 2182 P 144 OR
3703 P 974 OR 5776 P 365 SEC 54/35 T 2S R 30/31W

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-324

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15045

March 6, 2019

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 03-06-1999, through 03-06-2019, and said search reveals the following:

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

James H. Walker and Haward O. Walker

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: 

March 6, 2019