

TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 21, 2014 / 140104

This is to certify that the holder listed below of Tax Sale Certificate Number 2012 / 3654.0000 , 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: 06-0916-000

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

Property Owner:  
PHILLIPS FREEMAN & PHILLIPS MAURICE &  
7449 MIRANDA SUE BLVD  
PENSACOLA , FLORIDA 32526

Legal Description:  
LT 14 BLK C EBONWOOD PB 6 P 22 OR 401 P 832 OR 6576 P 904

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	3654.0000	06/01/12	\$1,144.97	\$0.00	\$57.25	\$1,202.22

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	3336.0000	06/01/13	\$1,102.60	\$6.25	\$55.13	\$1,163.98

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

\$2,366.20
\$0.00
\$999.69
\$250.00
\$75.00
\$3,690.89
\$3,690.89
\$6.25

\*Done this 21st day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: November 3, 2014

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

DR-512  
R.05/88

Application Number: 140104

## 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>
3654.0000	06-0916-000	06/01/2012	LT 14 BLK C EBONWOOD PB 6 P 22 OR 401 P 832 OR 6576 P 904

### **2013 TAX ROLL**

**PHILLIPS FREEMAN & PHILLIPS MAURICE &  
7449 MIRANDA SUE BLVD  
PENSACOLA , Florida 32526**

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

14-820

## OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11377

August 4, 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 08-04-1994, through 08-04-2014, and said search reveals the following:

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

Freeman Phillips, Maurice Phillips and Cheryl Petrose

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 4, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11377

August 4, 2014

**Lot 14, Block C, Ebonwood, as per plat thereof, recorded in Plat Book 6, Page 22, of the  
Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11377

August 4, 2014

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

1. MSBU Lien filed by Escambia County recorded on O.R. Book 4315, page 1990.
2. Taxes for the year 2011-2013 delinquent. The assessed value is \$58,041.00. Tax ID 06-0916-000.

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: 11-03-2014

TAX ACCOUNT NO.: 06-0916-000

CERTIFICATE NO.: 2012-3654

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.

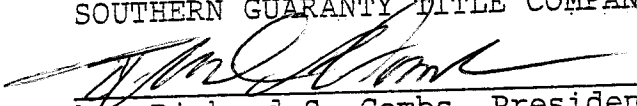
YES NO

- Notify City of Pensacola, P.O. Box 12910, 32521  
  Notify Escambia County, 221 Palafox Place, 4th Floor/  
190 Governmental Center, 32502  
  Homestead for  tax year.

Freeman Phillips  
Maurice Phillips  
Cheryl Petrose  
7449 Miranda Sue Blvd.  
Pensacola, FL 32526  
and  
3408 W. Jordan St.  
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,  
this 4th 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.

Return to: (enclose self-addressed stamped envelope)  
Name: Cheryl P. Petrose & Maurice Phillips  
Address: 3408 West Jordan Street  
Pensacola, Florida 32505  
This Instrument Prepared by:  
Name: Freeman Phillips  
Address: 3408 West Jordan Street  
Pensacola, Florida 32505  
Property Appraiser's Parcel Identification  
Folio Number(s):  
162S304900014003  
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 17th day of March 2010, by Freeman Phillips a widower

first party, to Freeman Phillips, Cheryl Petrose a married woman & Maurice Phillips married man whose post office address is 3408 West Jordan Street, Pensacola, Florida 32505 second party.

(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 \$ 1.00 00/100-----, 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:

LT 14 BLK C OR 401 P 832 EBONWOOD PB 6 P 22  
(3408 West Jordan Street)  
JOINT TENANT WITH RIGHTS OF SURVIORSHIP

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:

Debra Russell  
Witness Signature (as to first Grantor)  
Printed Name

Donny R. Hatcher  
Witness Signature (as to first Grantor)  
Printed Name

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

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

Freeman Phillips  
Grantor Signature  
Printed Name

3408 West Jordan Street  
Post Office Address  
Pensacola, Florida 32505  
FLDL#P412-240-24-190-0

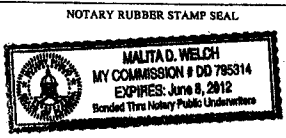
Co-Grantor Signature, (if any)  
Printed Name

Post Office Address

STATE OF FLORIDA )  
COUNTY OF ESCAMBIA )  
FREEMAN PHILLIPS, A WIDOWER

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



Witness my hand and official seal in the County and State last aforesaid this 17th day of March 2010  
Malita Welch  
Notary Signature  
Printed Name

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02  
95  
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