

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Jul 26, 2013 / 130300**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 522.0000** , issued the **1st day of June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 01-4486-053**

**Certificate Holder:**  
TC TAMPA 1, LLC PNC C/O TC TAMPA 1, LLC  
PO BOX 3167  
TAMPA, FLORIDA 33601

**Property Owner:**  
JOHNSON CHANDRA A  
708 PINECREST AVE  
PENSACOLA , FLORIDA 32514

**Legal Description:** 07-1S3-021  
LTS 7 & 8 BLK 1 THE CEDARS PB 1 P 5 OR 4138 P 1428

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
2011	522.0000	06/01/11	\$624.10	\$0.00	\$131.84	\$755.94

**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
2013	349.0000	06/01/13	\$582.29	\$6.25	\$29.11	\$617.65
2012	373.0000	06/01/12	\$604.54	\$6.25	\$67.00	\$677.79
2009	593	06/01/09	\$628.64	\$6.25	\$471.48	\$1,106.37

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

\$3,157.75
\$0.00
\$150.00
\$75.00
\$3,382.75
\$3,382.75
\$28,052.50
\$6.25

\*Done this 26th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: January 6, 2014

\* 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 TAMPA 1, LLC PNC C/O TC TAMPA 1, LLC  
PO BOX 3167  
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>
522.0000	01-4486-053	06/01/2011	07-1S3-021 LTS 7 & 8 BLK 1 THE CEDARS PB 1 P 5 OR 4138 P 1428

**2012 TAX ROLL**

JOHNSON CHANDRA A  
708 PINECREST AVE  
PENSACOLA , Florida 32514

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.

tctampa (Jon Franz)

Applicant's Signature

07/26/2013

Date

# 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.: 10503

August 1, 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 08-01-1993, through 08-01-2013, and said search reveals the following:

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

Chandra A. Johnson

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: 

August 1, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10503

August 1, 2013

**Lots 7 and 8, Block 1, The Cedars, Plat Book 1, page 5, O.R. Book 4138, page 1428.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10503

August 1, 2013

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

1. That certain mortgage executed by Chandra A. Johnson in favor of Whitney National Bank of Florida dated 06/09/1997 and recorded 06/11/1997 in Official Records Book 4138, page 1429 of the public records of Escambia County, Florida, in the original amount of \$52,250.00.
2. MSBU Lien filed by Escambia County recorded in O.R. Book 4423, page 1867.
3. Taxes for the year 2008-2012 delinquent. The assessed value is \$56,105.00. Tax ID 01-4486-053.

**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: 1-6-2014

TAX ACCOUNT NO.: 01-4486-053

CERTIFICATE NO.: 2011-522

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

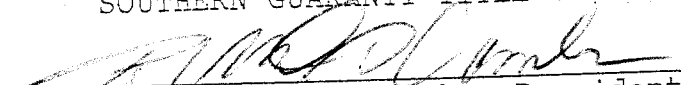
- Notify City of Pensacola, P.O. Box 12910, 32521  
221 Palafox Place, 4th Floor/  
  Notify Escambia County, 190 Governmental Center, 32502  
  Homestead for 2012 tax year.

Chandra A. Johnson  
708 Pinecrest Ave.  
Pensacola, FL 32514

Whitney National Bank of Florida  
101 West Garden St.  
Pensacola, FL 32502

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

State of Florida

WARRANTY DEED

1996 #07-1S-30-2101-008-001

OR BK 4138 PG 1428  
Escambia County, Florida  
INSTRUMENT 97-392198

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That PATRICIA E. MILLER, A SINGLE WOMAN

Grantor,  
for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby  
acknowledged, do bargain, sell, convey and grant unto CHANDRA A. JOHNSON, A SINGLE WOMAN

Grantee, of  
708 PINE CREST AVENUE PENSACOLA FLORIDA 32514

the following described real property, situate, lying and being in the State of Florida, and County of ESCAMBIA to wit:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 30 WEST,  
ESCAMBIA COUNTY, FLORIDA; THENCE RUN EAST ALONG THE NORTH LINE OF SAID SECTION FOR  
2128.80 FEET, THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION FOR 143.2  
FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAME LINE FOR 120.0 FEET,  
THENCE RUN EAST PARALLEL TO THE NORTH LINE OF SAID SECTION FOR 80.0 FEET, THENCE RUN  
NORTH PARALLEL TO THE EAST LINE OF SAID SECTION FOR 120.0 FEET, THENCE RUN WEST  
PARALLEL TO THE NORTH LINE OF SAID SECTION FOR 80.0 FEET TO THE POINT OF BEGINNING.  
ALSO DESCRIBED AS:  
LOTS 7 AND 8, BLOCK 1, CEDARS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT  
BOOK 1 AT PAGE 5, OF THE PUBLIC RECORDS OF SAID COUNTY.

INSTRUMENT PREPARED BY:  
MARY J. MAY, PRESIDENT  
CITIZENS TITLE GROUP, INC.  
4300 BAYOU BLVD., SUITE 31  
PENSACOLA, FL 32503

RETURN TO:  
CITIZENS TITLE GROUP, INC.  
4300 BAYOU BLVD., SUITE 31  
PENSACOLA, FL 32503

DEED DOC STAMPS PD @ ESC CO \$ 385.00  
06/11/97 ERNIE LEE MAGAHA, CLERK  
By: *[Signature]*

RCD Jun 11, 1997 11:38 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-392198

Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.  
(Use of the terms "grantor" and "grantee" shall include singular or plural, the masculine or the feminine, where appropriate, and shall also include, but not be limited to, their heirs, assigns or successors in interest.)  
To have and to hold the same together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.  
And the grantor covenants that he is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same, that it is free of lien or encumbrance, and that he, his  
heirs, executors and administrators, the said grantee, his heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the  
same, shall and will forever fully warrant and defend

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this 9th day of JUNE, 19 97

Signed, sealed and delivered  
in the presence of:  
*[Signature]*  
KAREN S. MCCAMMY

*[Signature]* (seal)  
PATRICIA E. MILLER

*[Signature]*  
Glenda A. Barry

\_\_\_\_\_ (seal)  
\_\_\_\_\_ (seal)  
\_\_\_\_\_ (seal)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this the 9th day of JUNE, 19 97, by  
PATRICIA E. MILLER, A SINGLE WOMAN

personally known to me or who produced *[Signature]* as identification and who did not take an oath.

KAREN S. MCCAMMY  
MY COMMISSION # DC 511009  
EXPIRES: November 21, 1999  
Bonded Title, Notary Public, Underwriters

Notary Public  
Commission number: \_\_\_\_\_  
Commission expires: \_\_\_\_\_

REC 3300  
DOCS 183.05 INT. 104.50  
CI2364

OR BK 4138 PG1429  
Escambia County, Florida  
INSTRUMENT 97-392199

RETURN TO:  
CITIZENS TITLE GROUP, INC.  
4000 BAYOU BLVD., SUITE 31  
PENSACOLA, FL 32503

MTG DOC STAMPS PD @ ESC CO \$ 183.05  
06/11/97 ERNIE LEE MAGAHA, CLERK  
By: *J. Knighton*

INTANGIBLE TAX PD @ ESC CO \$ 104.50  
06/11/97 ERNIE LEE MAGAHA, CLERK  
By: *J. Knighton*

Prepared by: LUCY M. DAILY

LOAN NO. 3000284181

[Space Above This Line For Recording Data]

## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on JUNE 9, 1997 . The mortgagor is  
CHANDRA A. JOHNSON, A SINGLE WOMAN

, whose address is

6787 GULLEY LANE, PENSACOLA, FL 32514

("Borrower"). This Security Instrument is given to  
WHITNEY NATIONAL BANK OF FLORIDA

which is organized and existing under the laws of THE UNITED STATES OF AMERICA , and whose  
address is 101 WEST GARDEN STREET, PENSACOLA, FL 32501

("Lender"). Borrower owes Lender the principal sum of

Fifty Two Thousand Two Hundred Fifty and no/100

Dollars (U.S. \$ 52,250.00 ).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for  
monthly payments, with the full debt, if not paid earlier, due and payable on July 1, 2027 .

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals,  
extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to  
protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this  
Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following  
described property located in ESCAMBIA County, Florida:

SEE LEGAL DESCRIPTION ATTACHED.

which has the address of 708 PINECREST, PENSACOLA [Street, City],  
Florida 32514 [Zip Code] ("Property Address");

FLORIDA-Single Family-FNMA/FHLMC UNIFORM  
INSTRUMENT Form 3010 9/90  
Amended 5/91

VMP -6R (FL) (9309).04

VMP MORTGAGE FORMS - (800)521-7291

Page 1 of 6

MW 09/93.04

Initials: *CJ*





NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

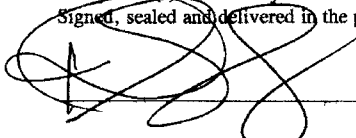
23. Attorneys' Fees. As used in this Security Instrument and the Note, "attorneys' fees" shall include any attorneys' fees awarded by an appellate court.

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.  
[Check applicable box(es)]

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider   | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> 1-4 Family Rider       |
| <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> Balloon Rider           | <input type="checkbox"/> Rate Improvement Rider         | <input type="checkbox"/> Second Home Rider      |
| <input type="checkbox"/> VA Rider                | <input type="checkbox"/> Other(s) [specify]             |   |

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_

Chandra A. Johnson (Seal)  
CHANDRA A. JOHNSON -Borrower

M.K. Malone  
M. K. Malone  
\_\_\_\_\_

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

STATE OF FLORIDA, ESCAMBIA County ss:

The foregoing instrument was acknowledged before me this JUNE 9, 1997 by CHANDRA A. JOHNSON, A SINGLE WOMAN

who is personally known to me or who has produced drivers license as identification.

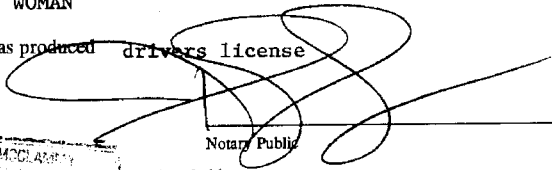
  
\_\_\_\_\_  
Notary Public



EXHIBIT "A"

OR BK 4138 PG1435  
Escambia County, Florida  
INSTRUMENT 97-392199

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN EAST ALONG THE NORTH LINE OF SAID SECTION FOR 2128.80 FEET, THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION FOR 143.2 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAME LINE FOR 120.0 FEET, THENCE RUN EAST PARALLEL TO THE NORTH LINE OF SAID SECTION FOR 80.0 FEET, THENCE RUN NORTH PARALLEL TO THE EAST LINE OF SAID SECTION FOR 120.0 FEET, THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID SECTION FOR 80.0 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

LOTS 7 AND 8, BLOCK 1, CEDARS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1 AT PAGE 5, OF THE PUBLIC RECORDS OF SAID COUNTY.

CS

RCD Jun 11, 1997 11:38 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-392199

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

**CERTIFICATE # 00522 of 2011**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 5, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CHANDRA A JOHNSON 708 PINCREST AVE PENSACOLA FL 32514	WHITNEY NATIONAL BANK OF FLORIDA 101 W GARDEN ST PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	

WITNESS my official seal this 5th day of December 2013.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
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 **January 6, 2014**, 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 TAMPA 1 LLC PNC C/O TC TAMPA 1 LLC** holder of **Tax Certificate No. 00522**, issued the **1st day of June, A.D., 2011** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LTS 7 & 8 BLK 1 THE CEDARS PB 1 P 5 OR 4138 P 1428**

**SECTION 07, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 014486053 (14-007)**

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

**CHANDRA A JOHNSON**

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 **January**, which is the **6th day of January 2014**.

Dated this 5th day of December 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 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

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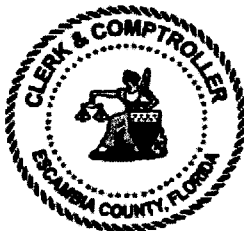
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**Post Property:**

708 PINECREST AVE 32514



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**CHANDRA A JOHNSON**  
708 PINCREST AVE  
PENSACOLA FL 32514

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



By:  
Emily Hogg  
Deputy Clerk