

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Jul 28, 2013 / 130507**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 6562.0000** , 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: 09-4610-200**

Certificate Holder:
US BANK, AS C/F FL DUNDEE LIEN
LOCKBOX # 005191
PO BOX 645191
CINCINNATI, OHIO 45264

Property Owner:
JOHNSON ANNA A
1950 BIRD AVE
MCKINLEYVILLE , CALIFORNIA 95519-3893

Legal Description: 25-2S3-121
BEG AT NE COR OF NW 1/4 OF SEC N 90 DEG 0 MIN 0 SEC W 395 96/100 FT FOR POB S 0 DEG 0 MIN 0 SEC W 340 68/100 FT TO NLY R/W LI OF NIX RD S 81 DEG 50 M ...
See attachment for full legal description.

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	6562.0000	06/01/11	\$182.58	\$0.00	\$71.21	\$253.79

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

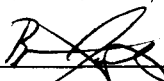
Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2013	5650.0000	06/01/13	\$180.17	\$6.25	\$9.01	\$195.43
2012	6234.0000	06/01/12	\$192.47	\$6.25	\$37.53	\$236.25

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

\$685.47
\$0.00
\$150.00
\$75.00
\$910.47
\$910.47
\$6.25

*Done this 28th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: 3/3/14

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

FULL LEGAL DESCRIPTION
Parcel ID Number: 09-4610-200

August 09, 2013
Tax Year: 2010
Certificate Number: 6562.0000

BEG AT NE COR OF NW 1/4 OF SEC N 90 DEG 0 MIN 0 SEC W 395 96/100 FT FOR POB S 0 DEG 0 MIN 0 SEC W 340
68/100 FT TO NLY R/W LI OF NIX RD S 81 DEG 50 MIN 0 SEC W ALG R/W LI 100 FT N 0 DEG 0 MIN 0 SEC E 354
89/000 FT N 90 DEG 0 MIN 0 SEC E 98 99/100 FT TO POB LT 24 OF AN UNRECORDED PLAT OF NIX S/D CASE
#95-547-CP-03 LESS OR 4283 P 913 RD R/W

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**US BANK, AS C/F FL DUNDEE LIEN
LOCKBOX # 005191
PO BOX 645191
CINCINNATI, Ohio, 45264**

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
6562.0000	09-4610-200	06/01/2011	25-2S3-121 BEG AT NE COR OF NW 1/4 OF SEC N 90 DEG 0 MIN 0 SEC W 395 96/100 FT FOR POB S 0 DEG 0 MIN 0 SEC W 340 68/100 FT TO NLY R/W LI OF NIX RD S 81 DEG 50 MIN 0 SEC W ALG R/W LI 100 FT N 0 DEG 0 MIN 0 SEC E 354 89/000 FT N 90 DEG 0 MIN 0 SEC E 98 99/100 FT TO POB LT 24 OF AN UNRECORDED PLAT OF NIX S/D CASE #95-547-CP-03 LESS OR 4283 P 913 RD R/W

2012 TAX ROLL

JOHNSON ANNA A
1950 BIRD AVE
MCKINLEYVILLE , California 95519-3893

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.

glfunl (Jacob Prince)
Applicant's Signature

07/28/2013
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.: 10721

September 10, 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 09-05-1993, through 09-05-2013, and said search reveals the following:

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

Anna A. Johnson

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: 

September 10, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10721

September 10, 2013

252S312101002022 - Full Legal Description

BEG AT NE COR OF NW 1/4 OF SEC N 90 DEG 0 MIN 0 SEC W 395 96/100 FT FOR POB S 0 DEG 0 MIN 0 SEC W
340 68/100 FT TO NLY R/W LI OF NIX RD S 81 DEG 50 MIN 0 SEC W ALG R/W LI 100 FT N 0 DEG 0 MIN 0 SEC E
354 89/000 FT N 90 DEG 0 MIN 0 SEC E 98 99/100 FT TO POB LT 24 OF AN UNRECORDED PLAT OF NIX S/D
CASE #95-547-CP-03 LESS OR 4283 P 913 RD R/W

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10721

September 10, 2013

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

1. Drainage Easement to Escambia County recorded in O.R. Book 4283, page 916.
2. Taxes for the year 2010-2012 delinquent. The assessed value is \$9,144.00. Tax ID 09-4610-200.

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: 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: March 3, 2014

TAX ACCOUNT NO.: 09-4610-200

CERTIFICATE NO.: 2011-6562

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

 X Notify City of Pensacola, P.O. Box 12910, 32521

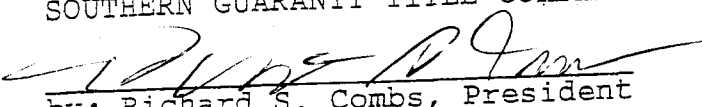
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Anna A. Johnson
1950 Bird Ave.
McKinleyville, CA 95519

Certified and delivered to Escambia County Tax Collector,
this 10th day of September, 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.

PD

OR Bk3764 Pg0735
INSTRUMENT 00205632

IN THE CIRCUIT COURT FOR ESCAMBIA COUNTY, FLORIDA

IN RE: ESTATE OF

PROBATE DIVISION

MARGARET ANN RACH,

File Number 95-547-CP-03

Division F

Deceased.

ORDER OF SUMMARY ADMINISTRATION
(intestate)

On the petition of Henry P. Rach, William E. Rach, Anna A. Johnson & Gertrude B. Becker for Summary Administration on the estate of Margaret Anna Rach deceased, the court finding that the decedent died on the 8th day of October, 1994; that the material allegations of the petition are true; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that there be immediate distribution of the assets of the decedent as follows:

Name	Address	Asset, Share or Amount
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(SEE ATTACHED EXHIBIT "A")


95 MAY -3 P 4:33
 CLERK OF CIRCUIT COURT
 ESCAMBIA COUNTY, FLORIDA

ADJUDGED FURTHER, that those to whom specified parts of the decedent's estate are assigned by this order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.

OR Bk3764 Pg0736
INSTRUMENT 00205632

ADJUDGED FURTHER, that debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to comply with this order by paying, delivering, or transferring to those specified above the parts of the decedent's estate assigned to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

ORDERED this 3d day of May, 1995.



Circuit Judge

<u>NAME</u>	<u>ADDRESS</u>	<u>ASSET, SHARE OR AMOUNT</u>
Henry P. Rach	11110 Lillian Hwy. Pensacola, FL 32506	Lot 22 of Nix Subdivision, more particularly described as follows: Commence at the Northeast corner of the Northwest Quarter of Section 25, Township 2 South, Range 31 West, Escambia County, Florida; thence go South 90 degrees 00 minutes 00 seconds West a distance of 197.98 feet to the point of beginning; thence go South 00 degrees 00 minutes 00 seconds West a distance of 312.25 feet to the northerly right-of-way line of Nix Road; thence go South 81 degrees 50 minutes 00 seconds West along said right-of-way line a distance of 100.00 feet; thence go North 00 degrees 00 minutes 00 seconds East a distance of 326.47 feet; thence go North 90 degrees 00 minutes 00 seconds East a distance of 98.99 feet to the point of beginning. The above described parcel of land is situated in Section 25, Township 2 South, Range 31 West, Escambia County, Florida and contains 0.73 acres more or less.
William E. Rach	6547 LaMesa Circle Tampa, FL 33634	Lot 23 of Nix Subdivision, more particularly described as follows: Commence at the Northeast corner of the Northwest Quarter of Section 25, Township 2 South, Range 31 West, Escambia County, Florida; thence go South 90 degrees 00 minutes 00 seconds West a distance of 296.97 feet to the point of beginning; thence go South 00 degrees 00 minutes 00 seconds West a distance of 326.47 feet to the Northerly right-of-way line of Nix Road; thence go South 81 degrees 50 minutes 00 seconds West along said right-of-way line a distance of 100.00 feet; thence go North 00 degrees 00 minutes 00 seconds East a distance of 340.68 feet; thence go North 90 degrees 00 minutes 00 seconds East a distance of 98.99 feet to the point of beginning. The above described parcel of land is situated in Section 25, Township 2 South, Range 31 West, Escambia County, Florida and contains 0.76 acres more or less.

<u>NAME</u>	<u>ADDRESS</u>	<u>ASSET, SHARE OR AMOUNT</u>
Anna A. Johnson	2626 Pauline Avenue Glenview, IL 60025	Lot 24 of Nix Subdivision, more particularly described as follows: Commence at the North-east Corner of the Northwest Quarter of Section 25, Township 2 South, Range 31 West, Escambia County, Florida; thence go South 90 degrees 00 minutes 00 seconds West a distance of 395.96 feet to the point of beginning; thence go South 00 degrees 00 minutes 00 seconds West a distance of 340.68 feet to the Northerly right-of-way line of Nix Road; thence go South 81 degrees 50 minutes 00 seconds West along said right-of-way line a distance of 100.00 feet; thence go North 00 degrees 00 minutes 00 seconds East a distance of 354.89 feet; thence go North 90 degrees 00 minutes 00 seconds East a distance of 98.99 feet to the point of beginning. The above described parcel of land is situated in Section 25, Township 2 South, Range 31 West, Escambia County, Florida and contains 0.79 acres more or less.
Gertrude B. Becker	P.O. Box 440871 Aurora, CO 80044-0871	\$4,000.00 divided equally from each sibling to compensate for distribution of property.

Instrument 00205632
Filed and recorded in the
public records
MAY 5, 1995
at 03:55 P.M.
in Book and Page noted
above or hereon
and record verified
JIM MOYE,
COMPTROLLER
Escambia County,
Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 06562 of 2011

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 30, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ANNA A JOHNSON 1950 BIRD AVE MCKINLEYVILLE, CA 95519-3893

WITNESS my official seal this 30th day of January 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 March 3, 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 US BANK, AS C/F FL DUNDEE LIEN holder of Tax Certificate No. 06562, 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 AT NE COR OF NW 1/4 OF SEC N 90 DEG 0 MIN 0 SEC W 395 96/100 FT FOR POB S 0 DEG 0 MIN 0 SEC W 340 68/100 FT TO NLY R/W LI OF NIX RD S 81 DEG 50 MIN 0 SEC W ALG R/W LI 100 FT N 0 DEG 0 MIN 0 SEC E 354 89/000 FT N 90 DEG 0 MIN 0 SEC E 98 99/100 FT TO POB LT 24 OF AN UNRECORDED PLAT OF NIX S/D CASE #95-547-CP-03 LESS OR 4283 P 913 RD R/W

SECTION 25, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094610200 (14-209)

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

ANNA A JOHNSON

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 March, which is the 3rd day of March 2014.

Dated this 30th day of January 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:

600 NIX RD BLK 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

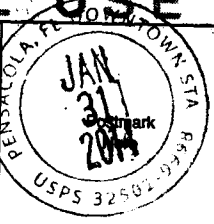
U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

7008 1830 0000 0243 7126
7008 1830 0000 0243 7126

Postage	\$.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	6.49



Sent to:
ANNA A JOHNSON [14-209]
1950 BIRD AVE
MCKINLEYVILLE, CA 95519-3893

PS Form 3800, June 2009

11/6562

BL

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO14CIV004501NON

Agency Number: 14-004380

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 06562 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ANNA A JOHNSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/31/2014 at 10:29 PM and served same at 8:45 AM on 2/3/2014 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:  30
STIMMELL, K DEPUTY

Service Fee: \$40.00
Receipt No: BILL

Printed By: JLBRYANT

WARNING

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Post Property:

600 NIX RD BLK 32506



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

By:
Emily Hogg
Deputy Clerk

RECEIVED
JAN 31 A 10:29
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

December 31, 2015

Anna A. Johnson
1950 Bird Avenue
McKinleyville CA 95519-3893

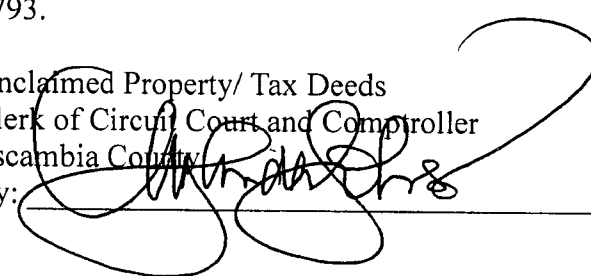
Property: Excess Surplus funds from a Tax Deed Sale – TDA 2011 TD 06562
Surplus Amount: **\$3,458.98**

Dear Addressee,

Escambia County is holding the above Surplus Funds resulting from a Tax Deed Sale held on MARCH 3, 2014 and identified as belonging to you either as the owner and/or lienholder to the real property which was sold at the tax deed sale. If we do not receive a response from you within the next 30 days, we will turn this property over to the Florida Department of State's Unclaimed Property Division pursuant to Chapter 717 of the Florida Statutes.

If you wish to claim these monies, ensure your correct address is provided, sign this form and return it along with the attached "Affidavit of Claim" to: Escambia County Clerk of Circuit Court and Comptroller, Tax Deed Division, 221 Palafox Place, Ste 110, Pensacola FL 32502. If you have any questions you may contact the Clerk's Tax Deed Division at (850) 595-3793.

Unclaimed Property/ Tax Deeds
Clerk of Circuit Court and Comptroller
Escambia County

By:  _____, Deputy Clerk

Owner/Lienholder Signature

Date Signed

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

IN THE MATTER OF UNCLAIMED FUNDS
IN THE REGISTRY OF THE COURT OF
ESCAMBIA COUNTY, FLORIDA


ORDER OF DIRECTION REGARDING UNCLAIMED FUNDS

Pam Childers, the Clerk of the Circuit Court for Escambia County, Florida, stipulates that certain Court Registry funds itemized in Attachment A, attached hereto, shall be remitted to the Florida Department of Financial Services, Bureau of Unclaimed Property, Reporting Section. The right to withdraw said funds has been adjudicated or is not in dispute, and the money remained so deposited in the Court Registry of Escambia County, Florida, for more than one year and unclaimed by the person entitled thereto. It is therefore,

ORDERED that the all cases as itemized in Attachment A involving Court Registry funds in the amount of \$ 90,484.17, be remitted in compliance with Section 717.113, Florida Statutes, and it is hereby,

ORDERED that a copy of this Order be filed in the action in which the money was originally deposited, and this Order shall be noted in the progress docket in the action of each case listed in Attachment A.

DONE AND ORDERED this 15th day of April, 2016, in Pensacola, Escambia County, Florida.



Edward P. Nickinson, III – Administrative Judge