

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Jul 28, 2013 / 130547**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 8412.0000** , 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: 11-0815-000**

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

Property Owner:
DUKE ROBERT P
406 GLORY ST
PENSACOLA , FLORIDA 32534

Legal Description: 22-1N3-011
LT 21 BLK 10 OR 461 P 272 WILLOWBROOK PB 4 P 41/41A

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	8412.0000	06/01/11	\$189.10	\$0.00	\$73.75	\$262.85

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	7190.0000	06/01/13	\$162.53	\$6.25	\$8.13	\$176.91
2012	7767.0000	06/01/12	\$165.37	\$6.25	\$32.25	\$203.87

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

\$643.63
\$0.00
\$150.00
\$75.00
\$868.63
\$868.63
\$6.25

*Done this 28th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By  _____

Date of Sale: 4/7/14

* 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,

**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
8412.0000	11-0815-000	06/01/2011	22-1N3-011 LT 21 BLK 10 OR 461 P 272 WILLOWBROOK PB 4 P 41/41A

2012 TAX ROLL

DUKE ROBERT P
406 GLORY ST
PENSACOLA , Florida 32534

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.: 10772

September 18, 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 09-18-1993, through 09-18-2013, and said search reveals the following:

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

Robert P. Duke

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 18, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10772

September 18, 2013

Lot 21, Block 10, Willowbrook, as per plat thereof, recorded in Plat Book 4, Page 41 and 41A, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10772

September 18, 2013

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

1. Contract for Deed executed by Robert P. Duke and Dorothy A. Duke in favor of Archy E. and Elizabeth H. Nowlin dated 10/09/1969 and recorded 10/15/1969 in Official Records Book 461, page 272 of the public records of Escambia County, Florida, in the original amount of \$1,000.00.
2. Taxes for the year 2010-2012 delinquent. The assessed value is \$7,600.00. Tax ID 11-0815-000.

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: rcsgr@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 04-07-2014

TAX ACCOUNT NO.: 11-0815-000

CERTIFICATE NO.: 2011-8412

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.

Robert P. Duke
406 Glory St.
Pensacola, FL 32534

Beneficiaries and Heirs
of the Estates of
Archy E. Nowlin and
Elizabeth H. Nowlin
Address unknown

Certified and delivered to Escambia County Tax Collector,
this 19th 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.

3.25
RECORDED BY
INDEXED BY
FIDELITY & SECURITY
PENNSYLVANIA, FLORIDA

461 272

CONTRACT 5-11

This Indenture, Entered into this 9th day of October A. D. 1962
between Archy E. Nowlin and Elizabeth H. Nowlin, husband and wife

of the first part, and
Robert S. Duke and Dorothy A. Duke, husband and wife, of the second part, WITNESSETH:
That the said party of the first part, agrees to sell to the said party of the second part, the following
described real estate, situate, lying and being in Leon County, State of Florida, to-wit:
Lots 21 and 27, Block 16, Millstream Subdivision
Section 22, Township 1 North, Range 30 West, Leon County, Florida.



for the price of One Thousand and no/100 DOLLARS
of which purchase money the said party of the second part has paid the sum of
Ten hundred and no/100

Dollars, and has given a promissory note, of even date herewith, in the sum of
Eight hundred and no/100 (\$ 800.00)
payable at the office of Archy E. Nowlin and Elizabeth H. Nowlin at the rate of not less
\$60.00 per month, commencing 30 days after the final payment on contract recorded in
OFFICIAL RECORD BOOK 213 at page 636 after date,
respectively, with interest payable from date at the rate of 7 per cent. per annum,
ARMY computed semi-annually until paid.

The said party of the second part agrees, and hereby covenants to pay all Taxes for current year, and
afterwards, and other governmental improvement taxes and assessments, which may be assessed against
the said property, and also to keep the improvements upon said property insured in the name of said
party of the first part in the sum of not less than _____ Dollars,
at cost of party of second part.

The said party of the second part further agrees and hereby covenants that upon failure to do and
perform any of the agreements and covenants herein agreed to be done or performed, or upon failure to
pay any of said notes at maturity, or any installments of the interest thereon, then, and in that event,
the said party of the second part shall forfeit all rights whatsoever under this indenture, and any and all
payments made on account of said property shall be considered and treated as a reasonable rental of
same up to the date of said default or non-payment, and the said party of the second part shall become,
as to the said property hereinbefore described, the tenant at will of said party of the first part, and will
vacate same and deliver up possession thereof to the said party of the first part, upon three day's notice
in writing.

The party of the first part upon payment of all of said notes according to their tenor and effect,
and upon the due and faithful performance of the agreements and covenants herein agreed to be done or
performed, shall execute and deliver to the said party of the second part a good and sufficient deed of
conveyance to said property, at the cost and expense of party of _____ First part.

In Testimony Whereof, The parties hereto have hereunto set their hands and seals,
this 9th day of October 1969

160
Archy E. Nowlin
Elizabeth H. Nowlin
Robert S. Duke
Dorothy A. Duke

Signed, sealed and one delivered to each party in the presence of
Elizabeth Robert
Mrs. H. R. Lee Joe to all parties

STATE OF FLORIDA

County of _____

461 PAGE 273

Before the subscriber, _____, Notary Public, personally appeared

_____ and _____

to me well known, and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same for the uses and purposes therein set forth.

and the said _____ wife of the said _____

Given under my hand and official seal, this _____ day of _____ A.D. 19 _____



Elizabeth Roberts
Notary Public

My Commission expires _____

County of _____

Before the subscriber, duly commissioned, qualified and acting as Notary Public in and for said

State and County personally appeared _____

and to be the _____ President of the _____ a corporation, and acknowledged and declared that he, as _____ President of said corporation, and being duly authorized by it, signed its name and affixed its seal to and executed the said instrument for it and as its act and deed

Given under my hand and official seal, this _____ day of _____ A.D. 19 _____

Notary Public
My Commission expires _____

State of Florida,
County _____

TO _____

RECEIVED this _____ day
of _____ A.D. 19 _____
at _____ o'clock _____ M.
and Recorded in Volume _____ Page _____
the _____ day of _____ 19 _____

By _____
Clark Circuit Court,
D.C.

CONTRACT

Elizabeth Roberts
11-11-44

398695
OCT 15 2 27 PM '59

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 08412 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:

ROBERT P DUKE
406 GLORY ST
PENSACOLA, FL 32534

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 US BANK AS C/F FL DUNDEE LIEN holder of Tax Certificate No. 08412, 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 21 BLK 10 OR 461 P 272 WILLOWBROOK PB 4 P 41/41A

SECTION 22, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110815000 (14-247)

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

ROBERT P DUKE

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:

11500 LOU ST BLK 32534



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

ROBERT P DUKE
406 GLORY ST
PENSACOLA, FL 32534

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

11/8412

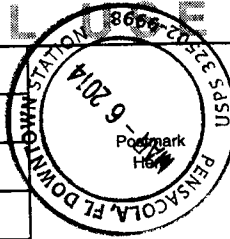
7008 1830 0000 0238 3454

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

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
Street, Apt
or PO Box
City, State
PS Form

ROBERT P DUKE [14-247]
406 GLORY ST
PENSACOLA, FL 32534

ctions

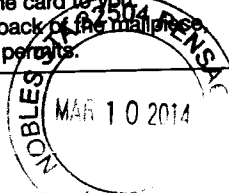
11/8412

SENDER: COMPLETION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mail piece or on the front if space permits.

1. Article Addressed to:

ROBERT P DUKE [14-247]
 406 GLORY ST
 PENSACOLA, FL 32534



SECTION ON DELIVERY

A. Signature: X Robert Duke Agent Addressee

B. Received by (Printed Name): Robert Duke C. Date of Delivery: 3-10-14

D. Is delivery address different from item 1? Yes No
 if YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)

7008 1830 0000 0238 3454

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

14-247

Document Number: ECSO14CIV010731NON

Agency Number: 14-005639

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 08412 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE ROBERT P DUKE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 3/6/2014 at 4:08 PM and served same on ROBERT P DUKE , in ESCAMBIA COUNTY, FLORIDA, at 5:07 PM on 3/11/2014 by leaving 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, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: JOYCE DUKE, WIFE, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



D. BANKS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: JLBRYANT

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

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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:

ROBERT P DUKE
406 GLORY ST
PENSACOLA, FL 32534

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
MAR 6 2014
10:08 AM
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

14-247

Document Number: ECSO14CIV010774NON

Agency Number: 14-005690

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08412, 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ROBERT P DUKE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 3/6/2014 at 4:11 PM and served same at 2:00 PM on 3/13/2014 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: _____


D. BANKS, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: JLBRYANT

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11500 LOU ST BLK 32534



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

By:
Emily Hogg
Deputy Clerk