

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2012/ 893.000, Issued the 01st day of June, 2012, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit: 02-1431-050

Cert Holder FL COMM BANK CLTRL ASGNE OF
MAGNOLIA TC 4 TDA LLC
PO BOX 30411
TAMPA FL 33650

Property Owner FORTUNE LILLIE I &
TRAWICK WILLIE BETTY KYLES
8521 ELBERT ST
PENSACOLA FL 32514

**** See Additional Legal Next Page ****

BEG AT NW COR OF S1/2 OF
W1/2 OF S1/2 OF GOVT LT 6
S 196 FT E 467 FT S 210 FT
FOR POB CONT S 70 FT W 127
FT N 70 FT E 127 FT TO POB

BEING LT 27 OF AN
UNRECORDED PLAT
OR 525 P 388
OR 4601 P 890
OR 6092 P 1640

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 Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2012/ 893.000	06/01/2012	939.19	0.00	85.51	1,024.70

Certificates Redeemed by Applicant in Connection With This Tax Deed Application or included (County) in connection with this Tax Deed Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2013/ 758.000	06/01/2013	895.93	6.25	44.80	946.98

- 1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 1,971.68
- 2. Total of Delinquent Taxes Paid by Tax Deed Applicant
- 3. Total of Current Taxes Paid by Tax Deed Applicant .{2013} 819.19
- 4. Ownership and Encumbrance Report Fee 250.00
- 5. Total Tax Deed Application Fee 75.00
- 6. Total Certified By Tax Collector To Clerk of Court 3,115.87
- 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. Total of Lines 12 thru 14 (Statutory Opening Bid)
- 16. Redemption Fee 6.25
- 17. Total Amount to Redeem

* Done this the 06th day of May, 2014

TAX COLLECTOR OF Escambia County Tax Collector County

Date of Sale: November 3, 2014

By



* This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

Form 513
{R 12/96}

TAX COLLECTOR'S CERTIFICATION

Application Date/Number
APR 24, 2014 140176

OR 6097 P 832
OR 6124 P 1561

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

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
893.0000	02-1431-050	06/01/2012	BEG AT NW COR OF S1/2 OF W1/2 OF S1/2 OF GOVT LT 6 S 196 FT E 467 FT S 210 FT FOR POB CONT S 70 FT W 127 FT N 70 FT E 127 FT TO POB BEING LT 27 OF AN UNRECORDED PLAT OR 525 P 388 OR 4601 P 890 OR 6092 P 1640 OR 6097 P 832 OR 6124 P 1561

2013 TAX ROLL

FORTUNE LILLIE I & TRAWICK WILLIE
BETTY KYLES
8521 ELBERT ST
PENSACOLA, Florida 32514

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.

magnoliatc4tda (Brian Cirillo)

Applicant's Signature

04/24/2014

Date

NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

To: Tax Collector of Escambia County Tax Collector County : Janet Holley

In accordance with the Florida Statutes, I, **FL COMM BANK CLTRL ASGNE OF
MAGNOLIA TC 4 TDA LLC
PO BOX 30411
TAMPA FL 33650**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Property No.	Date	Legal Description
2012/ 893.000	02-1431-050	06/01/2012	BEG AT NW COR OF S1/2 OF W1/2 OF S1/2 OF GOVT LT 6 S 196 FT E 467 FT S 210 FT FOR POB CONT S 70 FT W 127 FT N 70 FT E 127 FT TO POB BEING LT 27 OF AN UNRECORDED PLAT OR 525 P 388 OR 4601 P 890 OR 6092 P 1640 OR 6097 P 832 OR 6124 P 1561

I agree to pay all delinquent taxes, redeem all outstanding tax 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 tax collector's fees, ownership and encumbrance report 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.

April 24, 2014

Applicant's Signature

Date

Southern Guaranty Title Company

14-797

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11440

August 14, 2014

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

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 08-14-1994, through 08-14-2014, and said search reveals the following:

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

Lillie I. Fortune and Willie Betty Kyles Trawick

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 14, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11440

August 14, 2014

121S30610600027 - Full Legal Description

BEG AT NW COR OF S1/2 OF W1/2 OF S1/2 OF GOVT LT 6 S 196 FT E 467 FT S 210 FT FOR POB CONT S 70 FT W
127 FT N 70 FT E 127 FT TO POB BEING LT 27 OF AN UNRECORDED PLAT OR 525 P 388 OR 4601 P 890 OR 6092
P 1640 OR 6097 P 832 OR 6124 P 1561

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11440

August 14, 2014

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

1. That certain mortgage executed by Lillie I. Fortune in favor of Citifinancial Equity Services, Inc. dated 03/10/2007 and recorded 03/12/2007 in Official Records Book 6104, page 840 of the public records of Escambia County, Florida, in the original amount of \$31,990.33.
2. Taxes for the year 2011-2013 delinquent. The assessed value is \$50,286.00. Tax ID 02-1431-050.

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: 11-03-2014

TAX ACCOUNT NO.: 02-1431-050

CERTIFICATE NO.: 2012-893

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

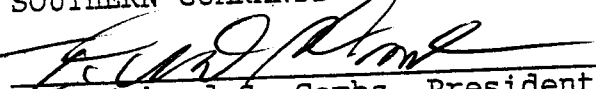
Homestead for _____ tax year.

Lillie I. Fortune
Willie Betty Kyles Trawick
8521 Elbert St.
Pensacola, FL 32514

Citifinancial Equity Services, Inc.
5007 N. Davis Hwy., Ste 17
Pensacola, FL 32503
and
P.O. Box 17170
Baltimore, MD 21203

Certified and delivered to Escambia County Tax Collector,
this 14th day of August, 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.

QUIT CLAIM DEED

RAMCO FORM 8

Return to: (enclose self-addressed stamped envelope)

Name: Lillie I Fortune
Address: 8521 Elbert St Pensacola FL 32514

This Instrument Prepared by:
Name: Willie Betty Trawick
Address: 859 Belair Rd Pensacola FL 32505

Property Appraisers Parcel Identification

Public Number(s):

Grantee(s) S.S. # (s)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 12th day of April 2007, by Lillie I Fortune a widow 8521 Elbert St Pensacola FL 32514 first party, to Lillie I Fortune and Willie Betty Kyles Trawick whose post office address is 8521 Elbert St Pensacola FL 32514 second party. As joint tenants with rights of surv/vorship

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Commencing at the NW corner of S 1/2 of W 1/2 of S 1/2 Lot 6, Section 12, Township 1 South, Range 30 West, Escambia County, Florida; thence south 196 feet; thence east 467 feet; thence south 210 feet to POB; thence continuing south 70 feet; thence west 127 feet; thence north 70 feet; thence east 127 feet to POB; being Lot 27 of an unrecorded plat by J. W. Cook, Surveyor, dated October 26, 1957. Homesteaded Property.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to First Grantee) [Signature]
Witness Signature (as to First Grantee) [Signature]
Witness Signature (as to First Grantee) [Signature]

Lillie I Fortune
Co-creator Signature By: Willie Betty Kyles Trawick
Lillie I Fortune
Printed Name by: Willie Betty Kyles Trawick For
8521 Elbert St
Post Office Address

Witness Signature (as to Co-Creator, if any)
Printed Name

Co-creator Signature, (if any)
Printed Name

Witness Signature (as to Co-Creator, if any)
Printed Name

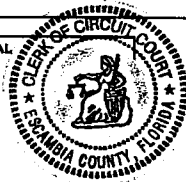
Post Office Address

STATE OF Florida
COUNTY OF Escambia
Betty Kyles Trawick

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, and an oath was not taken. (Check one) [X] Said person(s) is/are personally known to me. [] Said person(s) provided the following type of identification:

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid

this 12th day of April 2007

Kathy Styrn
Deputy Clerk
Printed Name

11
95
Office Design, Available Paper & Printing Co., Inc., 1994

After recording, please return to:
CITIFINANCIAL EQUITY
SERVICES, INC.
5007 N DAVIS HWY SUITE 17
PENSACOLA FL 32503

This instrument was prepared by:
CITIFINANCIAL EQUITY
SERVICES, INC.
5007 N DAVIS HWY SUITE 17
PENSACOLA FL 32503

MORTGAGE

THIS MORTGAGE is made this 10th day of March, 2007, between the Mortgagor,
LILLIE I. FORTUNE A SINGLE WOMAN

(herein "Borrower"),

and the Mortgagee, CITIFINANCIAL EQUITY SERVICES, INC.,
a corporation organized and existing under the laws of Oklahoma,
whose address is 5007 N DAVIS HWY SUITE 17 PENSACOLA FL 32503
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 31,990.33,
which indebtedness is evidenced by Borrower's note dated 03/10/2007 and extensions and renewals
thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of
indebtedness, if not sooner paid, due and payable on 03/15/2032 ;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with the interest thereon;
the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of
this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower
does hereby mortgage, grant and convey to Lender the following described property located in the County of
ESCAMBIA, State of Florida:

SEE EXHIBIT A ATTACHED

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights,
appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this
Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a
leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to
mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of
record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all
claims and demands, subject to encumbrances of record.

LILLIE I FORTUNE

03/10/2007

**REQUEST FOR NOTICE OF DEFAULT
AND FORECLOSURE UNDER SUPERIOR
MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, with a copy to P. O. Box 17170, Baltimore, MD 21203, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

NOTICE TO BORROWER

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.

Signed, sealed and delivered in the presence of:

Sherry Taccino
Typed Name: Sherry Taccino

Lillie I Fortune (Seal)
-Borrower
Typed Name: Lillie I Fortune

Address: 8521 Elbert Street
Pensacola, Florida 32514

Christy Sills
Typed Name: Christy Sills

(Seal)
-Borrower
Typed Name: _____
Address: _____

STATE OF FLORIDA Escambia County ss:

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared Lillie I Fortune, a single woman who is personally known to me or who has produced valid identification as identification of her identity and who executed the foregoing instrument and acknowledged before me that she executed the same for the purpose therein expressed.

WITNESS my hand and official seal in the county and state aforesaid this 10th day of March, 2007

My Commission expires: 6, 2007



Pamela R. Holmes
Notary Public
Typed Name: Pamela R. Holmes

Recorded) Copy (Branch) Copy (Customer) Page 5 of 5
(Space Below This Line Reserved For Lender and Recorder)

EXHIBIT A

THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF ESCAMBIA, STATE OF FLORIDA, TO WIT: COMMENCING AT THE NW CORNER OF S 1/2 OF W 1/2 OF S 1/2 OF GOVT. LOT 6, SECTION 12, TOWNSHIP 1 SOUTH RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE SOUTH 196 FEET; THENCE EAST 467 FEET; THENCE SOUTH 210 FEET TO POB; THENCE CONTINUING SOUTH 70 FEET; THENCE WEST 127 FEET; THENCE NORTH 70 FEET; THENCE EAST 127 FEET TO POB; BEING LOT 27 OF AN UNRECORDED PLAT BY J.W. COOK, SURVEYOR, DATED OCTOBER 26, 1957. HOMESTEADED PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY HENRY EDWARD ENGSTROM AND JULIA H. ENGSTROM TO LILLIE FORTUNE, WIDOW, IN OR BOOK 525, PAGE 388, DATED 01/18/1971 AND RECORDED 01/19/1971, AND QUIT CLAIM DEED FROM LILLIE FORTUNE TO LILLIE FORTUNE, A LIFE ESTATE AND REMAINDER TO WILLIE BETTY KYLES TRAWICK, IN OR BOOK 4601, PAGE 0890, RECORDED 09/05/2000, AND QUIT CLAIM DEED FROM WILLIE BETTY TRAWICK TO LILLIE I. FORTUNE DATED 02/26/2007 RECORDED ON 02/26/2007 IN OR BOOK 6092, PAGE 1640 IN ESCAMBIA COUNTY RECORDS, STATE OF FL.