

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900346

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC
PO BOX 54972
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
05-2281-000	2017/2215	06-01-2017	BEG AT NW COR OF LT 7 SLY ALG W LI OF LT 665 FT FOR POB CONTINUE SLY 60 FT ELY 105 FT NLY 60 FT WLY 105 FT TO POB S/D OF SEC OR 1963 P 221

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
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

04-22-2019
Application Date

Applicant's signature

20-013

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900346

Date of Tax Deed Application
Apr 22, 2019

This is to certify that **ATCF II FLORIDA-A, LLC**, holder of **Tax Sale Certificate Number 2017 / 2215**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **05-2281-000**

Cert Holder:
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

Property Owner:
DIXON ADA KING FRANKLIN
2708 NORTH Z ST
PENSACOLA, FL 32505
BEG AT NW COR OF LT 7 SLY ALG W LI OF LT 665 FT FOR POB
CONTINUE SLY 60 FT ELY 105 FT NLY 60 FT WLY (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
2017/2215	05-2281-000	06/01/2017	1,092.88	54.64	1,147.52

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
2018/2282	05-2281-000	06/01/2018	1,104.72	6.25	55.24	1,166.21

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)

2,313.73

0.00

1,076.81

200.00

175.00

3,765.54

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 6th day of May, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: February 3, 2020

By *Candice Lewis*

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

05-2281-000 2017

BEG AT NW COR OF LT 7 SLY ALG W LI OF LT 665 FT FOR POB CONTINUE SLY 60 FT ELY 105 FT NLY 60 FT WLY 105 FT TO POB S/D OF
SEC OR 1963 P 221



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ● Account ○ Reference
→

Printer Friendly Version

General Information Reference: 092S300700250002 Account: 052281000 Owners: DIXON ADA KING FRANKLIN Mail: 2708 NORTH Z ST PENSACOLA, FL 32505 Situs: 3434 MARKET ST 32505 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 <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2018</td> <td>\$5,111</td> <td>\$60,586</td> <td>\$65,697</td> <td>\$65,579</td> </tr> <tr> <td>2017</td> <td>\$4,275</td> <td>\$55,343</td> <td>\$59,618</td> <td>\$59,618</td> </tr> <tr> <td>2016</td> <td>\$4,275</td> <td>\$53,595</td> <td>\$57,870</td> <td>\$57,870</td> </tr> </tbody> </table> Disclaimer Tax Estimator ➤ File for New Homestead Exemption Online		Year	Land	Imprv	Total	Cap Val	2018	\$5,111	\$60,586	\$65,697	\$65,579	2017	\$4,275	\$55,343	\$59,618	\$59,618	2016	\$4,275	\$53,595	\$57,870	\$57,870
Year	Land	Imprv	Total	Cap Val																			
2018	\$5,111	\$60,586	\$65,697	\$65,579																			
2017	\$4,275	\$55,343	\$59,618	\$59,618																			
2016	\$4,275	\$53,595	\$57,870	\$57,870																			
Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>09/1984</td> <td>1963</td> <td>221</td> <td>\$17,100</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	09/1984	1963	221	\$17,100	WD	View Instr	2018 Certified Roll Exemptions None Legal Description BEG AT NW COR OF LT 7 SLY ALG W LI OF LT 665 FT FOR POB CONTINUE SLY 60 FT ELY 105 FT NLY 60 FT WLY 105 FT TO POB... Extra Features None									
Sale Date	Book	Page	Value	Type	Official Records (New Window)																		
09/1984	1963	221	\$17,100	WD	View Instr																		

Parcel Information

Section Map Id:
09-2S-30-3

Approx. Acreage:
0.1566

Zoned:
HDMU

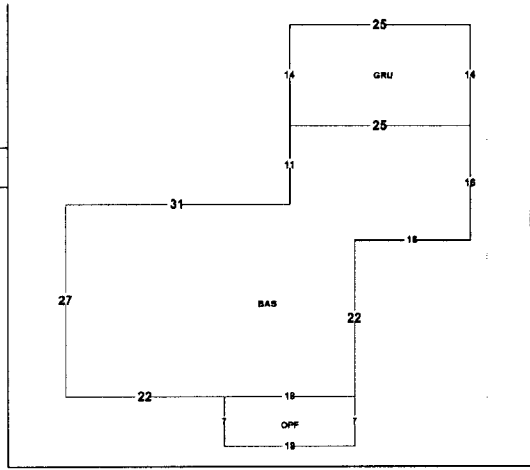
Evacuation & Flood Information
[Open Report](#)

Launch Interactive Map

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

Buildings	
Address: 3434 MARKET ST, Year Built: 1958, Effective Year: 1958	
Structural Elements DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-BRICK-FACE/VENEER FLOOR COVER-HARDWOOD/PARQET FOUNDATION-WOOD/SUB FLOOR HEAT/AIR-WALL/FLOOR FURN INTERIOR WALL-DRYWALL-PLASTER	

BASE AREA - 1435
GARAGE UNFIN - 350
OPEN PORCH FIN - 126



Last Updated:05/14/2019 (tc.5466)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA A LLC** holder of **Tax Certificate No. 02215**, issued the **1st** day of **June, A.D., 2017** 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:

BEG AT NW COR OF LT 7 SLY ALG W LI OF LT 665 FT FOR POB CONTINUE SLY 60 FT ELY 105 FT NLY 60 FT WLY 105 FT TO POB S/D OF SEC OR 1963 P 221

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 052281000 (20-073)

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

ADA KING FRANKLIN DIXON

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of February, which is the **3rd** day of **February 2020**.

Dated this 21st day of May 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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 052281000 Certificate Number: 002215 of 2017

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 02/03/2020	Redemption Date 07/26/2019
Months	10	3
Tax Collector	\$3,765.54	\$3,765.54
Tax Collector Interest	\$564.83	\$169.45
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,336.62	\$3,941.24 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$70.05	\$21.02
Total Clerk	\$537.05	\$488.02 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$4,990.67	\$4,446.26
	Repayment Overpayment Refund Amount	\$544.41
Book/Page	8100	1531

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 # 2017 TD 002215

Redeemed Date 07/26/2019

Name ADA DIXON 4040 GARCON POINT RD MILTON, FL 32583-9015

Clerk's Total = TAXDEED	\$537.05
Due Tax Collector = TAXDEED	\$4,336.62 \$ 4109.26
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00
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
------	--------	------	-------------	------------	------------

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

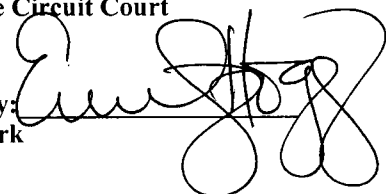
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 052281000 Certificate Number: 002215 of 2017**

Payor: ADA DIXON 4040 GARCON POINT RD MILTON, FL 32583-9015 Date 07/26/2019

Clerk's Check #	1	Clerk's Total	\$537.05
Tax Collector Check #	1	Tax Collector's Total	\$4,336.62
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,990.67

\$ 4126.26

**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>

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 8100, Page 1531, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02215, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **052281000 (20-073)**

DESCRIPTION OF PROPERTY:

**BEG AT NW COR OF LT 7 SLY ALG W LI OF LT 665 FT FOR POB CONTINUE SLY 60 FT ELY
105 FT NLY 60 FT WLY 105 FT TO POB S/D OF SEC OR 1963 P 221**

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: ADA KING FRANKLIN DIXON

Dated this 26th day of July 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Prepared By and Return To:
Kathleen Collins
Collateral Department
Meridian Asset Services, LLC
3201 34th Street South, Suite 310
St. Petersburg, FL 33711
(727) 497-4650

Space above for Recorder's use

Loan No: 2557623
Svr Ln No: 180074
Custodian ID: 229386643



5482279

ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST, whose address is 388 GREENWICH STREET, 14TH FLOOR, NEW YORK, NY 10013, (ASSIGNOR), does hereby grant, assign and transfer to CITIGROUP MORTGAGE LOAN TRUST 2017-RP2, whose address is 500 DELAWARE AVENUE, 11TH FLOOR, WILMINGTON, DE 19801, (ASSIGNEE), its successors, transferees and assigns forever, all beneficial interest under that certain mortgage, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon.

Date of Mortgage: 2/6/2003
Original Loan Amount: \$40,485.55
Executed by (Borrower(s)): ADA A DIXON FKA ADA KING FRANKLIN & LOWARN DIXON
Original Lender: HOUSEHOLD FINANCE CORPORATION III
Filed of Record: In Book/Liber/Volume 5066, Page 1136,
Document/Instrument No: 2003-058085 in the Recording District of ESCAMBIA, FL, Recorded on 2/10/2003.

Property more commonly described as: 3434 MARKET STREET, PENSACOLA, FL 32505

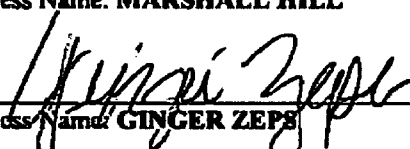
IN WITNESS WHEREOF, the undersigned by its duly elected officers and pursuant to proper authority of its board of directors has duly executed, sealed, acknowledged and delivered this assignment.

Date: 6/14/18

CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST, BY MERIDIAN ASSET SERVICES, LLC,
ITS ATTORNEY-IN-FACT


By: DOUGLAS HARVEY
Title: VICE PRESIDENT


Witness Name: MARSHALL HILL


Witness Name: GINGER ZEPP

-5-

REQUEST FOR NOTICE OF DEFAULT
AND FORECLOSURE UNDER SUPERIOR
MORTGAGES OR DEEDS OF TRUST

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

NOTICE TO BORROWER

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.

Signed, sealed and delivered in the presence of:

Alison Pippin
Witness ALISON PIPPIN

Ada A. Dixon FKA Ada King Franklin (Seal)
Borrower
3434 Market STREET
(Address)

PENSACOLA FL 32505
(City, State, Zip Code)

Rex Hagood
Witness Rex Hagood

Lowarn Dixon (Seal)
Borrower
3434 Market Street
(Address)

Pensacola FL 32505
(City, State, Zip Code)

STATE OF FLORIDA

COUNTY OF: Escambia

The foregoing instrument was acknowledged before me this 6th day of February
20 03 by Ada A DIXON FKA ADA KING FRANKLIN personally known to me or who has produced
and Lowarn Dixon as identification and who did (did not) take an oath.

Valid Drivers License

(SEAL)

My Comm

Philip R. Hagood (Signature of Notary)
Philip R. Hagood (Notary's name - typed or printed)
Notary Public
(Serial number of notary, if any)



(Space Below This Line Reserved For Lender and Recorder)

RCD Feb 10, 2003 11:34 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-058085

Return To:
Records Processing Services
577 Lamont Road PO Box 8626
Elmhurst, IL 60126 - 9998

OR BK 5066 PG1136
Escambia County, Florida
INSTRUMENT 2003-058085

NTS DOC STAMPS PD & ESC CO \$ 141.75
02/10/03 EMMUE LEE NICHOLS, CLERK
By: *[Signature]*

INTANGIBLE TAX PD & ESC CO \$ 80.97
02/10/03 EMMUE LEE NICHOLS, CLERK
By: *[Signature]*

BTC

2400
141.75
80.97

MORTGAGE

317100

☐ If box is checked, this Mortgage secures future advances.

THIS MORTGAGE is made this 8TH day of FEBRUARY 20 03, between the Mortgagor,
ADA A DIXON FKA ADA KING FRANKLIN AND LOWARN DIXON WIFE AND HUSBAND

(herein "Borrower"), and Mortgagee HOUSEHOLD FINANCE CORPORATION III
a corporation organized and existing under the laws of DELAWARE whose address is
4781-5 BAYOU BOULEVARD, PENSACOLA, FL 32603
(herein "Lender").

The following paragraph preceded by a checked box is applicable.

☒ WHEREAS, Borrower is indebted to Lender in the principal sum of \$ 40,485.66,
evidenced by Borrower's Loan Agreement dated FEBRUARY 8, 2003 and any extensions or renewals thereof
(including those pursuant to any Renegotiable Rate Agreement) (herein "Note"), providing for monthly installments of
principal and interest, (including any adjustments in the amount of payments or the contract rate if that rate is
variable), with the balance of the indebtedness, if not sooner paid, due and payable on FEBRUARY 8, 2023;

☐ WHEREAS, Borrower is indebted to Lender in the principal sum of \$ _____, or so much
thereof as may be advanced pursuant to Borrower's Revolving Loan Agreement dated _____
and extensions and renewals thereof (herein "Note"), providing for monthly installments, and interest at the rate and
under the terms specified in the Note, including any adjustments in the interest rate if that rate is variable, and
providing for a credit limit stated in the principal sum above and an initial advance of \$ _____;

TO SECURE to Lender the repayment of (1) the indebtedness evidenced by the Note, with interest thereon,
including any increases if the contract rate is variable; (2) future advances under any Revolving Loan Agreement; (3)
the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this
Mortgage; and (4) the performance of the covenants and agreements of Borrower herein contained, Borrower does
hereby Mortgage, grant and convey to Lender and Lender's successors and assigns the following described property
located in the County of ESCAMBIA State of Florida:

THE FOLLOWING REAL PROPERTY, SITUATE, LYING, AND BEING IN
THE COUNTY OF ESCAMBIA, FLORIDA, TO WIT:

COMMENCE AT THE NORTHWEST CORNER OF LOT 7, SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA,
THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 7, A DISTANCE OF
666.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE
SOUTHERLY A DISTANCE OF 80.00 FEET; THENCE EASTERLY A
DISTANCE OF 105.00 FEET; THENCE NORTHERLY A DISTANCE OF
80.00 FEET; THENCE WESTERLY A DISTANCE OF 105.00 FEET TO THE
POINT OF BEGINNING. TAX MAP OR PARCEL ID NO.:
09-2S-30-0700-260-002

This instrument was prepared by: REX X. HAGOOD

(Name)

4781-5 BAYOU BOULEVARD, PENSACOLA, FL 32603

STATE OF FLORIDA, COUNTY OF ESCAMBIA:

The foregoing instrument was acknowledged before me this 14th day of September, 1984, by WILLIAM R. GRAHAM, a divorced and unmarried man.

[Signature]
Notary Public, State of Florida

My Commission Expires: 2/23/87

Clk's Rec. Fee 9.00
St. Doc. Stamp Tax 81.00
TOTAL \$ 90.00

O.R. 1963 PAGE 221
B00

This instrument was prepared by
ALAN B. BOOKMAN of
Emmanuel, Sheppard & Condon
Attorneys at Law

7th Floor Sun Bank Tower
Post Office Drawer 1271
Pensacola, Florida 32596

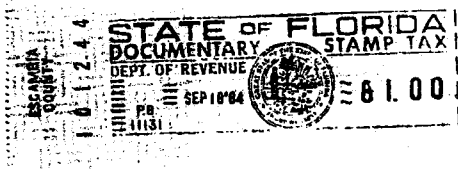
WARRANTY DEED

State of Florida, COUNTY OF ESCAMBIA

Our File No. 14,353

KNOW ALL MEN BY THESE PRESENTS, That I/We, WILLIAM R. GRAHAM, a divorced and unmarried man, and MARTHA D. GRAHAM, a divorced and unmarried woman, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged; to bargain, sell, convey and grant unto ADA KING FRANKLIN, a single woman, (whose mailing address is 3434 Market Street, Pensacola, FL 32505), her heirs, executors, administrators, successors and assigns, forever, the following described real property, situate, lying and being in the _____ County of Escambia, State of Florida, to-wit:

Commence at the Northwest corner of Lot 7, Section 9, Township 2 South, Range 30 West, Escambia County, Florida, thence Southerly along the West line of Lot 7, a distance of 665.00 feet for the Point of Beginning; thence continue Southerly a distance of 60.00 feet; thence Easterly a distance of 105.00 feet; thence Northerly a distance of 60.00 feet; thence Westerly a distance of 105.00 feet to the Point of Beginning.



SEP 17 11 43 AM '84
FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY
FLORIDA

317349

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

To have and to hold, unto the said grantee, her heirs, successors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead. And the said grantors covenant that they are well seized of an indefeasible estate in fee simple in said property and have a good right to convey the same; that it is free from liens and encumbrances, except as set forth above, and that the said grantors, their heirs, executors and administrators shall and will forever warrant and defend the said grantee, her heirs, executors, administrators, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons lawfully claiming the same.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6th day of September, A.D. 1984.

Signed, sealed and delivered in the presence of:

James M. [Signature]
Witnesses as to William R. Graham
Jane [Signature]
Witnesses as to Martha D. Graham

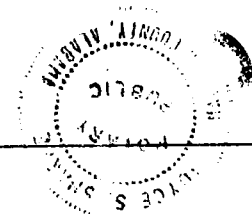
William R. Graham (SEAL)
WILLIAM R. GRAHAM (SEAL)
Martha D. Graham (SEAL)
MARTHA D. GRAHAM (SEAL)

STATE OF ALABAMA, COUNTY OF Madison

The foregoing instrument was acknowledged before me this 10th day of September, 1984, by MARTHA D. GRAHAM, a divorced and unmarried woman.

James S. Sharpe
Notary Public, State of ALABAMA
My Commission Expires: 10-0-87 (Seal)

Clk's File For Record No.



(SEE OVER)

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: 2-3-2020

TAX ACCOUNT NO.: 05-2281-000

CERTIFICATE NO.: 2017-2215

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

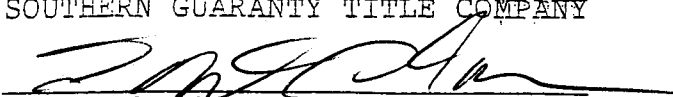
 X Homestead for tax year.

Ada A. Dixon fka
Ada King Franklin
2708 North Z St.
Pensacola, FL 32505
and
3434 Market St.
Pensacola, FL 32505

Citigroup Mortgage Loan Trust
500 Delaware Ave., 11th Floor
Wilmington, DE 19801

Certified and delivered to Escambia County Tax Collector,
this 12th day of November, 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.: 15523

November 8, 2019

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

1. Mortgage executed by Ada A. Dixon FKA Ada King Franklin to Household Finance Corp. III., dated 02/06/2003 and recorded in Official Record Book 5066 on page 1136 of the public records of Escambia County, Florida. given to secure the original principal sum of \$40,485.55. Assigned to Citigroup Mortgage Loan Trust 2017-RP2 in O.R. Book 7928, page 1516.
2. All Taxes Paid. The assessed value is \$70,358.00. Tax ID 05-2281-000.

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.: 15523

November 8, 2019

092S300700250002 - Full Legal Description

BEG AT NW COR OF LT 7 SLY ALG W LI OF LT 665 FT FOR POB CONTINUE SLY 60 FT ELY 105 FT NLY 60 FT
WLY 105 FT TO POB S/D OF SEC OR 1963 P 221

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-073

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15523

November 8, 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 11-08-1999, through 11-08-2019, and said search reveals the following:

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

Ada A. Dixon FKA Ada King Franklin

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

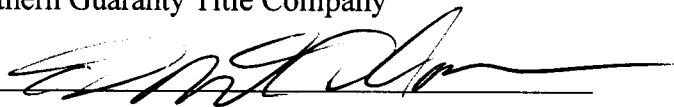
4. Taxes:

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 8, 2019