

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Jul 26, 2013 / 130322**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 3174.0000** , 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: 05-2631-083**

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

Property Owner:
AVERHART MARY
1261 FORT SMITH CIR
PENSACOLA , FLORIDA 32505

Legal Description: 09-2S3-010
LT 3 BLK E WESTERNMARK S/D PB 7 P 81 OR 3494 P 953 OR 3503 P 694

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	3174.0000	06/01/11	\$402.64	\$0.00	\$78.51	\$481.15

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	2793.0000	06/01/13	\$439.56	\$6.25	\$21.98	\$467.79
2012	3026.0000	06/01/12	\$414.91	\$6.25	\$41.14	\$462.30

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

\$1,411.24
\$0.00
\$150.00
\$75.00
\$1,636.24
\$1,636.24
\$21,662.50
\$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
3174.0000	05-2631-083	06/01/2011	09-2S3-010 LT 3 BLK E WESTERNMARK S/D PB 7 P 81 OR 3494 P 953 OR 3503 P 694

2012 TAX ROLL

AVERHART MARY
1261 FORT SMITH CIR
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.: 10526

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:

Mary A. Averhart

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.: 10526

August 2, 2013

**Lot 3, Block E, Westernmark, as per plat thereof, recorded in Plat Book 7, Page 81, of the
Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10526

August 2, 2013

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4445, page 1116, and O.R. Book 4315, page 636.
2. Taxes for the year 2010-2012 delinquent. The assessed value is \$43,325.00. Tax ID 05-2631-083.

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: rcsgt@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.: 05-2631-083

CERTIFICATE NO.: 2011-3174

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.

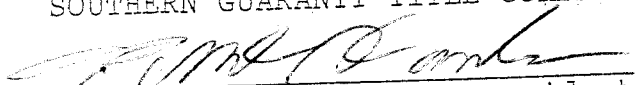
YES NO

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

Mary A. Averhart
1261 Fort Smith Circle
Pensacola, FL 32505

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.

241.50

3503M 694

Return to: (address and telephone number)
Name: STEWART TITLE OF PENSACOLA, INC.
Address: 401 E. CHASE ST., SUITE 104
PENSACOLA, FLORIDA 32501

WARRANTY DEED
(FROM INDIVIDUAL)

This instrument Prepared by: Lisa Gunn
OF STEWART TITLE OF PENSACOLA, INC.
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraiser Parcel Identification (Folio) Number(s):
09-25-30-1000-003-005
Grantee(s) S.S.#(s):

FILED
JAN 13 2 00 PM '94
CLERK OF
COUNTY
ESCAMBIA COUNTY

000000

FILE NO: 93019635-LG **WARRANTY DEED**

(The terms "grantor" and "grantee" here shall be construed to include all grantors and grantees or placed in the context follows.)

This Warranty Deed Made this 10TH day of JANUARY A.D. 1994 by
New Family Partnership, A FLORIDA PARTNERSHIP

whose marital status is:
hereinafter called the grantor, whose post office address is:
to Mary A. Averhart, AN UNMARRIED WOMAN

whose post office address is: 1261 FT. SMITH CIRCLE, PENSACOLA, FLA. 32505
hereinafter called the grantee.

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations,
receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the
grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 3, Block E, Westernmark Subdivision, Escambia County,
Florida, according to plat filed in Plat Book 7, Page 81, of the
public records of said County.

D.S. PD. 241.50
DATE 1-13-94
JOE FLOWERS, COMPTROLLER
BY: [Signature] D.C.
CERT. REG. #SS-2043328-27-01

This property [is] [is not] the homestead of the Grantor(s).
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 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; and that said land is free of all encumbrances, except taxes
accruing subsequent to December 31, 19 93, restrictions and easements of record, if any.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature]
Printed name: LISA A. GUNN

New Family Partnership (Seal)

Printed name:
[Signature]
Printed name: VICTOR A. BLOMBERG

E. Ethel L. New (Seal)
BY: ETHEL L. NEW AS SOLE SURVIVING PARTNER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10TH day of JANUARY, 19 94
by ETHEL L. NEW, AS SOLE SURVIVING PARTNER OF THE NEW FAMILY PARTNERSHIP

who is/are personally known to me or who has/have produced [Signature] Drivers License as identification.

LISA A. GUNN
My Commission expires [Signature]
12-10-96 My comm. expires Dec. 10, 1998
Comm. No. CC 245635

[Signature]
Printed Name: LISA A. GUNN
Notary Public CC245635
Serial Number

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 03174 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:

MARY AVERHART 1261 FORT SMITH CIR PENSACOLA FL 32505	ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
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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. 03174, 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:

LT 3 BLK E WESTERNMARK S/D PB 7 P 81 OR 3494 P 953 OR 3503 P 694

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 052631083 (14-019)

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

MARY AVERHART

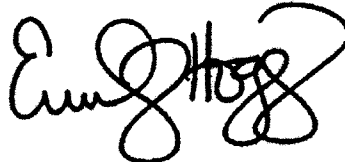
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of January, which is the 6th day of January 2014.

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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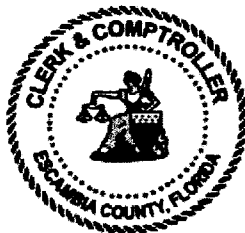
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Post Property:

1261 FT SMITH CIR 32505



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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

MARY AVERHART
1261 FORT SMITH CIR
PENSACOLA FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk