

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Jul 26, 2013 / 130333**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 4306.0000** , 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: 06-3965-000**

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

Property Owner:
HICKS SUSAN MARIE
810 GRANDVIEW ST
PENSACOLA , FLORIDA 32505

Legal Description: 33-2S3-033
N 60 FT OF LTS 9 10 AND OF W1/2 OF LT 8 BLK 260 MULWORTH PB 1 P 40 OR 3094 P 352 CA 146

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	4306.0000	06/01/11	\$221.41	\$0.00	\$86.35	\$307.76

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	3816.0000	06/01/13	\$259.00	\$6.25	\$12.95	\$278.20
2012	4196.0000	06/01/12	\$258.90	\$6.25	\$34.95	\$300.10

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

\$886.06
\$0.00
\$150.00
\$75.00
\$1,111.06
\$1,111.06
\$16,601.00
\$6.25

*Done this 26th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: January 12, 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
4306.0000	06-3965-000	06/01/2011	33-2S3-033 N 60 FT OF LTS 9 10 AND OF W1/2 OF LT 8 BLK 260 MULWORTH PB 1 P 40 OR 3094 P 352 CA 146

2012 TAX ROLL

HICKS SUSAN MARIE
810 GRANDVIEW ST
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.: 10539

August 5, 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 08-05-1993, through 08-05-2013, and said search reveals the following:

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

Susan Marie Hicks

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 5, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10539

August 5, 2013

**North 50 feet of Lots 9 and 10, and of WEst 1/2 of Lot 8, Block 260, Mulworth, Plat Book 1,
page 40, O.R. Book 3094, page 352.**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10539

August 5, 2013

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

1. That certain mortgage executed by Susan Marie Hicks in favor of Daniel C. Walker, Jr. and Jacqueline L. Walker Vickrey recorded 12/06/1991 in Official Records Book 3094, page 353 of the public records of Escambia County, Florida.
2. MSBU Lien filed by Escambia County recorded in O.R. Book 4449, page 1674.
3. Taxes for the year 2010-2012 delinquent. The assessed value is \$33,202.00. Tax ID 06-3965-000.

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: rcsgrt@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.: 06-3965-000

CERTIFICATE NO.: 2011-4306

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

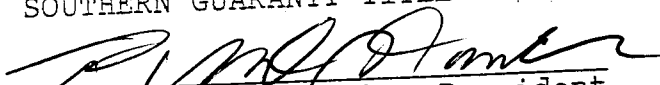
- Notify City of Pensacola, P.O. Box 12910, 32521
- Notify Escambia County, 221 Palafox Place, th Floor/
190 Governmental Center, 32502
- Homestead for 2012 tax year.

Susan Marie Hicks
810 Grandview St.
Pensacola, FL 32505

Daniel C. Walker, Jr.
Jacqueline L. Walker Vickery
7249 Shearwater Dr.
Navarre, FL 32566

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.

00

DA 887 332

WARRANTY DEED

This Indenture made this 5th day of December, 1991 BETWEEN Daniel C. Walker, Jr. and Jacqueline L. Walker Vickrey, as Sellers of 7249 Shearwater Drive, Navarre, Fl. 32566, GRANTOR*, and Susan Marie Nicks, as GRANTEE*, of 810 Grandview Street, Pensacola, Fl. 32505

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Escambia, State of Florida, to-wit:

TAX ID #06-3965-000

North 60 feet of Lots 9 and 10 and the North 60 feet of West one-half of Lot 8, Block 260 of a subdivision known as Mulworth, which is a subdivision of part of Lots 3 and 4, Government Subdivision of Section 33, Township 2 South, Range 30 West, said property having a frontage of 60 feet on the East side of Corry Street by a dept of 150 feet, the plat of said subdivision being recorded in Plat Book 1, at page 40, of the Public Records of Escambia County, State of Florida.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTORS.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. *Singular and plural are interchangeable as context requires.

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

WITNESSES

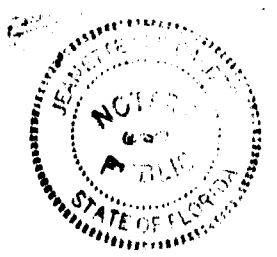
Handwritten signatures of Daniel C. Walker, Jr. and Jacqueline L. Walker Vickrey, with printed names below. Also handwritten signature of Angela V. Nock with printed name below.

COUNTY OF ESCAMBIA
STATE OF FLORIDA

I HEREBY CERTIFY that on this 5TH day of DECEMBER, 19 91, before me, an officer duly qualified to take acknowledgements, personally appeared: Daniel C. Walker, Jr. and Jacqueline L. Walker Vickrey to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

Handwritten signature of Jennifer Lee Calder with printed name below. Text: Prepared by: TITLE SERVICES OF WEST FLORIDA 1602 NORTH NINTH AVENUE PENSACOLA, FLORIDA, 32503 91-872

NOTARY PUBLIC
COMMISSION EXPIRATION: 7-15-1993



D.S. PD. \$ 1,153.00
DATE Dec. 6, 1991
BY: Joe A. Flowers, D.C.
CERT. REG. #59-2043228-27-01

Vertical stamp: 91988, AMERICAN TITLE SERVICE, INC., 1602 NORTH NINTH AVENUE, PENSACOLA, FLORIDA 32503, 91-872

MORTGAGE MADE BY AN UNMARRIED WOMAN

Know all men that the undersigned, the mortgagor, in the presence of the witnesses hereinafter named, have executed the foregoing instrument of mortgage, the copy of which is attached to this preliminary note, in full payment of the sum of \$23,295.00, to the mortgagee, **JOSEPH A. FLOWERS, JR. AND JACQUELINE L. WALKER, VICARIO**

for the purpose of securing the payment of the principal sum specified in the preliminary note hereunder, together with interest thereon, which terms, conditions, covenants and obligations shall be construed to include the parts as set forth in the instrument of mortgage, in and to which the undersigned, mortgagor, has consented to permit or requires; hereby, on this 5TH day of

December, 1991, mortgages to the Mortgagee the real property in ESCAMBIA County, Florida, described as:

as security for the payment of the following:

60 feet of Lots 9 and 10 and the North 60 feet of West one-half of Block 200 of a subdivision known as Malworth, which is a subdivision of Lots 3 and 4, Government Subdivision of Section 33, Township 2 North 30 West, said property having a frontage of 60 feet on the West side of Corry Street by a dept of 150 feet, the plat of said property being recorded in Plat Book 1, at page 40, of the Public Records of Escambia County, State of Florida.



Date: Dec. 6, 1991
Received \$ 74.56 in payment of Documentary Stamp Cert. # 59-204338-27-01 and \$ 46.57 in payment of Class "C" Intangible Personal Property Tax.
Joe A. Flowers, Comptroller
Escambia County, Florida
By [Signature] C.

ONE PROMISSORY NOTE OF EVEN DATE HEREWITH FROM MORTGAGOR TO MORTGAGEE SECURED BY THIS MORTGAGE FOR THE SUM OF \$23,295.00, WHICH NOTE IS PAYABLE AT THE INTEREST RATE AND ON THE TERMS SPECIFIED IN SAID NOTE.

AND Mortgagor mortgages hereby all title hereafter acquired as well as title heretofore acquired and does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and Mortgagee further agrees:

1. This mortgage shall also secure such future or additional advances as may be made by the Mortgagee or a subsequent holder at the option of Mortgagee or the subsequent holder to the Mortgagor, or its successors in title, for any purpose provided that all such advances are to be made within twenty years from the date of this mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such optional future or additional advances as against the rights of creditors or subsequent purchasers for a valuable consideration. The total amount of indebtedness secured by this mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed the amount of the initial promissory note described hereinabove or \$ -0-, whichever is greater, plus interest thereon, and any disbursements made by the Mortgagee pursuant to the authority of this mortgage with interest on such disbursements.
2. To make all payments required by the note and this mortgage promptly when due.
3. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at a rate 2% higher than the rate secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable on demand by Mortgagee and shall be secured by this mortgage.

HEREOF, the said Mortgagor has executed these presents, this the date and year first above written.

Jeanette Lee Calder

Mortgagor

Susan Marie Hicks

SUSAN MARIE HICKS

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 5TH
day of DECEMBER, 19 91, by SUSAN MARIE HICKS



Jeanette Lee Calder
Notary Public JEANETTE LEE CALDER
My commission expires: 7-15-1993

CLERK FILE NO.
919890
DEC 6 1991
TITLES & RECORDS
CLERK

Return to:
TITLE SERVICES OF WEST FLORIDA, INC.
1602 NORTH 9TH AVENUE
PENSACOLA, FLORIDA 32503
91-872

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

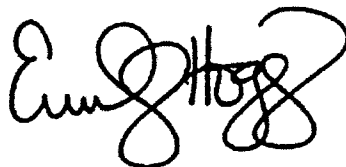
CERTIFICATE # 04306 of 2011

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:

SUSAN MARIE HICKS 810 GRANDVIEW ST PENSACOLA FL 32505	DANIEL C WLAKER JR 7249 SHEARWATER DR NAVARRE FL 32566
JACQUELINE L WALKER VICKERY 7249 SHEARWATER DR NAVARRE FL 32566	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. 04306**, 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:

N 60 FT OF LTS 9 10 AND OF W1/2 OF LT 8 BLK 260 MULWORTH PB 1 P 40 OR 3094 P 352 CA 146

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063965000 (14-028)

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

SUSAN MARIE HICKS

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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Post Property:

810 GRANDVIEW ST 32505



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

SUSAN MARIE HICKS
810 GRANDVIEW ST
PENSACOLA FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk