

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800528

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
10-2094-820	2016/5626	06-01-2016	LT 40 BLK A SHOREWOOD PB 14 P 79 OR 3268 P 340

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
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

07-30-2018
Application Date

Applicant's signature

19-082

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800528

Date of Tax Deed Application

Jul 30, 2018

This is to certify that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**, holder of **Tax Sale Certificate Number 2016 / 5626**, 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: **10-2094-820**

Cert Holder:

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

Property Owner:

CEPURAN JEFFERY
CEPURAN MARIAN E
406 SHOREWOOD CIR
PENSACOLA, FL 32507

LT 40 BLK A SHOREWOOD PB 14 P 79 OR 3268 P 340

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
2016/5626	10-2094-820	06/01/2016	1,155.01	57.75	1,212.76

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
2018/5630	10-2094-820	06/01/2018	1,192.17	6.25	59.61	1,258.03
2017/5604	10-2094-820	06/01/2017	1,179.29	6.25	58.96	1,244.50

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)

3,715.29

0.00

0.00

200.00

175.00

4,090.29

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

51,805.00

6.25

Done this the 10th day of August, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: February 4, 2019

By *Candice Lewis*

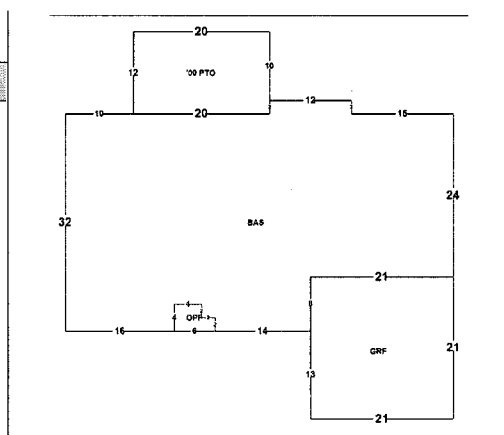
*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
 10-2094-820 2016

BASE AREA - 1660

GARAGE FIN - 441

OPEN PORCH FIN - 20

PATIO - 240



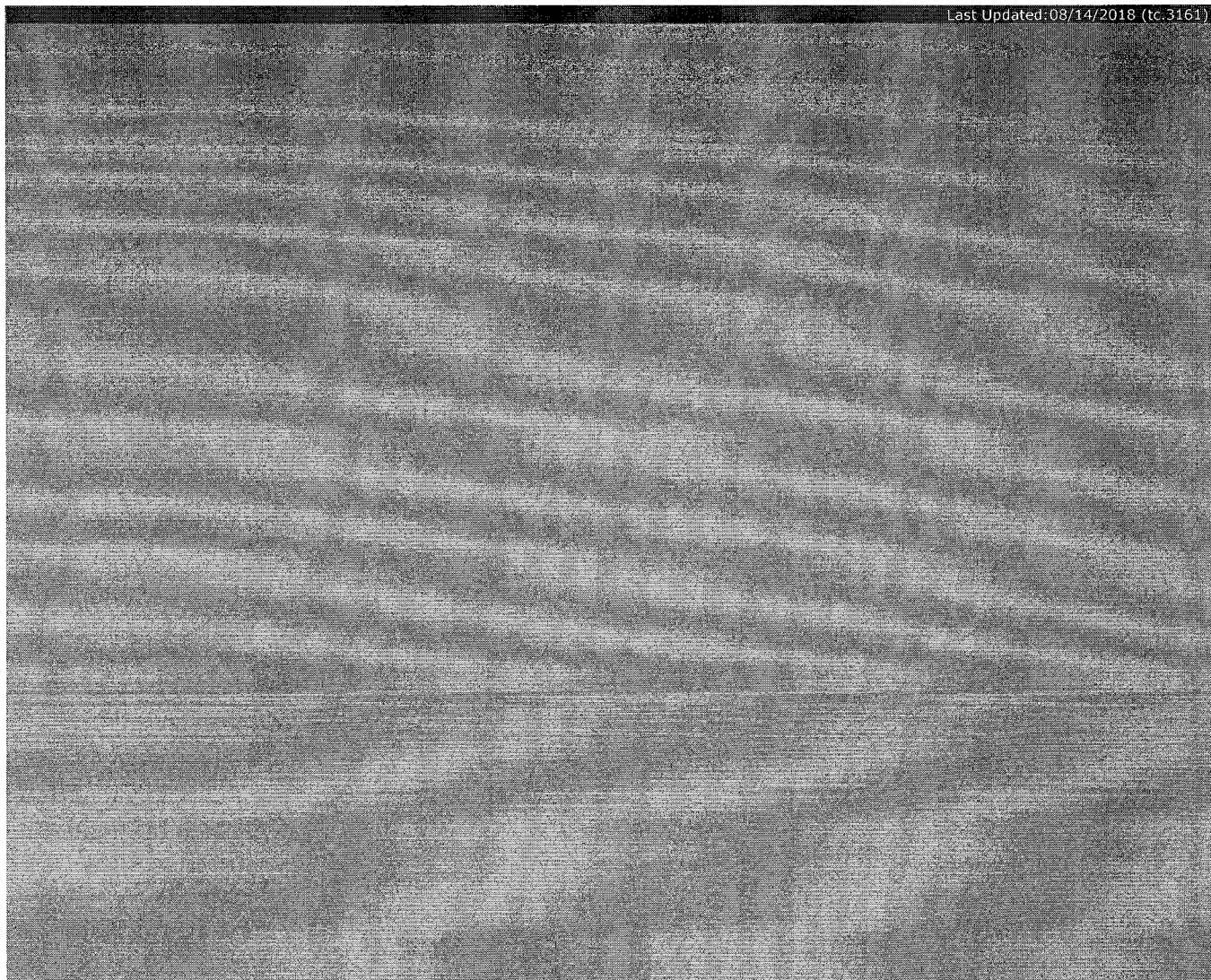
Images



10/28/02

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:08/14/2018 (tc.3161)





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: 233S311000040001
Account: 102094820
Owners: CEPURAN JEFFERY
Mail: 406 SHOREWOOD CIR
 PENSACOLA, FL 32507
Situs: 406 SHOREWOOD CIR 32507
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2018	\$28,000	\$101,978	\$129,978	\$105,785
2017	\$23,750	\$93,170	\$116,920	\$103,610
2016	\$23,750	\$91,345	\$115,095	\$101,479

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/1992	3268	340	\$79,400	WD	View Instr
07/1992	3213	469	\$10,000	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and Comptroller

2018 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 40 BLK A SHOREWOOD PB 14 P 79 OR 3268 P 340

Extra Features

UTILITY BLDG

Parcel Information

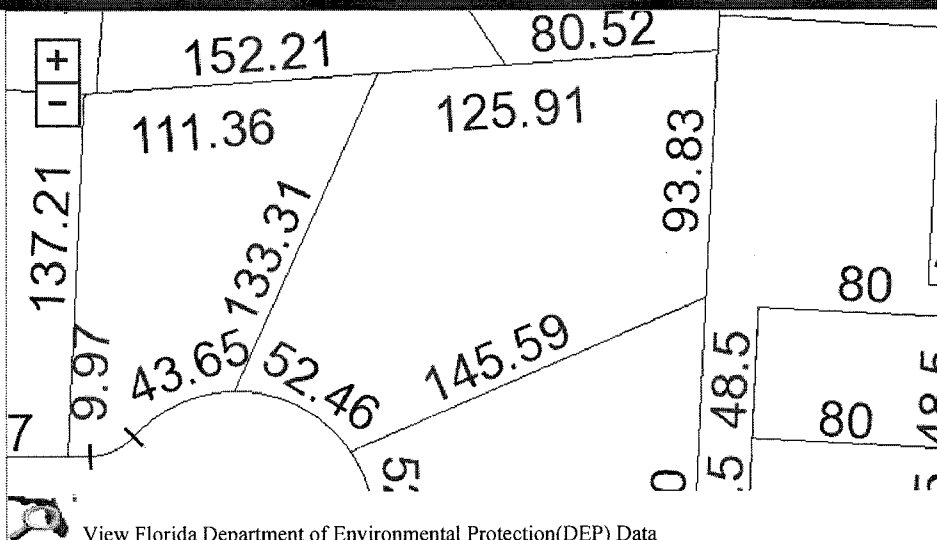
[Launch Interactive Map](#)

Section Map Id:
 23-3S-31

Approx. Acreage:
 0.4221

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 406 SHOREWOOD CIR, Year Built: 1992, Effective Year: 1992

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 102094820 Certificate Number: 005626 of 2016

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/04/2019"/>	Redemption Date <input type="text" value="10/11/2018"/>
Months	7	3
Tax Collector	<input type="text" value="\$4,090.29"/>	<input type="text" value="\$4,090.29"/>
Tax Collector Interest	\$429.48	\$184.06
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,526.02	<input type="text" value="\$4,280.60"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$47.25	\$20.25
Total Clerk	\$497.25	<input type="text" value="\$470.25"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,123.27	\$4,750.85
	Repayment Overpayment Refund Amount	\$372.42

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2016 TD 005626

Redeemed Date 10/11/2018

Name CORELOGIC 3001 HACKBERRY RD IRVING TX 75063

Clerk's Total = TAXDEED	\$497.75	
Due Tax Collector = TAXDEED	\$4,526.02	\$4430.85
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	

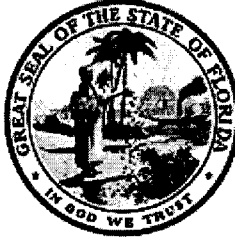
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 102094820 Certificate Number: 005626 of 2016**

Payor: CORELOGIC 3001 HACKBERRY RD IRVING TX 75063 Date 10/11/2018

Clerk's Check #	1100282817	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$4,526.02
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$5,123.27

\$4430.85

**PAM CHILDERS
Clerk of the Circuit Court**

Received By:
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

October 18, 2018

TLGFY LLC CAPITAL ONE NA AS COLLATER
PO BOX 54347
NEW ORLEANS LA 70154

Dear Certificate Holder:

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

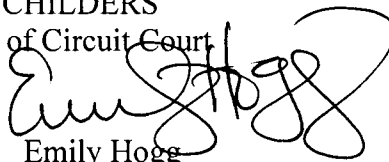
TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 005626	\$450.00	\$20.25	\$470.25

TOTAL \$470.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Form 668 (Y)(c) (Rev. February 2004)	5216 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien
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Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	Serial Number 248395817	For Optional Use by Recording Office
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As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer JEFFERY & MARIAN E DECD CEPURAN

Residence 406 SHOREWOOD CIR
PENSACOLA, FL 32507-8627

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2013		04/18/2016	05/18/2026	27514.73
1040	12/31/2014		10/05/2015	11/04/2025	757.45
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 28272.18

This notice was prepared and signed at BALTIMORE, MD, on this,
the 07th day of February, 2017.

Signature <i>Cheryl Carden</i> for P.A. BELTON	Title ACS SBSE (800) 829-3903	23-00-0008
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

LEGAL DESCRIPTION

**Lot 40, Block A, SHOREWOOD, a subdivision of a portion of Section 23,
Township 3 South Range 31 Est, Escambia County, Florida, as recorded in Plat
Book 14, Page 79 of the public records of said county.**

Cepuran, Jeffery & Marian

This instrument prepared by and,
following recording, to be returned to:
Florida Housing Finance Corporation
David R. Westcott
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301

FHFC Loan # 32259

SUBORDINATE MORTGAGE
(WITH DUE ON SALE OR REFINANCE CLAUSE)

FLORIDA HOUSING FINANCE CORPORATION
FLORIDA HARDEST HIT FUND (HHF) PROGRAM

**THIS IS A BALLOON MORTGAGE AND, IF THE LOAN SECURED HEREBY IS NOT SOONER FORGIVEN IN
ACCORDANCE WITH ITS TERMS, THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON
MATURITY IS UP TO \$42,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL
ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE**

THIS SUBORDINATE MORTGAGE (this "Mortgage") is made this 5th day of May, 2014, by
Jeffery Cepuran (herein, the "Borrower") whose address is
406 Shorewood Cir, Pensacola, FL, 32507 (this address is the Property
Address and shall be the Borrower's address for purposes of any notice required or permitted hereunder). This Mortgage is given to
FLORIDA HOUSING FINANCE CORPORATION (herein, the "Lender"), a public corporation, whose address is 227 North
Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329 (this address shall be the Lender's address for purposes of any notice
required or permitted hereunder). As used herein, the term Lender shall include any successors or assigns of the Lender.

The Borrower is indebted to the Lender in the sum of up to FORTY TWO THOUSAND AND NO/100 DOLLARS
(\$42,000.00) as evidenced by that certain Promissory Note (the "Note") of even date herewith executed by the Borrower in
favor of the Lender evidencing a loan made by the Lender to the Borrower under the Florida Hardest Hit Fund (HHF) Program, which is
administered by the Lender pursuant to sections 101 and 109 of the Emergency Economic Stabilization Act of 2008 (P.L. 110-343), as
amended, and the program guidelines established and implemented by the Lender in connection therewith. The loan (the "Loan")
evidenced by the Note is made by the Lender to the Borrower, and shall be advanced on behalf of the Borrower, exclusively to satisfy
mortgage related indebtedness for which the Borrower is obligated under the Borrower's First Mortgage Loan described below.

Repayment of the indebtedness evidenced by the Note is deferred until a date that is ten (10) years after the date hereof (that
date is the "Maturity Date" of the Note). The Note is due and payable in full on the Maturity Date. The Note also provides that if at any
time before the Maturity Date, the Borrower sells or refinances the Property the Note shall become immediately due and payable in full
without notice or demand as provided in Section 20 of this Mortgage.

The "First Mortgage" or "First Mortgage Loan" referred to in this Mortgage and in the Note means the first mortgage loan
encumbering the Property described below as evidenced by the mortgage dated 11/4/99 from
Bank of America to Jeffery Cepuran in the original principal
amount of \$99,412.90 and recorded in OR Book 4492, Page 1413, or under clerk's instrument #
 , of the public records of Escambia County, Florida.

This Mortgage is subordinate to the First Mortgage.

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, the payment of all other sums advanced in
accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of the Borrower
herein contained, the Borrower does hereby mortgage, grant and convey to Lender the following described property located in the
County of Escambia, State of Florida (insert legal description):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances
and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage, and all of the foregoing,
together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property" or
"Home."

BORROWER COVENANTS represents and warrants to Lender and its successors and assigns that Borrower is indefeasibly
seized of the estate hereby conveyed in fee simple; has full right to mortgage, grant and convey the Property; and that the Property is
unencumbered, except for other encumbrances of record. Borrower warrants title to the Property and will defend same against the
lawful claims and demands of all persons whomsoever.

**THIS MORTGAGE AND THE NOTE SECURED BY THIS MORTGAGE ARISE OUT OF OR ARE GIVEN TO SECURE THE
REPAYMENT OF A LOAN ISSUED IN CONNECTION WITH THE FINANCING OF HOUSING AND ARE EXEMPT FROM
DOCUMENTARY STAMP TAX AND INTANGIBLE TAX PURSUANT TO SECTION 420.513(1), FLORIDA STATUTES.**

G269FS95

SCHEDULE A

KNOWN AS: 406 SHOREWOOD CIRCLE

ALL THAT CERTAIN LAND IN ESCAMBIA COUNTY, FLORIDA, TO-WIT:

LOT(S) 40, BLOCK A OF SHOREWOOD AS RECORDED IN PLAT BOOK 14,
PAGE 79, ET SEQ., OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY,
FLORIDA.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS,
OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

Bank of America
9000 Southside Blvd
Jacksonville, FL 32256

This Instrument Prepared By:
Bank of America, NA



Cepuran, Jeffery

Loan Number: 68218004674099

Record and Return To:
Fiserv Lending Solutions
27 Inwood Road
ROCKY HILL, CT 06067

99506 254/807150

[Space Above This Line For Recording Data]

HOME EQUITY LINE OF CREDIT SHORT FORM MORTGAGE

RECORDED PURSUANT TO FLORIDA STATUTE 695.02

DEFINITIONS

(A) "Security Instrument" means this document, which is dated SEPTEMBER 25, 2006, together with all Riders to this document.

(B) "Borrower" is JEFFERY CEPURAN, MARIAN E CEPURAN

the party or parties who have signed this Security Instrument.

Borrower is the Mortgagor under this Security Instrument.

(C) "Lender" is Bank of America, NA

Lender is a National Banking Association organized
and existing under the laws of THE UNITED STATES OF AMERICA
Lender's address is 100 North Tryon Street, Charlotte, North Carolina
28255

Lender is the Mortgagee under this Security Instrument.

(D) "Agreement" means the Home Equity Line of Credit Agreement signed by the Borrowers and dated SEPTEMBER 25, 2006

(E) "Credit Limit" means the maximum aggregate amount of principal that may be secured by this Security Instrument at any one time. The Credit Limit is \$ 96,300.00. Except to the extent prohibited by Applicable Law, the Credit Limit does not apply to interest, Finance Charges, and other fees and charges validly incurred by Borrower under the Agreement and this Security Instrument. The Credit Limit also does not apply to other advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

(E) "Maturity Date" is the date on which the entire Account Balance under the Agreement is due. The entire Account Balance on your Account, as defined in the Agreement and the Master Home Equity Line of Credit Mortgage, is due on SEPTEMBER 25, 2031

Fee 411.00
Tax 529.63

Prepared By: JAMES C. TAYLOR
Taylor & Van Matre, P.A.
4300 Bayou Blvd. Suite 16 Pensacola, FL 32503
Incidental to the issuance of a title insurance policy.
File No.: L-5-633
Parcel ID #
Grantee(s) SS # ,

3268M 340

WARRANTY DEED
(CORPORATE)

This WARRANTY DEED, dated November 6, 1992
CELEBRITY HOME BUILDERS, INC.

FILED
NOV 9 5 03 PM '92
000408

whose post office address is
4000 HIGHWAY 90, SUITE C PACE, FL 32571
hereinafter called the GRANTOR, to
JEFFERY CEPURAN and MARIAN E. CEPURAN, HUSBAND AND WIFE

whose post office address is
406 SHOREWOOD CIRCLE 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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the GRANTEE, all that certain land situate in ESCAMBIA County, Florida, viz:

Lot 40, Block A, SHOREWOOD, a subdivision of a portion of Section 23, Township 3 South, Range 31 West, Escambia County, Florida; as recorded in Plat Book 14, Page 79 of the public records of said county.

D.S. PD. \$555.80
DATE 11-9-92
JOE A. FLOWERS, COMPTROLLER
BY *[Signature]* D.C.
CERT. REG. #59-203320-27-01

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1992 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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 warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

CELEBRITY HOME BUILDERS, INC.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: *[Signature]*
Print Name: LUCY RITA M. PRICE
Signature: *[Signature]*
Print Name: *[Signature]*

By: *[Signature]*
MILTON C. ROGERS
PRESIDENT

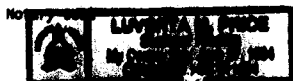
State of Florida
County of Escambia

I am a notary public of the state of Florida, and my commission expires: _____
THE FOREGOING INSTRUMENT was acknowledged before me on November 6, 1992 by
MILTON C. ROGERS, PRESIDENT

of
CELEBRITY HOME BUILDERS, INC.

, on behalf of the corporation.
He/she is personally known to me or has produced *personally* as identification and did not take an oath.
(type of identification) (did/did not)

Signature: *[Signature]*
Print Name: _____
Notary Public



SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 2-4-2019

TAX ACCOUNT NO.: 10-2094-820

CERTIFICATE NO.: 2016-5626

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 2018 tax year.

Jeffery Cepuran
406 Shorewood Circle
Pensacola, FL 32507

Florida Housing Finance Corp.
227 N. Bronough Circle
Tallahassee, FL 32301

Bank of America, N.A.
100 N. Tryon St.
Charlotte, NC 28255

Internal Revenue Service
400 W. Bay St., Ste 23045
Jacksonville, FL 32202-4437

Certified and delivered to Escambia County Tax Collector,
this 2nd day of November, 2018.

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.

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**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14761

November 1, 2018

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

1. That certain mortgage executed by Jeffery and Marian Cepuran in favor of Bank of America, N.A. dated 09/25/2006 and recorded 11/29/2006 in Official Records Book 6039, page 359 of the public records of Escambia County, Florida, in the original amount of \$96,300.00.
2. That certain mortgage executed by Jeffery Cepuran in favor of Florida Housing Finance Corp. dated 05/05/2014 and recorded 05/13/2014 in Official Records Book 7169, page 1025 of the public records of Escambia County, Florida, in the original amount of \$420,00.00.
3. Tax Lien filed by IRS recorded in O.R.Book 7670, page 1685.
4. All Taxes Paid. The assessed value is \$129,978.00. Tax ID 10-2094-820.

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.: 14761

November 1, 2018

Lot 40, Block A, Shorewood, as per plat thereof, recorded in Plat Book 14, Page 79, of the Public Records of Escambia County, Florida

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-082

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14761

November 1, 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 11-01-1998, through 11-01-2018, and said search reveals the following:

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

Jeffery Cepuran

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: 

November 1, 2018