

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

12/19/2013

FULL LEGAL DESCRIPTION
Parcel ID Number: 09-1475-000

December 27, 2013
Tax Year: 2010
Certificate Number: 5871.0000

BEG 50 FT W OF NE COR OF SW1/4 S ALG E LI OF SW1/4 531 3/10 FT FOR POB S 65 DEG 19 MIN W 395 65/100 FT
S 42 7/10 FT E 360 3/10 FT N 186 1/10 FT TO POB OR 1760 P 567 OR 1400 P 190 OR 4443 P 1192

DR-512
R.05/88

Application Number: 130945

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**TRC-SPE LLC US BANK, CUSTODIAN FOR TRC-SPE
50 SOUTH 16TH STREET SUITE 195
PHILADELPHIA, Pennsylvania, 19102**

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
5871.0000	09-1475-000	06/01/2011	25-1S3-131 BEG 50 FT W OF NE COR OF SW1/4 S ALG E LI OF SW1/4 531 3/10 FT FOR POB S 65 DEG 19 MIN W 395 65/100 FT S 42 7/10 FT E 360 3/10 FT N 186 1/10 FT TO POB OR 1760 P 567 OR 1400 P 190 OR 4443 P 1192

2013 TAX ROLL

MAGEE VERRIS G
6845 PINE FOREST RD
PENSACOLA , Florida 32526-8931

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.

trcspellc (Dan Friedman)
Applicant's Signature

12/19/2013
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.: 11040

January 7, 2014

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 01-07-1994, through 01-07-2014, and said search reveals the following:

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

Verris G. Magee

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: 

January 7, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11040

January 7, 2014

251S313101000002 - Full Legal Description

BEG 50 FT W OF NE COR OF SW1/4 S ALG E LI OF SW1/4 531 3/10 FT FOR POB S 65 DEG 19 MIN W 395 65/100
FT S 42 7/10 FT E 360 3/10 FT N 186 1/10 FT TO POB OR 1760 P 567 OR 1400 P 190 OR 4443 P 1192

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11040

January 7, 2014

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

1. Taxes for the year 2010-2012 delinquent. The assessed value is \$101,134.00. Tax ID 09-1475-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

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: 4-7-2014

TAX ACCOUNT NO.: 09-1475-000

CERTIFICATE NO.: 2011-5871

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

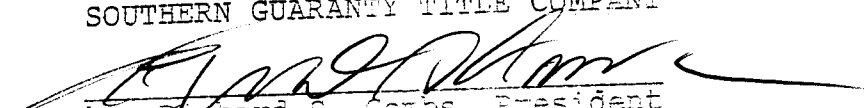
Homestead for tax year.

Verris G. Magee
6845 Pine Forest Rd.
Pensacola, FL 32526

Unknown Tenants
6839 Pine Forest Rd.
Pensacola, FL 32526

Certified and delivered to Escambia County Tax Collector,
this 8th day of January, 2014.

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.

This instrument is prepared by:

✓ Denis A. Braslow, Attorney At Law
700 South Palafox Street, Suite 315
Pensacola, FL 32501

DEED REC STAMPS PD @ ESC CO \$ 200.00
07/27/99 ERNE LEE WARRIOR, CLERK

By: *[Signature]*

N.50
280.00

Parcel ID Number: 25-1S-31-3101-000-002

Warranty Deed

This Indenture, Made this 23rd day of July, 1999 A.D. Between
Marvin W. Howard and Hilma C. Howard, husband and wife

of the County of Escambia, State of Florida, grantor, and
Verris G. Magee

whose address is: 1380 Lopez Street, Pensacola, FL 32506

of the County of Escambia, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Escambia State of Florida to wit:

A portion of the Southwest Quarter of Section 25, Township 1 South,
Range 31 West, Escambia County, Florida, described as follows:
Commencing at the Northeast corner of the Northeast Quarter of the
Southwest Quarter of Section 25; thence run West 50.0 feet to the
West line of the Fountain Field or Pine Forest Road; thence South
0°16' East 531.3 feet to the Point of Beginning; thence continue
South 0°16' East 186.1 feet; thence South 86°32' West 360.87 feet;
thence North 0°16' West 42.7 feet; thence North 65°19' East 395.65
feet to the Point of Beginning.

THIS DEED IS BEING EXECUTED IN FULFILLMENT OF THAT CERTAIN CONTRACT
FOR DEED RECORDED IN O.R. BOOK 1400 AT PAGE 190.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Printed Name: Denis A. Braslow
Witness

[Signature] (Seal)
Marvin W. Howard
P.O. Address:

[Signature]
Printed Name: Sheryl Bertsch
Witness

[Signature] (Seal)
Hilma C. Howard
P.O. Address:

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 23rd day of July, 1999 by
Marvin W. Howard and Hilma C. Howard

who is personally known to me or who has produced _____ DRIVERS LICENSE _____ as identification.



Denis A. Braslow
MY COMMISSION # CC571588 EXPIRES
September 7, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

[Signature]
Printed Name: _____
Notary Public
My Commission Expires: _____

**RESIDENTIAL SALES
ABUTTING ROADWAY MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County Employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Pine Forest Road

Legal Address of Property: 6839 Pine Forest Road, Pensacola, FL 32526

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Denis A. Braslow, Attorney at Law
700 S. Palafox Street, Suite 315
Pensacola, FL 32501

AS TO SELLER(S):



WITNESS: DENIS A. BRASLOW


WITNESS: SHERYL BERTSCH

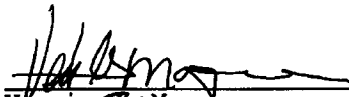

Marvin W. Howard


Hilma C. Howard

AS TO BUYER(S):


WITNESS: DENIS A. BRASLOW


WITNESS: SHERYL BERTSCH


Verris Magee
bkm

THIS FORM IS APPROVED BY THE
ESCAMBIA COUNTY BOARD OF COUNTY
COMMISSIONERS

RCD Jul 27, 1999 11:36 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-634667

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

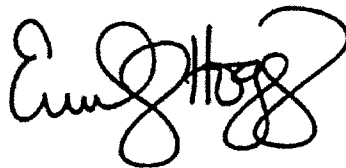
CERTIFICATE # 05871 of 2011

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 6, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

VERRIS G MAGEE 6845 PINE FOREST RD PENSACOLA, FL 32526-8931	VERRIS G MAGEE C/O TENANTS 6839 PINE FOREST RD PENSACOLA FL 32526
---	--

WITNESS my official seal this 6th day of March 2014.

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 April 7, 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 TRC-SPE LLC holder of Tax Certificate No. 05871, 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:

BEG 50 FT W OF NE COR OF SW1/4 S ALG E LI OF SW1/4 531 3/10 FT FOR POB S 65 DEG 19 MIN W 395 65/100 FT S 42 7/10 FT E 360 3/10 FT N 186 1/10 FT TO POB OR 1760 P 567 OR 1400 P 190 OR 4443 P 1192

SECTION 25, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091475000 (14-276)

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

VERRIS G MAGEE

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 April, which is the 7th day of April 2014.

Dated this 6th day of March 2014.

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:

6839 PINE FOREST RD 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

VERRIS G MAGEE
6845 PINE FOREST RD
PENSACOLA, FL 32526-8931

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

11/5871

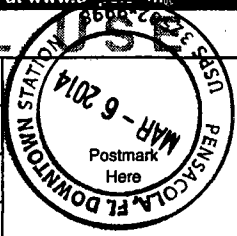
7008 1830 0000 0230 5304

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	6.49



Sent To: VERRIS G MAGEE [14-276]
 Street, Apt or PO Box: 6845 PINE FOREST RD
 City, State: PENSACOLA, FL 32526-8931

PS Form 3800, August 2004

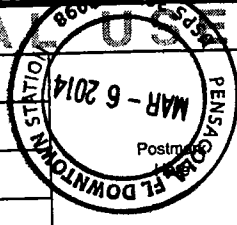
7008 1830 0000 0230 5311

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Total Postage & Fees	6.49



Sent To: VERRIS G MAGEE [14-276]
 Street, Apt or PO Box: C/O TENANTS
 City, State: 6839 PINE FOREST RD PENSACOLA FL 32526

PS Form 3800, August 2004

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

14-276

Document Number: ECSO14CIV010783NON

Agency Number: 14-005713

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05871 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: VERRIS G MAGEE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 3/6/2014 at 4:19 PM and served same on VERRIS G MAGEE , at 8:32 AM on 3/11/2014 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: R Preston 927
R. PRESTON, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: NDSCHERER

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Dated this 6th day of March 2014.

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.

Personal Services:

VERRIS G MAGEE
6845 PINE FOREST RD
PENSACOLA, FL 32526-8931

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

14-276

Document Number: ECISO14CIV010758NON

Agency Number: 14-005666

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05871 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: VERRIS G MAGEE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 3/6/2014 at 4:10 PM and served same at 8:39 AM on 3/11/2014 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: R Preston 927
R. PRESTON, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: NDSCHERER

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Post Property:

6839 PINE FOREST RD 32526



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

By:
Emily Hogg
Deputy Clerk

RECEIVED

MARCH 10 2014