512 R. 12/16

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 1900346

To: Tax Collector of ESCAMBIA COUNTY			_, Florida	
PO BOX	LEANS, LA 7	0154,	same to the Tax	Collector and make tax deed application thereon
Accou	ınt 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
l agree	pay any curre	ent taxes, if due and Itstanding tax certificates plus i	nterest not in my I	nossession and
•		uent and omitted taxes, plus in	• .	
•	pay all Tax C	•	-	Clerk of the Court costs, charges and fees, and
	d is the tax sale re in my posse		ation is based and	all other certificates of the same legal description
ATCF I PO BO	nic signature c I FLORIDA-A, X 54972 DRLEANS, LA	LLC		04-22-2019
				Application Date
	· · · · · ·	Applicant's signature		

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1900346

Date of Tax Deed Application

Total Amount Paid

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:

Amounts Certified by Tax Collector (Lines 1-7):

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

The second of the condition (Lines 1 /).	
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	2,313.73
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,076.81
4. Property Information Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	3,765.54
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.	
 Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, 	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

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

Date of Sale: February 3, 2020

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

05-2281-000

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



Real Estate Search Tangible Property Search Sale List

Assessments

Land

\$5,111

\$4,275

\$4,275

Year

2018

2017

2016

Navigate Mode

Account O Reference

Printer Friendly Version

Total \$65,697

> \$59,618 \$57,870

Cap Val

\$65,579

\$59,618

\$57,870

Ω

General Information

Reference: 092S300700250002

Account: 052281000

Owners: DIXON ADA KING FRANKLIN

Mail:

2708 NORTH Z ST PENSACOLA, FL 32505 3434 MARKET ST 32505

Situs: Use Code:

SINGLE FAMILY RESID

Taxing

COUNTY MSTU

Authority: Tax Inquiry: Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

Tax Estimator

Disclaimer

Imprv

\$60,586

\$55,343

\$53,595

> File for New Homestead Exemption Online

Sales Data

Official Sale Records Book Page Value Type

(New Window)

09/1984 1963 221 \$17,100 WD View Instr Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller

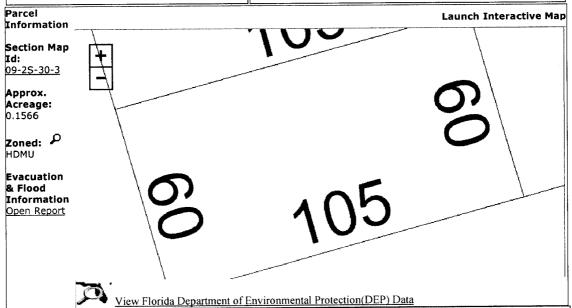
2018 Certified Roll Exemptions

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

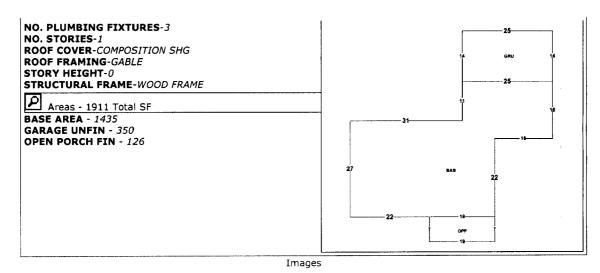


Address: 3434 MARKET ST, Year Built: 1958, Effective Year: 1958

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





7/10/14

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:05/14/2019 (tc.5466)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019045668 5/24/2019 4:06 PM
OFF REC BK: 8100 PG: 1531 Doc Type: TDN

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.

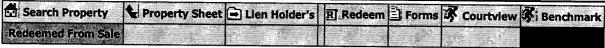
Dated this 21st day of May 2019.

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.

COUNT RANGE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk





Notes

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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

Redemption Yes V	Application Date 04/22/2019	Interest Rate 18%	
	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	
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 H	
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	

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	\$4,3/36.62 \$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	Date Docket Desc Amount Owed			Amount Due	Payee Name	
FINANCIAL SUMMARY						
No Inform	mation Availa	ble - See D)ockets			

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	4109
Tax Collector Check # 1	Tax Collector's Total	\$ 4,3 36.62	
	Postage	\$80.00	
	Researcher Copies	\$40.00	and the state of t
	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

26

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019065244 7/26/2019 4:31 PM
OFF REC BK: 8136 PG: 1150 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 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.

COMPTA O

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk Recorded in Public Records 7/5/2018 8:41 AM OR Book 7928 Page 1516, Instrument #2018052912, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50

> 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 Svcr Ln No: 180074 Custodian ID: 229386643



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.

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 Names GINGER ZEPS

-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.

Do not sign time Mortgage it it contains our	in phases, int chases another as a series has a series of
Signed, sealed and delivered in the presence of:	0 . / 0 . 2
Misoution-	alea King AND ada Ring Tranto (Seal)
Witness ALISON PIPPIN	ADA A DIXON FKA ADA KING FRANKLIN
ABLOOK IIIII	3434 market STREET
	(Address)
,	PENSACOLA FL 32505 (City, State, Zip Code)
full	Course Diag (See)
Witness Rex Hagood	Lowarn Dixon Borrower
kex hagood	3434 Market Street
	(Address)
	Pensacola FL 32505
	(City, State, Zip Code)
STATE OF FLORIDA	
COUNTY OF: Escambia	
The foregoing instrument was acknowledged before	re me this 6th day of February
20 03 by Ada A DIXON FKA ADA B	AT NG FRANKEL IN personally known to me or who has produced as identification and who did (did not) take an oath
Valid Drivers License	(SEAL)
vallu blivels bicense	Vi. Co.
When and	My Constitute of Notary) My Constitute of Notary) My Constitute of Notary) My Constitute of Notary
Division II	EXPIRES: July 8, 2006
Notary Public	(Notary's name - typed or panish and bounded the Motory Public Lindwidth
Notary 1 done	(Serial number of notary, if any)
(Space Below Thi	s Line Reserved For Lender and Recorder)
-	RCD Feb 10, 2003 11:34 am Escambia County, Florida
	ERNIE LEE MAGAHA Clerk of the Circuit Court
	LIET 3-1-1-2003-058085

Return To:
Records Processing Services
577 Lamont Road Po Bot 9626
Elmhurst, IL 60126 - 9993

OR BK 5066 PG1 136
Escambia County, Florida
INSTRUMENT 2003-058085
WIG DOC STREET OF 141.75
OZ/10/03 ENNE LE MONTH, 151.75
INTROCIBLE THE PD & ESC OF 1 80.97
02/10/03 ENNE LE MONTH OLERK
By:

BIL

141.97 141.97

MORTGAGE

317100				
	his Mostana necu	res future advances.		
ii box is checked, t	ma Mortgage secu	res future advances.		
THIS MORTGAGE is ma	ide this 6TH	day of FEBRUARY	20 03 ,	between the Mortgagor,
ADA A DIXON FKA ADA KI	NG FRANKLIN A	ND LOWARN DIXON WIFE A	AND HUSBAND	
(herein "Borrower"), and Mo	ortgagee HOUSEHO	DLD FINANCE CORPORATION	V III	
a corporation organized and				whose address is
4761-5 BAYOU BOULEVARD				
(herein "Lender").				
The following paragraph p	accorded by a share	ared how is sentiophie		
the tollowing paragraph t	receded by a chec	ked box is applicable.		
(including those pursuant to principal and interest, (including variable), with the balance of WHEREAS, Borro	any Renegotiable uding any adjusts the indebtedness wer is indebted	dated FEBRUARY 8, 2003 Rate Agreement) (herein "Noments in the amount of pay, if not sooner paid, due and payed to Lender in the principal sower's Revolving Loan Agree	ote"), providing f yments or the or payable on FEE sum of \$	or monthly installments on ontract rate if that rate i
and extensions and renewals under the terms specified i	thereof (herein " n the Note, incli	Note"), providing for month uding any adjustments in the ipal sum above and an initial	aly installments, a e interest rate if	
including any increases if the the payment of all other sur Mortgage; and (4) the perfo	e contract rate is ms, with interest rmance of the co convey to Lende	ent of (1) the indebtedness of variable; (2) future advances thereon, advanced in accorda ovenants and agreements of or and Lender's successors are	under any Revolution and the herewith to prove the herein	lving Loan Agreement; (3 protect the security of this contained, Borrower does
THE FOLLOWING	REAL PROPERT	Y. SITUATE, LYING, AND	BEING IN	

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 865.00 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 60.00 FEET; THENCE WESTERLY A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING. TAX MAP OR PARCEL ID NO.:

09-28-30-0700-250-002

THE COUNTY OF ESCAMBIA, FLORIDA, TO WIT:

This instrument was prepared by:	REX X.	HAG	000
			(Name)
4761-5 BAYOU BOULEVARD, P	ENSACOLA,		32503

STATE OF FLORIDA, COUNTY OF ESCAMBIA:

In the

The foregoing instrument was acknowledged before me this $\frac{/\sqrt{}}{}$ September, 1984, by WILLIAM R. GRAHAM, a divorced and unremarried man.

day of

Notary Public, State of Florida

My Commission Expires: 2/2

030

: sms1111

0.3. 1963 PAGE 221 ALAN B. BOOKMAN Emmanuel, Shappard & Conde WARRANTY DEED 7th Floor Sun Bask Tower Post Office Drawer 1271 Pensacola, Florida 32596 State of Blorida, COUNTY OF ESCAMBIA Our File No. 14,353 KNOW ALL MEN BY THESE PRESENTS, That I/We, WILLIAM R. GRAHAM, a divorced and unremarried man, and MARTHA D. GRAHAM, a divorced and unremarried 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, fore er, the following described real property, situate, lying and being 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. 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. her heirs, successors and assigns, forever, together with all To have and to hold, unto the said grantee 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 grantos / their, 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 hand S and seal S this 6th September _, A.D., 19<u>.84</u>. (SEAL) YMU (SEAL) Graham Clk's File For Record No. esses as to Martia D. Graham STATE OF ALABAMA , COUNTY OF Madison The foregoing instrument was acknowledged before me this September 19 84 by MARTHA D. GRAHAM, a divorced and unremarried woman. Notary Public, State of My Commission Expires: 10-6-87 (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: rcsgt@aol.com

Scott Lunsford Escambia County Tax Collector P.O. Box 1312

Pensacola, FL 32591 CERTIFICATION: TITLE SEARCH FOR TDA TAX DEED SALE DATE: 2-3-2020 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 $^{
m X}$ 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

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

Combs, President

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



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: MILLIA

November 8, 2019