

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Apr 21, 2014 / 140093**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 2199.0000** , issued the **1st day of June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 04-0911-455**

**Certificate Holder:**  
BRIDGE TAX LLC - 447 US BANK % BRIDGE TAX LLC-447  
PO BOX 645040  
CINCINNATI, OHIO 45264

**Property Owner:**  
SOBIN DARRIN P  
PO BOX 6259  
PENSACOLA , FLORIDA 32503

**Legal Description:**  
LT 12 BLK C BELLVIEW PINES UNIT 8 PB 12 P 85 OR 3861 P 178

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
2012	2199.0000	06/01/12	\$1,366.83	\$0.00	\$68.34	\$1,435.17

**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
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- 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 (2013)
- 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

\$1,435.17
\$0.00
\$1,172.12
\$250.00
\$75.00
\$2,932.29
\$2,932.29
\$6.25

\*Done this 21st day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: October 6, 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,

**BRIDGE TAX LLC - 447 US BANK % BRIDGE TAX  
LLC-447  
PO BOX 645040  
CINCINNATI, Ohio, 45264**

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
2199.0000	04-0911-455	06/01/2012	LT 12 BLK C BELLVIEW PINES UNIT 8 PB 12 P 85 OR 3861 P 178

**2013 TAX ROLL**  
SOBIN DARRIN P  
PO BOX 6259  
PENSACOLA , Florida 32503

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.

towercap (Donna Ernwein)  
Applicant's Signature

04/21/2014  
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.: 11361

July 17, 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 07-17-1994, through 07-17-2014, and said search reveals the following:

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

Darrin Paul Sobin

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: 

July 17, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11361

July 17, 2014

**Lot 12, Block C, Bellview Pines Unit 8, as per plat thereof, recorded in Plat Book 12, Page 85, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11361

July 17, 2014

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

1. That certain mortgage executed by Darrin Paul Sobin in favor of Regions Mortgage, Inc. dated 10/27/1995 and recorded 11/01/1995 in Official Records Book 3861, page 181 of the public records of Escambia County, Florida, in the original amount of \$44,200.00.
2. Taxes for the year 2011 and 2013 delinquent. The assessed value is \$70,882.00. Tax ID 04-0911-455.

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: 10-6-2014

TAX ACCOUNT NO.: 04-0911-455

CERTIFICATE NO.: 2012-2199

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.

Darrin Paul Sobin  
P.O. Box 6259  
Pensacola, FL 32503  
and  
2269 White Pines Dr.  
Pensacola, FL 32526

Regions Mortgage, Inc.  
605 S. Perry St.  
Montgomery, AL 36104

Certified and delivered to Escambia County Tax Collector,  
this 17th day of July, 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.

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

15.00  
442.40

WARRANTY DEED  
INDIVID. TO INDIVID.

OR Bk3861 Pg0178  
INSTRUMENT 00247226

This Instrument Prepared by: Linda G. Salter  
Address: ✓ Southland Title of Pensacola, Inc.  
1120 N. 12th Avenue  
Pensacola, Florida 32501  
File #95-13674  
Property Appraisers Parcel Identification (Folio) Number(s):  
39-1S-30-5206-012-003  
Grantee(s) S.S. #(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this 27<sup>th</sup> day of October, 1995, BETWEEN

Richard A. Vioral and Sandra K. Vioral, husband and wife

whose post office address is: 533 E. Main Street, Evans City, PA 16033

of the County of Butler, State of Pennsylvania, grantor, and

Darrin Paul Sobin, a married man

whose post office address is: 955 26th Street N.W. #203, Washington DC 20037

of the County of \_\_\_\_\_, State of \_\_\_\_\_, grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of

Ten and NO/100 \_\_\_\_\_ 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 said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

Lot 12, Block C, Bellview Pines Unit-8, a subdivision of a portion of Section 39, Township 1 South, Range 30 West, Escambia county, Florida, according to plat thereof recorded in Plat book 12 at page 85 of the public records of said county.

D S PD \$442.40  
Mort \$0.00 ASUM \$0.00  
NOVEMBER 1, 1995  
Ernie Lee Wagoner,  
Clerk of the Circuit Court  
BY: R. Biden D.C.

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.

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

Signed, Sealed and Delivered in Our Presence:

Benjamin S. Jamieson (Seal)  
witness name: Benjamin S. Jamieson Richard A. Vioral (Seal)

Judy K. Miller (Seal)  
witness name: Judy K. Miller Sandra K. Vioral (Seal)

STATE OF Pa. Pennsylvania  
COUNTY OF Butler

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of October, 1995, by Richard A. Vioral and Sandra K. Vioral, husband and wife

who is/are personally known to me or who has/have produced their drivers license

as identification and who did take an oath.

My Commission expires:

(Seal)

Notarial Seal  
Mildred M. Eury, Notary Public  
Evans City Boro, Butler County  
My Commission Expires July 21, 1996

Notary Public  
Serial Number:  
Mildred M. Eury

RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE

OR Bk3861 Pg0179  
INSTRUMENT 00247226

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: White Pines Drive

Legal Address of Property: 2269 White Pines Drive, Pensacola, FL 32526

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

This form completed by: Southland Title of Pensacola, Inc.

Name  
1120 N. 12th Avenue  
Address  
Pensacola, Florida 32501  
City, State, Zip Code

AS TO SELLER(S):

Richard A. Vioral  
Seller's Name: Richard A. Vioral

Sandra K. Vioral  
Seller's Name: Sandra K. Vioral

Benjamin S. Jamieson  
Witness' Name: Benjamin S. Jamieson

Judy K. Miller  
Witness' Name: Judy K. Miller

AS TO BUYER(S):

Darrin Paul Sobin  
Buyer's Name: Darrin Paul Sobin

Witness' Name: \_\_\_\_\_

Buyer's Name: \_\_\_\_\_

Witness' Name: \_\_\_\_\_

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective: 4/15/95



37.50  
154.70  
88.40

OR Bk3861 Pg0181  
INSTRUMENT 00247227

D S PD 90.00  
Mort \$154.70 ASUM 90.00  
NOVEMBER 1, 1995  
Ernie Lee Magaha,  
Clerk of the Circuit Court  
BY: *E. Magaha* D.C.

Received 888.40  
in payment of Taxes due on  
Class 'C' Intangible Personal  
Property, pursuant to FL Statutes  
ERNIE LEE MAGAHA  
CLERK OF THE CIRCUIT COURT  
Escambia County, FL

Prepared by: ✓  
L. Salter/Southland Title  
1120 N. 12th Avenue  
Pensacola, Florida 32501  
File #95-13674

[Space Above This Line For Recording Data]

# MORTGAGE

0004524369

THIS MORTGAGE ("Security Instrument") is given on **October 27, 1995**. The mortgagor is  
**DARRIN PAUL SOBIN Married**

**2269 WHITE PINES DR  
PENSACOLA, Florida 32526**

, whose address is

("Borrower"). This Security Instrument is given to **REGIONS MORTGAGE, INC.**

which is organized and existing under the laws of **THE STATE OF ALABAMA**, and whose  
address is **605 SOUTH PERRY STREET, MONTGOMERY, AL 36104**

("Lender"). Borrower owes Lender the principal sum of

**FORTY FOUR THOUSAND TWO HUNDRED & 00/100** Dollars (U.S. \$ **44,200.00**).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly  
payments, with the full debt, if not paid earlier, due and payable on **November 1, 2025**. This Security

Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and  
modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of  
this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the  
Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in

**Escambia** County, Florida:

Lot 12, Block C, Bellview Pines Unit-8, a subdivision of a portion of Section  
39, Township 1 South, Range 30 West, Escambia County, Florida, according to  
plat thereof recorded in Plat book 12 at page 85 of the public records of said  
county.

which has the address of **2269 WHITE PINES DR PENSACOLA** [Street, City],  
Florida **32526** ("Property Address");  
[Zip Code]

FLORIDA - Single Family FNMA/FHLMC UNIFORM INSTRUMENT

Form 3010 9/90  
Amended 3/94

6H (FL) (9403)

VMP MORTGAGE FORMS - (800)521-7291



a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument to Borrower. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under applicable law.

23. Attorneys' Fees. As used in this Security Instrument and the Note, "attorneys' fees" shall include any attorneys' fees awarded by an appellate court.

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.


[Check applicable box(es)]

- |                                                  |                                                         |                                                      |
|--------------------------------------------------|---------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Adjustable Rate Rider   | <input type="checkbox"/> Condominium Rider              | <input checked="" type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider      |
| <input type="checkbox"/> Balloon Rider           | <input type="checkbox"/> Rate Improvement Rider         | <input type="checkbox"/> Second Home Rider           |
| <input type="checkbox"/> V.A. Rider              | <input type="checkbox"/> Other(s) [specify]             |                                                      |

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.  
Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
DARRIN PAUL SOBIN (Seal)  
-Borrower

  
\_\_\_\_\_  
witness name MELISSA MONTES

  
\_\_\_\_\_  
witness name KELLY MCCALLUM

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

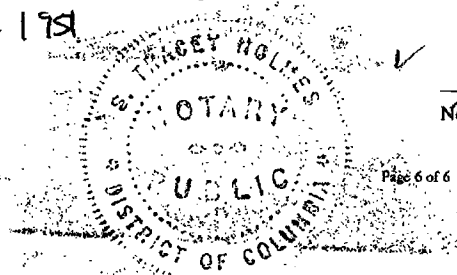
~~STATE OF FLORIDA~~ District of Columbia

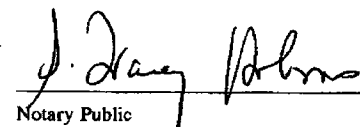
County ss:

The foregoing instrument was acknowledged before me this October 27, 1995 by Darrin Paul Sobin, a married man

who is personally known to me or who has produced his drivers license as identification.

DL 576-46-19A



  
\_\_\_\_\_  
Notary Public