

**ERNIE LEE MAGAHA**  
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

ARCHIVES AND RECORDS  
CHILD SUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC

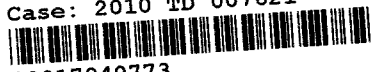
**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

## IMAGING COVER PAGE

This cover page is not a part of the original documents but is necessary to avoid obscuring any information on the original documents

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Case: 2010 TD 007621



00017940773

Dkt: TD83 Pg#:

3

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**Original Documents Follow**

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Oct 17, 2012 / 120948**

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 7621** , issued the **1st day of June, 2010**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 10-2100-538**

**Certificate Holder:**  
TC 12, LLC BUYTHISTAXLIEN.COM  
TC 12 LLC  
TAMPA, FLORIDA 33601

**Property Owner:**  
BILLINGS TINA  
3 SEABROOK CT  
MONTGOMERY VILLAGE , MARYLAND 20886

**Legal Description:** 23-3S3-111  
LOT 13 BLK B HARBOUR LAKE PB 16 P 9 OR 4463 P 61

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:

**CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	6844.0000	06/01/12	\$639.89	\$0.00	\$31.99	\$671.88
2010	7621	06/01/10	\$1,056.18	\$0.00	\$223.34	\$1,279.52

**CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2011	7366.0000	06/01/11	\$643.41	\$6.25	\$70.64	\$720.30

- 1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- 2. Total of Delinquent Taxes Paid by Tax Deed Application
- 3. Total of Current Taxes Paid by Tax Deed Applicant
- 4. Ownership and Encumbrance Report Fee
- 5. Tax Deed Application Fee
- 6. Total Certified by Tax Collector to Clerk of Court
- 7. Clerk of Court Statutory Fee
- 8. Clerk of Court Certified Mail Charge
- 9. Clerk of Court Advertising Charge
- 10. Sheriff's Fee
- 11. \_\_\_\_\_
- 12. Total of Lines 6 thru 11
- 13. Interest Computed by Clerk of Court Per Florida Statutes.....( %)
- 14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- 15. Statutory (Opening) Bid; Total of Lines 12 thru 14
- 16. Redemption Fee
- 17. Total Amount to Redeem

\$2,671.70
\$0.00
\$150.00
\$75.00
\$2,896.70
\$6.25

\*Done this 17th day of October, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By \_\_\_\_\_

*Glenda Nakuror*

Date of Sale: July 1, 2013

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

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**TC 12, LLC BUYTHISTAXLIEN.COM**  
**TC 12 LLC**  
**TAMPA, Florida, 33601**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
7621	10-2100-538	06/01/2010	23-3S3-111 LOT 13 BLK B HARBOUR LAKE PB 16 P 9 OR 4463 P 61

### 2011 TAX ROLL

BILLINGS TINA  
3 SEABROOK CT  
MONTGOMERY VILLAGE , Maryland 20886

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

mmattp777 (Matt Pallardy)

Applicant's Signature

10/17/2012

Date



**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT

BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

ARCHIVES AND RECORDS  
CHILD SUPPORT  
CIRCUIT CIVIL  
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necessary to avoid obscuring any information on  
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Case: 2010 TD 007621



00042369431

Dkt: TD82 Pg#:

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10

**Original Documents Follow**

# Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

## OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 10041

January 7, 2013

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32569

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 01-04-1993, through 01-04-2013, and said search reveals the following:

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

Tina Billings

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

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

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

Southern Guaranty Title Company

By: 

January 7, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10041

January 7, 2013

**Lot 13, Block B, Harbour Lakes, as per plat thereof, recorded in Plat Book 16, Page 9, of  
the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10041

January 7, 2013

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

1. Code Enforcement Judgment filed by Escambia County/State of Florida recorded in O.R. Book 6667, page 1868.
2. Nuisance Abatement Lien filed by Escambia County recorded in O.R. Book 6679, page 1623.
3. Taxes for the year 2009-2011 delinquent. The assessed value is \$36,100.00. Tax ID 36,100.00.

PLEASE NOTE THE FOLLOWING:

- A. Taxes and assessments due now or in subsequent years.
- B. Subject to Easements, Restrictions and Covenants of record.
- C. Oil, gas, mineral or any other subsurface rights of any kind or nature.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsqt@aol.com

Janet Holley  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 7-1-2013

TAX ACCOUNT NO.: 10-2100-538

CERTIFICATE NO.: 2010-7621

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

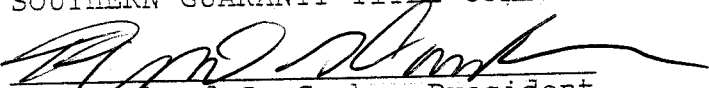
     Notify City of Pensacola, P.O. Box 12910, 32521  
     Notify Escambia County, 190 Governmental Center, 32502  
     Homestead for     tax year.

Tina Billings  
3 Seabrook Court  
Montgomery Village, MD 20886

Escambia County Code Enforcement  
6708 Plantation Rd.  
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,  
this 8th day of January, 2013.

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.



DEED DOC STAMPS PD @ ESC CO \$ 301.00  
09/02/99 ERNIE LEE MARRAS, CLERK  
By: Salma Ahmad

Prepared By: Patricia A. Sheppard-Snellgrove  
✓ **CHELSEA TITLE AGENCY OF NW FLORIDA**  
4300 BAYOU BOULEVARD, STE 17-E  
PENSACOLA, FL  
incidental to the insurance of a title insurance policy.  
File Number: 99-3079-P  
Parcel ID #: 23-3S-31-1150-013-002  
Grantee(s) SS #:

10.50  
301.00

**WARRANTY DEED  
(INDIVIDUAL)**

This WARRANTY DEED, dated 08/31/1999 by  
**JOHN HENRY WINGATE, ITS SUCCESSOR AS TRUSTEE UNDER A TRUST AGREEMENT DATED THE  
23RD DAY OF AUGUST 1995.**  
whose post office address is:

hereinafter called the GRANTOR, to  
**TINA BILLINGS**  
whose post office address is:  
**3 SEABROOK COURT, MONTGOMERY VILLAGE, MD 20886**  
hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in ESCAMBIA County, Florida, viz:

**LOT 13, BLOCK B, HARBOUR LAKES, A SUBDIVISION OF A PORTION OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 16, PAGE 9, OF THE PUBLIC RECORDS OF SAID COUNTY.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1998 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 fully 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.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: *Patricia A. Snellgrove*  
Print Name: PATRICIA A. SNELLGROVE  
Signature: *Alison Lester*  
Print Name: ALISON LESTER

Signature: *John Henry Wingate*  
JOHN HENRY WINGATE, ITS SUCCESSOR AS  
TRUSTEE UNDER A TRUST AGREEMENT DATED  
THE 23RD DAY OF AUGUST 1995.

State of Florida  
County of ESCAMBIA

I am a notary public of the state of Florida and my commission expires: 03-23-2003 THE FOREGOING INSTRUMENT was acknowledged before me on 08/31/99 by:  
**JOHN HENRY WINGATE, ITS SUCCESSOR AS TRUSTEE UNDER A TRUST AGREEMENT DATED THE 23RD DAY OF AUGUST 1995.**

who is personally known to me or who has produced PERSONALLY KNOWN as identification and who Did take an oath.

**PATRICIA A. SNELLGROVE**  
Notary Public - State of FL  
Comm. Exp. March 23, 2003  
Comm. No. CC814489

Signature: *Patricia A. Snellgrove*  
Print Name: **PATRICIA A. SNELLGROVE** Notary Public

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: MIRROR LAKE COURT

Legal Address of Property: 21 MIRROR LAKE COURT

The County (XX) has accepted ( ) has not accepted the abutting roadway for maintenance.

This form completed by:

AS TO SELLER(S):

John Henry Wingate, Trustee  
Seller: JOHN HENRY WINGATE, ITS  
SUCCESSOR AS TRUSTEE UNDER A TRUST  
AGREEMENT DATED THE 23RD DAY OF  
AUGUST 1995.

Witness: PATRICIA A. SNELGROVE

Witness: ALISON LESTER

Seller:

AS TO BUYER(S):

Tina Billings  
Buyer: TINA BILLINGS

Witness:

Buyer:

This form approved by the Escambia County Board of County Commissioners Effective 4/15/95

Witness:

RCD Sep 02, 1999 09:12 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-655744

This document prepared by:  
Escambia County, Florida  
Environmental Enforcement Division  
6708 Plantation Rd.  
Pensacola, FL 32504  
(850) 471-6160

CE100704192

**NOTICE OF LIEN  
(Nuisance Abatement)**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by Tina Billings located at 21 Mirror Lake and more particularly described as:

PR#233S311150013002

LOT 13 BLK B HARBOUR LAKE PB 16 P 9 OR 4463 P 61

A field investigation by the Office of Environmental Enforcement was conducted on November 26, 2010 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(b), and (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$ 35.00
Administrative costs	<u>\$250.00</u>
Total	\$285.00

The principal amount of this lien shall bear interest at a rate of 6% per annum; provided, however, that no interest shall accrue until the 30<sup>th</sup> day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 6<sup>th</sup> day of January <sup>2011</sup>~~2010~~ by the County Administrator as authorized by the Escambia County Board of County Commissioners.

**ESCAMBIA COUNTY, FLORIDA**

Witness Susan Hendrix  
Print Name Susan Hendrix

Witness Angela Crowley  
Print Name Angela Crowley

Charles R. Oliver  
By: Charles R. "Randy" Oliver, CPA PE  
County Administrator  
221 Palafox Place, Suite 420  
Pensacola, FL 32502

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of January, <sup>2011</sup>~~2010~~, by Charles R "Randy" Oliver, County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He () is personally known to me, or () has produced current \_\_\_\_\_ as identification.

CHINA CHERYL LIVELY  
Notary Public-State of FL  
Comm. Exp. Sept. 29, 2011  
Comm. No. DD 684413  
(Notary Seal)

China Cheryl Lively  
Signature of Notary Public

CHINA CHERYL LIVELY  
Printed Name of Notary Public

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY  
190 GOVERNMENTAL CENTER  
PENSACOLA, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2010 CO 026132 A  
CODE ENFORCMENT CITATION NO: CE100704192  
/ DOB:

TINA BILLINGS  
3 SEABROOK CT  
MONTGOMERY VILLAGE MD 20886

ERDIE LEE MAGAHA  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY  
2010 DEC 13 11:11 AM  
COUNTY CRIMINAL DIVISION  
FILED & RECORDED

JUDGMENT AGAINST DEFENDANT FOR CODE ENFORCEMENT CIVIL PENALTY

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$100.00, to the Clerk of the Court, which the Court has determined to be the defendant's liability for civil infraction under Escambia County Resolution R98-171;

It is further ordered and adjudged that, in accordance with Section 162.21, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 13 day of DEC, 2010  
*Thomas E Johnson*  
JUDGE Johnson

ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of hereof had been furnished to defendant by delivery/mail this 13 day of December, 2010



ERDIE LEE MAGAHA  
CLERK OF THE CIRCUIT COURT

By: *Dandy Johnson*  
Deputy Clerk

DKV [Redacted] Case: 2010 CO 026132 A

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 07621 of 2010**


I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 30, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

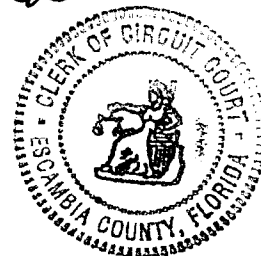
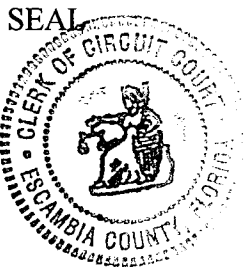
TINA BILLINGS 3 SEABROOK CT MONTGOMERY VILLAGE, MD 20886	ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
--	---

ENVIRONMENTAL ENFORCEMENT  
ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE  
PENSACOLA FL 32505

WITNESS my official seal this 30th day of May 2013.

**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT**

BY:   
Maryline Avila  
Deputy Clerk



## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 1, 2013, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TC 12, LLC holder of Tax Certificate No. 07621, issued the 1st day of June, A.D., 2010 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:

**LOT 13 BLK B HARBOUR LAKE PB 16 P 9 OR 4463 P 61**

**SECTION 23, TOWNSHIP 3 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 102100538 (13-475)**

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

**TINA BILLINGS**

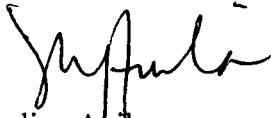
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the first Monday in the month of July, which is the 1st day of July 2013.

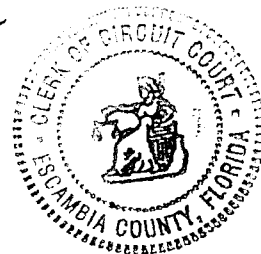
Dated this 30th day of May 2013.

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 Maryline Avila 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:

  
Maryline Avila  
Deputy Clerk



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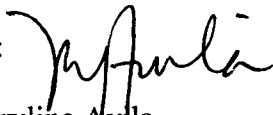
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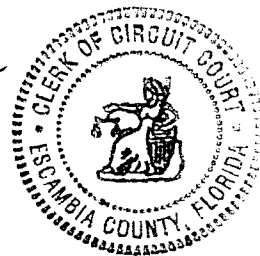
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

**Post Property:**

**21 MIRROR LAKE CT**

By:

  
Maryline Avila  
Deputy Clerk





**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ENVIRONMENTAL ENFORCEMENT  
 ESCAMBIA COUNTY CENTRAL  
 OFFICE COMPLEX [13-475]  
 3363 WEST PARK PLACE  
 PENSACOLA FL 32505

2. Article Number  
 (Transfer from service label)

7009 2250 0003 8664 3072

102596-02-M-1540

PS Form 3811, February 2004 Domestic Return Receipt

A. Signature  Agent  
 Addressed  
*A.S. Sparks*

B. Received by (Printed Name)  
*A.S. Sparks*

C. Date of Delivery  
*5/31/13*

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes  No

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ESCAMBIA COUNTY [13-475]  
 OFFICE OF COUNTY ATTORNEY  
 221 PALAFOX PLACE STE 430  
 PENSACOLA FL 32502

2. Article Number  
 (Transfer from service label)

7009 2250 0003 8664 3065

102596-02-M-1540

PS Form 3811, February 2004 Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name)  
*Young*

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes  No

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TINA BILLINGS [13-475]  
3 SEABROOK CT  
MONTGOMERY VILLAGE, MD 20886

2. Article Number  
(Transfer from service label)

7009 2250 0003 8664 3058

PS Form 3811, February 2004

Domestic Return Receipt

102506-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *Tina Billings*  Agent  
 Addressee

B. Received by (Printed Name) *Tina Billings* C. Date of Delivery *6/10/13*

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express  
 Registered  Return  
 Insured Mail  C.O.D.

4. Restricted Delivery?  Yes

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO13CIV026386NON

**Agency Number:** 13-008910

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 07621, 2010

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEEDS

**Plaintiff:** RE: TINA BILLINGS

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 5/29/2013 at 10:18 AM and served same at 10:42 AM on 6/4/2013 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

  
DS RYAN SIMONEAUX

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDCURRAN

**WARNING**

**THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 1, 2013, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.**

**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, That **TC 12, LLC** holder of **Tax Certificate No. 07621**, issued the **1st day of June, A.D., 2010** 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:

**LOT 13 BLK B HARBOUR LAKE PB 16 P 9 OR 4463 P 61**

**SECTION 23, TOWNSHIP 3 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 102100538 (13-475)**

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

**TINA BILLINGS**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the **first Monday** in the month of July, which is the **1st day of July 2013**.

Dated this 30th day of May 2013.

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 Maryline Avila 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.

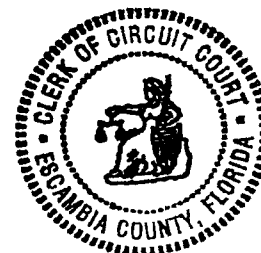
**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**Post Property:**

**21 MIRROR LAKE CT**

By:

*Maryline Avila*  
Maryline Avila  
Deputy Clerk



RECORDED

2013 MAY 29 A 10:18

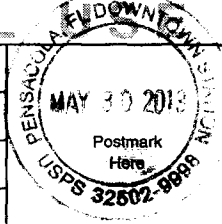
9506 4998 E000 0522 6007

U.S. Postal Service  
CERTIFIED MAIL RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To

Street, Apt. No.,  
or PO Box No.  
City, State, ZIP+4

TINA BILLINGS [13-475]  
3 SEABROOK CT  
MONTGOMERY VILLAGE, MD 20886

PS Form 3800, A

5906 4998 E000 0522 6007

U.S. Postal Service  
CERTIFIED MAIL RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.46
Certified Fee	3.10
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Sent To

Street, Apt. No.,  
or PO Box No.  
City, State, ZIP+4

ESCAMBIA COUNTY [13-475]  
OFFICE OF COUNTY ATTORNEY  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

PS Form 3800, A

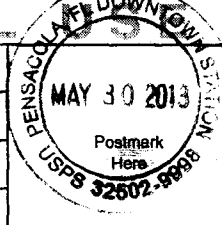
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Postage	\$ 0.46
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Sent To

Street, Apt. No.,  
or PO Box No.  
City, State, ZIP+4

ENVIRONMENTAL ENFORCEMENT  
ESCAMBIA COUNTY CENTRAL  
OFFICE COMPLEX [13-475]  
3363 WEST PARK PLACE  
PENSACOLA FL 32505

PS Form 3800, A

**PAM CHILDERS**  
 CLERK OF CIRCUIT COURT & COMPTROLLER  
 ESCAMBIA COUNTY, FLORIDA  
 P.O. BOX 333  
 PENSACOLA, FL 32591-0333  
 (850) 595-4140  
 REGISTRY ACCOUNT

Bank of America  
 PENSACOLA, FLORIDA

63-27  
 631

9000019039

VOID AFTER 6 MONTHS

PAY \*SEVENTY-EIGHT THOUSAND ONE HUNDRED SEVENTY-SEVEN AND 16/100

JANET HOLLEY TAX COLLECTOR

TO THE ORDER OF JANET HOLLEY TAX COLLECTOR  
 213 PALAFOX PLACE  
 PENSACOLA, FL 32502

DATE AMOUNT  
 07/02/2013 \$78,177.16

*Pam Childers*  
 PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000019039⑈ ⑆063100277⑆ 898033991356⑈

**PAM CHILDERS**  
 CLERK OF CIRCUIT COURT & COMPTROLLER

9000019039

07/02/2013	2011 TD 000439	Case # 2011 TD 000439 Registry Check	5,027.84
07/02/2013	2010 TD 000537	Case # 2010 TD 000537 Registry Check	4,036.69
07/02/2013	2010 TD 011867	Case # 2010 TD 011867 Registry Check	15,575.98
07/02/2013	2010 TD 008310	Case # 2010 TD 008310 Registry Check	4,042.78
07/02/2013	2010 TD 000813	Case # 2010 TD 000813 Registry Check	16,935.31
07/02/2013	2009 TD 003997	Case # 2009 TD 003997 Registry Check	2,170.98
07/02/2013		Additional payments total:	30,387.58

9000019039

07/02/2013 JANET HOLLEY TAX COLLECTOR \$78,177.16

2010 TD 7017 1,498.53  
 2010 TD 12100 5,486.01  
 2011 TD 02254 20,146.24  
 2010 TD 07621 3,252.80

7-3-13  
*Debbie Tennant*

**PAM CHILDERS**  
CLERK OF CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
P.O. BOX 333  
PENSACOLA, FL 32591-0333  
(850) 595-4140  
REGISTRY ACCOUNT

Bank of America  
PENSACOLA, FLORIDA  
VOID AFTER 6 MONTHS

63-27  
631

9000019037

PAY

\*ONE HUNDRED TWENTY-NINE AND 47/100

ANGELO AND PATRICIA HALL FELICIANO

TO THE  
ORDER  
OF

ANGELO AND PATRICIA HALL FELICIANO  
17 MIRROR LAKE  
PENSACOLA, FL 32507

DATE

AMOUNT

07/02/2013

\$129.47

*Pam Childers*  
PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000019037⑈ ⑆063100277⑆ 898033991356⑈

**PAM CHILDERS**  
CLERK OF CIRCUIT COURT & COMPTROLLER

9000019037

07/02/2013 2010 TD 007621

Case # 2010 TD 007621 Registry Check

129.47

9000019037

07/02/2013 ANGELO AND PATRICIA HALL  
FELICIANO

\$129.47

**PAM CHILDERS**  
CLERK OF CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
P.O. BOX 333  
PENSACOLA, FL 32591-0333  
(850) 595-4140  
REGISTRY ACCOUNT

Bank of America  
PENSACOLA, FLORIDA  
VOID AFTER 6 MONTHS

63-27  
631

9000019043

PAY

\*FOUR THOUSAND EIGHT HUNDRED TWENTY-TWO AND 30/100

TC12 LLC

TO THE  
ORDER  
OF

TC12 LLC  
PO BOX 3385  
TAMPA, FL 33601

DATE

AMOUNT

07/02/2013

\$4,822.30

*Pam Childers*  
PAM CHILDERS, CLERK OF CIRCUIT COURT & COMPTROLLER



⑈9000019043⑈ ⑆063100277⑆ 898033991356⑈

**PAM CHILDERS**  
CLERK OF CIRCUIT COURT & COMPTROLLER

9000019043

07/02/2013	2010 TD 003033	Case # 2010 TD 003033 Registry Check	3,474.94
07/02/2013	2010 TD 008310	Case # 2010 TD 008310 Registry Check	449.12
07/02/2013	2010 TD 007621	Case # 2010 TD 007621 Registry Check	449.12
07/02/2013	2010 TD 000537	Case # 2010 TD 000537 Registry Check	449.12

9000019043

07/02/2013 TC12 LLC

\$4,822.30



# THE ESCAMBIA SUN-PRESS, LLC



PUBLISHED WEEKLY SINCE 1948

(Warrington) Pensacola, Escambia County, Florida

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TC 12, LLC holder of Tax Certificate No. 07621, issued the 1st day of June, A.D., 2010 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:

LOT 13 BLK B HARBOUR LAKE PB 16 P 9 OR 4463 P 61

SECTION 23, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 102100538 (13-475)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the first Monday in the month of July, which is the 1st day of July 2013.

Dated this 30th day of May 2013.

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 Maryline Avila 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  
(SEAL)

By: Maryline Avila  
Deputy Clerk

oaw-4w-5-30-6-6-13-20-2013

## STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared  
Michael J. Driver

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

NOTICE in the matter of SALE  
JULY 1, 2013 - TAX CERTIFICATE #07621

in the CIRCUIT Court  
was published in said newspaper in the issues of MAY 30, JUNE 6, 13, 20, 2013

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Michael J. Driver

PUBLISHER

Sworn to and subscribed before me this 20<sup>TH</sup>  
day of JUNE A.D., 20 13

Denise G. Turner

DENISE G. TURNER

NOTARY PUBLIC

Denise G. Turner  
Notary Public  
State of Florida  
My Commission Expires 03/24/2016  
My Commission No. EE 207775



User: ec0724 P

Client:

Search: Bankruptcy Party Search Name BILLINGS, TINA Florida Northern, Maryland Page: 1

Party Name ▼	Court	Case	Ch	Date Filed	Date Closed	Disposition
1 Billings, Tina Lyn (db)	mdbke	<u>0:10-bk-20261</u>	13	05/06/2010	05/17/2012	Dismissed for Other Reason 04/17/2012
2 Billings, Tina M (db)	mdbke	<u>1:09-bk-14571</u>	7	03/18/2009	07/02/2009	Standard Discharge 06/29/2009

**PACER Service Center** Receipt 06/26/2013 09:53:29 61367576  
User ec0724 P  
Client  
Description Bankruptcy Party Search  
Name BILLINGS, TINA Florida Northern, Maryland Page: 1  
Pages 1 (\$0.10)



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#) | 
 [Tangible Property Search](#) | 
 [Amendment 1 Calculations](#)

[Back](#)

**Navigate Mode** | 
  **Account**  
 **Reference** |

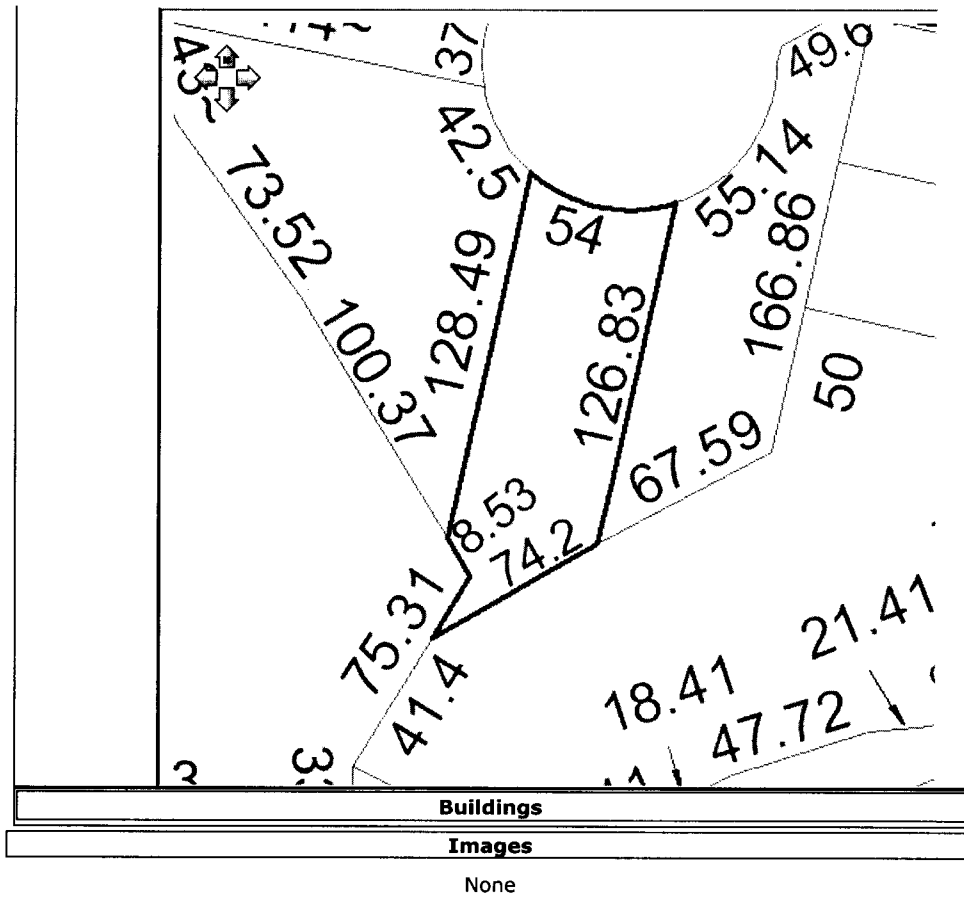
[Printer Friendly Version](#)

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left;">General Information</th> </tr> <tr> <td style="width: 15%;"><b>Reference:</b></td> <td>233S311150013002</td> </tr> <tr> <td><b>Account:</b></td> <td>102100538</td> </tr> <tr> <td><b>Owners:</b></td> <td>BILLINGS TINA</td> </tr> <tr> <td><b>Mail:</b></td> <td>3 SEABROOK CT MONTGOMERY VILLAGE, MD 20886</td> </tr> <tr> <td><b>Situs:</b></td> <td>21 MIRROR LAKE CT 32507</td> </tr> <tr> <td><b>Use Code:</b></td> <td>VACANT RESIDENTIAL <input type="button" value="P"/></td> </tr> <tr> <td><b>Taxing Authority:</b></td> <td>COUNTY MSTU</td> </tr> <tr> <td><b>Tax Inquiry:</b></td> <td><a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector</td> </tr> </table>	General Information		<b>Reference:</b>	233S311150013002	<b>Account:</b>	102100538	<b>Owners:</b>	BILLINGS TINA	<b>Mail:</b>	3 SEABROOK CT MONTGOMERY VILLAGE, MD 20886	<b>Situs:</b>	21 MIRROR LAKE CT 32507	<b>Use Code:</b>	VACANT RESIDENTIAL <input type="button" value="P"/>	<b>Taxing Authority:</b>	COUNTY MSTU	<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left;">2012 Certified Roll Assessment</th> </tr> <tr> <td style="width: 15%;"><b>Improvements:</b></td> <td style="text-align: right;">\$0</td> </tr> <tr> <td><b>Land:</b></td> <td style="text-align: right;">\$36,100</td> </tr> <tr> <td><b>Total:</b></td> <td style="text-align: right;">\$36,100</td> </tr> <tr> <td><b>Save Our Homes:</b></td> <td style="text-align: right;">\$0</td> </tr> <tr> <td colspan="2" style="text-align: center;"><a href="#">Disclaimer</a></td> </tr> <tr> <td colspan="2" style="text-align: center;"><a href="#">Amendment 1 Calculations</a></td> </tr> </table>	2012 Certified Roll Assessment		<b>Improvements:</b>	\$0	<b>Land:</b>	\$36,100	<b>Total:</b>	\$36,100	<b>Save Our Homes:</b>	\$0	<a href="#">Disclaimer</a>		<a href="#">Amendment 1 Calculations</a>	
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Extra Features																																	
None																																	

Restore Map
[Get Map Image](#)
[Launch Interactive Map](#)

<p><b>Section Map Id:</b> 23-3S-31</p> <p><b>Approx. Acreage:</b> 0.1500</p> <p><b>Zoned:</b> <input type="button" value="P"/> C-1</p>	
--	--



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: 11/02/2012 (tc-4526)

**Ernie Lee Magaha,  
Clerk of the Circuit Court of Escambia County Florida**

Receipt Type	<b>Case</b>	Outstanding Amount	<b>0.00</b>
Receipt Number	<b>1468500</b>	Receipt Date	<b>11/02/2012</b>

Case Number **2010 TD 007621**

Description **TC12 LLC BUYTHISTAXLIEN.COM VS**

Action **TAX DEED APPLICATION**

Judge

Received From **TC12 LLC BUYTHISTAXLIEN.COM**

On Behalf Of **TC12 LLC BUYTHISTAXLIEN.COM**

Total Received	<b>401.00</b>
Net Received	<b>401.00</b>
Change	<b>0.00</b>

Receipt Payments	Amount	Reference Description
Check	<b>401.00</b>	<b>3057</b>

Receipt Applications	Amount
Holding	<b>341.00</b>
Service Charge	<b>60.00</b>

Deputy Clerk: **mkj** Transaction Date **11/02/2012 14:25:47**

Comments