

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Jul 26, 2013 / 130315**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 1945.0000** , 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: 03-1169-000**

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

Property Owner:
JACKSON ANGELA
6406 WAGNER RD
PENSACOLA , FLORIDA 32505

Legal Description: 26-1S3-051
LT 21 BLK 7 WEDGEWOOD UNIT NO 1 PB 5 P 14 OR 4541 P 883

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	1945.0000	06/01/11	\$393.19	\$0.00	\$151.21	\$544.40

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	1511.0000	06/01/13	\$340.22	\$6.25	\$17.01	\$363.48
2012	1689.0000	06/01/12	\$368.89	\$6.25	\$34.43	\$409.57

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

\$1,317.45
\$0.00
\$150.00
\$75.00
\$1,542.45
\$1,542.45
\$19,396.50
\$6.25

*Done this 26th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: January 14, 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
1945.0000	03-1169-000	06/01/2011	26-1S3-051 LT 21 BLK 7 WEDGEWOOD UNIT NO 1 PB 5 P 14 OR 4541 P 883

2012 TAX ROLL

JACKSON ANGELA
6406 WAGNER RD
PENSACOLA , Florida 32505

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.: 10519

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 08-02-1993, through 08-02-2013, and said search reveals the following:

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

Angela Jackson AKA Angela Mims Jackson

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.: 10519

August 2, 2013

Lot 21, Block 7, Wedgewood, Unit No. 1, as per plat thereof, recorded in Plat Book 5, Page 14, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10519

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 Angela Jackson AKA Angela Mims Jackson in favor of Citifinancial Equity Services, Inc. dated 09/13/2006 and recorded 09/15/2006 in Official Records Book 5992, page 711 of the public records of Escambia County, Florida, in the original amount of \$59,054.41.
2. Taxes for the year 2010-2012 delinquent. The assessed value is \$38,793.00. Tax ID 03-1169-000.

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.: 03-1169-000

CERTIFICATE NO.: 2011-1945

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

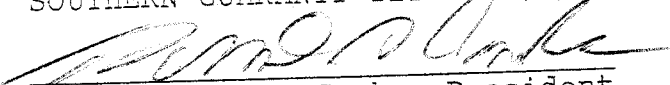
- Notify City of Pensacola, P.O. Box 12910, 32521
- Notify Escambia County, 190 Governmental Center, 32502
- Homestead for 2012 tax year.

Angela Jackson aka
Angela Mims Jackson
6406 Wagner Rd.
Pensacola, FL 32505

Citifinacial Equity Servives, Inc.
5007 N. Davis Hwy., Ste 17
Pensacola, FL 32503
and
P.O. Box 17170
Baltimore, MD 21203

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.

11-20

OR BK 4541 P60883
Escambia County, Florida
INSTRUMENT 00-720683

DEED DOC STAMPS PD @ ESC CO \$ 0.70
03/31/00 ERNIE LEE WAGNER, CLERK

By: *[Signature]*

Return to: (enclose self-addressed stamped envelope)

Name: *Angela Jackson*
Address: *6406 Wagner Rd*
Pensacola, FL 32505

This Instrument Prepared by:

Name: *Sammy E Mims*
Address: *6406 Wagner Rd*
Pensacola, FL 32505

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s)

Space above this line for processing data

Space above this line for recording data

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 31 day of March 2000, by
Sammy E. Mims Whose post office address is
6406 Wagner Rd. first party, to Angela Jackson
whose post office address is 6406 Wagner Rd., second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 0

in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

*Lot 21, Block 7, Wedgewood, Unit NO. 1 A Subdivision of A
Portion of Section 6, Township 1 South, Range 30 West,
According to Plat Thereof Recorded in Plat Book 5, at
Page 14, of the Public Records of Escambia County, Florida*

To Have and to Hold The same together with all and singular the appurtenances thereunto
belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever
of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second
party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year
first written.

Signed, sealed and delivered in the presence of:

Melissa Williams
Witness Signature (as to Grantor)

Melissa Williams
Printed Name

S. Abigail Peters
Witness Signature (as to Grantor)

S. Abigail Peters
Printed Name

Sammy E. Mims
Grantor Signature

Sammy E. Mims
Printed Name

6406 Wagner Rd.
Post Office Address

Witness Signature (as to Co Grantor)

Printed Name

Witness Signature (as to Co Grantor)

Printed Name

Co Grantor Signature

Printed Name

Post Office Address

RCD Mar 31, 2000 12:31 PM
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-720683

State of Florida)
County of Escambia)

On 3-31-2000 before me, James W. Everidge Jr., personally appeared
Sammy E. Mims, personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

James W. Everidge Jr.
Notary Public, State of Florida
My comm. expires Jan. 3, 2004
Comm. No. CC 897805

Signature James W. Everidge Jr.

Affiant _____ Known Produced ID

Type of ID FLID MS20-785-42-445-0

(SEAL)

After recording, please return to:
CITIFINANCIAL EQUITY
SERVICES, INC.
5007 N DAVIS HWY SUITE 17
PENSACOLA FL 32503

This instrument was prepared by:
CITIFINANCIAL EQUITY
SERVICES, INC.
5007 N DAVIS HWY SUITE 17
PENSACOLA FL 32503

MORTGAGE

THIS MORTGAGE is made this 13th day of September, 2006, between the Mortgagor,
ANGELA JACKSON, A SINGLE PERSON

(herein "Borrower"),

and the Mortgagee, CITIFINANCIAL EQUITY SERVICES, INC.,
a corporation organized and existing under the laws of Oklahoma,
whose address is 5007 N DAVIS HWY SUITE 17 PENSACOLA FL 32503
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 59,054.41,
which indebtedness is evidenced by Borrower's note dated 09/13/2006 and extensions and renewals
thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of
indebtedness, if not sooner paid, due and payable on 10/01/2036;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with the interest thereon;
the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of
this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower
does hereby mortgage, grant and convey to Lender the following described property located in the County of
ESCAMBIA, State of Florida:

ALL THAT CERTAIN PARCEL OF LAND IN, ESCAMBIA COUNTY, OF FL, AS MORE
FULLY DESCRIBED IN OR BOOK 4541 PAGE 0883 ID#26-1S-30-5100-021-007,
BEING KNOWN AND DESIGNATED AS LOT 21, BLOCK 7 WEDGEWOOD, UNIT NO. 1,
A SUBDIVISION OF A PORTION OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE
30 WEST, FILED IN PLAT BOOK AT PAGE 14.

BEING THE SAME PROPERTY CONVEYED BY FEE SIMPLE DEED FROM SAMMY E MIMS
TO ANGELA JACKSON, BY QUIT CLAIM DEED DATED 03/31/2000 RECORDED ON
03/31/2000 IN OR BOOK 4541, PAGE 0883 IN ESCAMBIA COUNTY RECORDS,
OF FL.

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights,
appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this
Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a
leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to
mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of
record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all
claims and demands, subject to encumbrances of record.