

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Jul 26, 2013 / 130311**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 1811.0000** , 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: 03-0744-579**

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

Property Owner:
FOSTER CAROL A LAMPKIN & LEVINE JACQUELINE
1570 MACKLIN PL
PENSACOLA , FLORIDA 32534

Legal Description: 23-1S3-025
LT 15 BLK H 1ST ADDN TO LINCOLN PARK PB 7 P 54 OR 513 P 667 OR 6310 P 524

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	1811.0000	06/01/11	\$377.04	\$0.00	\$77.61	\$454.65

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	1385.0000	06/01/13	\$395.67	\$6.25	\$19.78	\$421.70
2012	1559.0000	06/01/12	\$382.92	\$6.25	\$35.74	\$424.91

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

\$1,301.26
\$0.00
\$150.00
\$75.00
\$1,526.26
\$1,526.26
\$17,062.50
\$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:

Certificate No.	Parcel ID Number	Date	Legal Description
1811.0000	03-0744-579	06/01/2011	23-1S3-025 LT 15 BLK H 1ST ADDN TO LINCOLN PARK PB 7 P 54 OR 513 P 667 OR 6310 P 524

2012 TAX ROLL

FOSTER CAROL A LAMPKIN & LEVINE
JACQUELINE
1570 MACKLIN PL
PENSACOLA , Florida 32534

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.: 10515

August 2, 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:

Carol A. Lampkin Foster and Jacqueline Levine

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 2, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10515

August 2, 2013

Lot 15, Block H, First Addition to Lincoln Park, as per plat thereof, recorded in Plat Book 7, Page 54, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10515

August 2, 2013

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

1. That certain mortgage executed by Carol A. Lampkin Foster and Jacqueline Levine in favor of Escambia County Community Development Block Grant Program dated 09/18/2003 and recorded 09/29/2008 in Official Records Book 6381, page 437 of the public records of Escambia County, Florida, in the original amount of \$21,370.00.
2. That certain mortgage executed by Carol A. Lampkin Foster and Jacqueline Levine in favor of Escambia County Community Development Block Grant Program dated 09/18/2008 and recorded 09/29/2008 in Official Records Book 6381, page 438 of the public records of Escambia County, Florida, in the original amount of \$1,800.00.
3. That certain mortgage executed by Carol A. Lampkin Foster and Jacqueline Levine in favor of Escambia County Community Development Block Grant Program dated 09/18/2008 and recorded 09/29/2008 in Official Records Book 6381, page 439 of the public records of Escambia County, Florida, in the original amount of \$1,680.00.
4. Judgment filed by Capital One Bank (USA) NA recorded in O.R. Book 6409, page 478.
5. Judgment filed by Bill Haven Cars, Inc. and Aries Insurance Co. recorded in O.R. Book 6555, page 1950.
6. Taxes for the year 2010-2011 delinquent. The assessed value is \$34,125.00. Tax ID 03-0744-579.

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: rcsgr@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.: 03-0744-579

CERTIFICATE NO.: 2011-1811

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.

Carol A. Lampkin Foster
Jacqueline Levine
1570 Macklin Place
Pensacola, FL 32534

Capital One Bank (USA), NA
P.O. Box 85015
Richmond, VA 23285


Escambia County Community
Development Block Grant Program
c/o P.O. Box 18178
Pensacola, FL 32523-8178
and
221 Palafox Place, 4th Floor
Pensacola, FL 32502

Bill Haven Cars, Inc.
746 W. Garden St.
Pensacola, FL 32502

Aries Insurance Company
P.O. Box 0817
Miami, FL 33152-0817

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.

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS WARRANTY DEED made the 7th day of April 2008, by
and between CAROL A. LAMPKIN FOSTER, Formerly Carol A. Lampkin,
hereinafter called the Grantor, to CAROL A. LAMPKIN FOSTER and
JACQUELINE LEVINE, hereinafter called the Grantees,

WITNESSETH

That the Grantor, for and in consideration of the sum of
TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof
is hereby acknowledged, do bargain, sell, convey and grant unto the
Grantees, all that certain land situate in Escambia County, State of
Florida, to wit:

Lot 15, Block H, FIRST ADDITION TO LINCOLN PARK,
according to plat thereof recorded in Plat Book 7,
page 54, of the public records of Escambia County,
Florida.

Parcel ID#

Together with all the tenements, hereditaments and appurtenances
thereto belonging or in any wise appertaining.

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

AND the Grantor hereby covenants with the Grantees that 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 fully warrants the title to said land and will
defend the same against the lawful claim of all persons whomsoever;
and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the Grantor has signed and sealed these
presents the day and year first above written.

Signed, sealed and delivered
in our presence

[Signature]
[Signature]
[Signature]

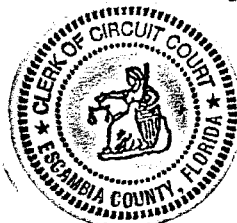
Carol A. Lampkin Foster
CAROL A. LAMPKIN FOSTER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 7th day of
April 2008, by Carol A. Lampkin Foster, who produced
identification of Identification Card, and did not take an oath.

[Signature] Ernie Lee Magaha, Clerk of the Circuit
Notary Public [Signature] Deputy Clerk
Rebecca C Cowan

Prepared By:
Carol A. Lampkin Foster
1570 Macklin Place
Pensacola, FL 32534
Return to:
Same Name and Address as Above



ESCAMBIA COUNTY
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
Escambia County, Florida

LIEN AGREEMENT

Applicant's Name	Address of Property	Lot(s)
<u>Carol A. Foster & Jacqueline Levine</u>	<u>1570 Macklin Place</u> <u>Pensacola, Florida 32534</u>	<u>15</u> Block <u>"H"</u>
	(X) Deferred Grant Housing Rehabilitation	Book <u>6310</u> Page <u>524</u> Tract <u>32.02</u>
Total Amount of Lien		
<u>\$ 21,370.00</u>		

I, the undersigned, as owner of said property, do hereby agree that I will continue to occupy and maintain the rehabilitated housing unit for at least a five (5) year period from the **18th day of September, 2008**. I will not sell, transfer ownership, or rent the property to any other person or persons during this five (5) year period. The lien will depreciate at the rate of twenty percent (20%) per year on the anniversary date for a period of five (5) years. I understand that this lien will not be subordinated under any circumstances.

If the property is sold, ownership is transferred to another party or parties, or the property is converted to rental occupancy during the five (5) year period, I further agree that I or my heir(s) will repay the Escambia County Community Development Block Grant Program the undepreciated portion of the total lien amount cited above.

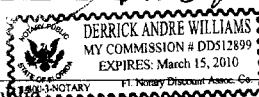
This lien will expire and automatically cancel on September 17, 2013.

September 18, 2008
Date

Carol A. Foster
Signature
(Carol A. Foster)
Jacqueline Levine
Signature
(Jacqueline Levine)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18th day of September, 20 08, by Carol A. Foster who is personally known to me or who has produced Florida Driver License as identification and who did (did not) take an oath.

Derrick Andre Williams
Signature

Notary Public

STATE OF SC
COUNTY OF Dorchester

The foregoing instrument was acknowledged before me this 23 day of September, 20 08, by Jacqueline Levine who is personally known to me or who has produced South Carolina License as identification and who did (did not) take an oath.


Nicole L. Corathers
Notary Public

Nicole L. Corathers
Signature
Nicole L. Corathers
Notary Public

This instrument was prepared by: Neighborhood Enterprise Foundation, Inc.
for Escambia County
Post Office Box 18178
Pensacola, Florida 32523-8178

ESCAMBIA COUNTY
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
Escambia County, Florida

LIEN AGREEMENT

Applicant's Name	Address of Property	Lot(s)
<u>Carol A. Foster & Jacqueline Levine</u>	<u>1570 Macklin Place</u> <u>Pensacola, Florida 32534</u>	<u>15</u> Block <u>"H"</u>
	(X) Deferred Grant Lead-Based Paint Abatement	Book <u>6310</u> Page <u>524</u> Tract <u>32.02</u>
Total Amount of Lien		
\$ <u>1,800.00</u>		

I, the undersigned, as owner of said property, do hereby agree that I will continue to occupy and maintain the rehabilitated housing unit for at least a five (5) year period from the **18th day of September, 2008**. I will not sell, transfer ownership, or rent the property to any other person or persons during this five (5) year period. The lien will depreciate at the rate of twenty percent (20%) per year on the anniversary date for a period of five (5) years. I understand that this lien will not be subordinated under any circumstances.

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September 18, 2008
Date

Carol A. Foster
Signature
(Carol A. Foster)
Jacqueline Levine
Signature
(Jacqueline Levine)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18th day of September, 20 08, by Carol A. Foster who is personally known to me or who has produced as Florida Driver License identification and who did (did not) take an oath.

Derrick Andre Williams
Signature
DERRICK ANDRE WILLIAMS
MY COMMISSION # DD512899
EXPIRES: March 15, 2010
FL Notary Discount Assoc. Co.

STATE OF SC
COUNTY OF Dorchester

The foregoing instrument was acknowledged before me this 23 day of September, 20 08, by Jacqueline Levine who is personally known to me or who has produced as SC Driver License identification and who did (did not) take an oath.

Nicole L. Corathers
Signature
Nicole L. Corathers
Notary Public



This instrument was prepared by Neighborhood Enterprise Foundation, Inc. for Escambia County Post Office Box 18178 Pensacola, Florida 32523-8178

ESCAMBIA COUNTY
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
Escambia County, Florida

LIEN AGREEMENT

Applicant's Name	Address of Property	Lot(s)
<u>Carol A. Foster & Jacqueline Levine</u>	<u>1570 Macklin Place</u> <u>Pensacola, Florida 32534</u>	<u>15</u> Block <u>"H"</u>
	(X) Deferred Grant	Book <u>6310 Page 524</u>
	Associated Abatement	Tract <u>32.02</u>
Total Amount of Lien		
<u>\$ 1,680.00</u>		

I, the undersigned, as owner of said property, do hereby agree that I will continue to occupy and maintain the rehabilitated housing unit for at least a five (5) year period from the **18th day of September, 2008**. I will not sell, transfer ownership, or rent the property to any other person or persons during this five (5) year period. The lien will depreciate at the rate of twenty percent (20%) per year on the anniversary date for a period of five (5) years. I understand that this lien will not be subordinated under any circumstances.

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This lien will expire and automatically cancel on September 17, 2013.

September 18, 2008
Date

Carol A. Foster
Signature

(Carol A. Foster)

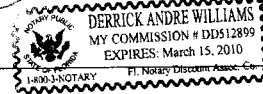
Jacqueline Levine
Signature

(Jacqueline Levine)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18th day of September, 20 08, by Carol A. Foster who is personally known to me or who has produced Florida Driver License as identification and who did (did not) take an oath.

Derrick Andre Williams
Signature



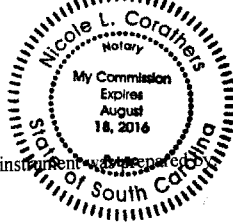
Notary Public

STATE OF SC
COUNTY OF Dorchester

The foregoing instrument was acknowledged before me this 23 day of September, 20 08, by Jacqueline Levine who is personally known to me or who has produced SC Drivers License as identification and who did (did not) take an oath.

Nicole L. Corathers
Signature

Nicole L. Corathers
Notary Public



This instrument was prepared by
Neighborhood Enterprise Foundation, Inc.
for Escambia County
Post Office Box 18178
Pensacola, Florida 32523-8178

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA
CASE NO: 06-SC-6052

CAPITAL ONE BANK (USA), NA

Plaintiff

DEFAULT FINAL JUDGMENT

vs.

CAROL LAMPKIN

RECORDED AS RECEIVED

Defendant(s)

THIS CAUSE having come to be heard before me upon the motion of the Plaintiff herein,
and the Court finding that a Default was entered, and being otherwise fully advised in the
premises it is:

ORDERED AND ADJUDGED THAT:

Plaintiff whose address is P.O. Box 85015 Richmond, VA 23285 shall recover from
Defendant(s) CAROL LAMPKIN the principal sum of \$1,101.88, court costs in the amount of
\$195.00, interest in the amount of \$1,149.48, and attorneys' fees in the amount of \$ 500,
that shall bear interest at the rate of 11% per annum, for all of which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete the Florida Small Claims Rules Form 7.343 (Fact
Information Sheet) and return it to the Plaintiff's attorney, within 45 days from the date of this
Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of
appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the
Defendant(s) to complete form 7.343 and return it to the Plaintiff's attorney. The Fact
Information Sheet need not be recorded in the Public Records.

DONE AND ORDERED at Pensacola, Escambia County, Florida on this the 28th day
of July, 2008.

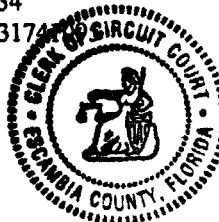

COUNTY COURT JUDGE

Copies furnished to:
HAYT, HAYT & LANDAU
7765 SW 87 Ave, Suite 101
Miami, Fl 33173

CAROL LAMPKIN
1570 Macklin Pl
Pensacola, Florida 32534
06-22512-0 529107163174

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA

BY:  D.C.



Case: 2006 SC 006052



00085967820

Dkt: CC1033 Pg#:

ERNE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2008 JUL 28 P 2:42
COUNTY CIVIL DIVISION
FILED & RECORDED

IN THE CIRCUIT COURT FOR THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

FILED & RECORDED

JUN 6 3 49 PM '00

BILL HAVEN CARS, INC., individually
and for the use and benefit of
ARIES INSURANCE COMPANY,

ERNIE LEE MAGAHA
CLERK OF THE
CIRCUIT COURT
AND COUNTY CLERK
ESCAMBIA COUNTY, FLORIDA

Plaintiffs,

Case No: 98-1326-CA

vs.

OR BK 4569 PG 1676
Escambia County, Florida
INSTRUMENT 2000-742992

JACQUELYN FOSTER HUNTER and
CAROL A. FOSTER,

RCD Jun 14, 2000 01:03 PM
Escambia County, Florida

Defendants.

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-742992

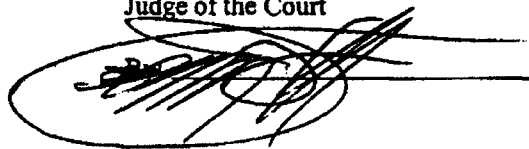
FINAL JUDGMENT

THIS ACTION was heard after entry of Default and
IT IS ADJUDGED

That Plaintiff, BILL HAVEN CARS, INC. , individually, and for the use and benefit of
ARIES INSURANCE COMPANY, recover from the Defendant, JACQUELYN FOSTER HUNTER
and CAROL A. FOSTER, individually the sum of \$6,377.63 with costs in the sum of \$120.50 that
shall bear interest at the rate of 10% a year for which let execution issue.

ORDERED at Panacea, Florida on June 6, 2000.

Judge of the Court



Copies furnished to:

- ✓ Anthony J. Petrillo, Esquire
- ✓ Laura M. Booker, Esquire

Certified to be a true and correct copy
the original on file in my office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By: Alicia D.C.
Date: APR 10 2001



IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA
CIVIL DIVISION
CASE No. 98-1326-CA

FLORIDA DEPARTMENT OF FINANCIAL SERVICES AS RECEIVER FOR
ARIES INSURANCE COMPANY

Plaintiff,

vs.

JACQUELYN FOSTER HUNTER and
CAROL A. FOSTER,

Defendant (s)

AFFIDAVIT PURSUANT TO F.S. 55.10

STATE OF FLORIDA)

SS.

COUNTY OF DADE)


I HEREBY CERTIFY that on this day, before me, personally appeared KENT
MURPHY, who after being duly sworn, states the following:

1. I am the Assistant Receivership Operation Manager for the Florida Department of
Financial Services, as Receiver of Aries Insurance Company.

2. That a Final Judgment has been recorded in favor of the Plaintiff against the
Defendant (s). In compliance with F.S. 55.10, the affiant states that the current address for the
Plaintiff is as follows:

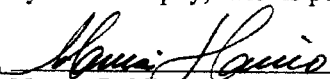
Post Office Box 0817 Miami Florida 33152-0817

AFFIANT FURTHER SAYETH NAUGHT



Kent Murphy
Assistant Receivership Operations Manager
P O Box 0817
Miami Florida 33152-0817
(786) 336-1380

The foregoing instrument was acknowledge before me this 28 day of January, 2010,
by Kent Murphy, who is personally known to me and did not take an oath.


Notary Public, State of Florida

