

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Apr 29, 2014 / 140285**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 6752.0000** , 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: 10-1896-000**

Certificate Holder:
KML CAPITAL LLC A1 BANKUNITED, TRUSTEE
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FLORIDA 33016

Property Owner:
MABIE MARIANNE M TRUSTEE FOR MABIE MARRIANNE
TRUST &
PO BOX 499
TAMPA , FLORIDA 33601-0499

Legal Description:

BEG AT SE COR OF LT 3 N 13 DEG 6 MIN W ALG E LI OF LT 569 5/10 FT TO NLY R/W LI OF A 30 FT COUNTY RD N 84 DEG 51 MIN W ALG RD 497 37/100 FT TO ELY R/ ...

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
2012	6752.0000	06/01/12	\$14,677.14	\$0.00	\$733.86	\$15,411.00

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	6096.0000	06/01/13	\$14,725.43	\$6.25	\$736.27	\$15,467.95

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

\$30,878.95
\$0.00
\$14,029.24
\$250.00
\$75.00
\$45,233.19
\$45,233.19
\$6.25

*Done this 29th day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley Rich, C.F.C.A.
Senior Deputy Tax Collector

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.

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

4/29/2014

FULL LEGAL DESCRIPTION
Parcel ID Number: 10-1896-000

May 07, 2014
Tax Year: 2011
Certificate Number: 6752.0000

BEG AT SE COR OF LT 3 N 13 DEG 6 MIN W ALG E LI OF LT 569 5/10 FT TO NLY R/W LI OF A 30 FT COUNTY RD N 84 DEG 51 MIN W ALG RD 497 37/100 FT TO ELY R/W LI OF GULF BEACH H/W N 28 DEG 27 MIN W ALG H/W 169 1/10 FT FOR POB CONTINUE N 28 DEG 27 MIN W 250 FT TO WATERS OF BAYOU GRANDE HEREINAFTER KNOWN AS POINT A BEG AGAIN AT POB N 61 DEG 33 MIN E 76 78/100 FT N 28 DEG 27 MIN W 20 FT N 61 DEG 33 MIN E 183 FT TO WATERS OF BAYOU GRANDE NLY AND WLY ALG BAYOU TO POINT A SELY ALG H/W TO POB OR 741 P 571 PART OF LT 3 BARRIOS GRANT OR 4182 P 1446 OR 6341 P 1546 PLAT DB 28 PAGE 616 LESS OR 3863 P 57 ST RD R/W

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**KML CAPITAL LLC A1 BANKUNITED, TRUSTEE
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, Florida, 33016**

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
6752.0000	10-1896-000	06/01/2012	BEG AT SE COR OF LT 3 N 13 DEG 6 MIN W ALG E LI OF LT 569 5/10 FT TO NLY R/W LI OF A 30 FT COUNTY RD N 84 DEG 51 MIN W ALG RD 497 37/100 FT TO ELY R/W LI OF GULF BEACH H/W N 28 DEG 27 MIN W ALG H/W 169 1/10 FT FOR POB CONTINUE N 28 DEG 27 MIN W 250 FT TO WATERS OF BAYOU GRANDE HEREINAFTER KNOWN AS POINT A BEG AGAIN AT POB N 61 DEG 33 MIN E 76 78/100 FT N 28 DEG 27 MIN W 20 FT N 61 DEG 33 MIN E 183 FT TO WATERS OF BAYOU GRANDE NLY AND WLY ALG BAYOU TO POINT A SELY ALG H/W TO POB OR 741 P 571 PAR ... See attachment for full legal description.

2013 TAX ROLL

MABIE MARIANNE M TRUSTEE FOR MABIE MARRIANNE TRUST & PO BOX 499 TAMPA , Florida 33601-0499

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.

gbranse (Gary Branse)
Applicant's Signature

04/29/2014
Date

FULL LEGAL DESCRIPTION
Parcel ID Number: 10-1896-000

May 07, 2014
Tax Year: 2011
Certificate Number: 6752.0000

BEG AT SE COR OF LT 3 N 13 DEG 6 MIN W ALG E LI OF LT 569 5/10 FT TO NLY R/W LI OF A 30 FT COUNTY RD N 84 DEG 51 MIN W ALG RD 497 37/100 FT TO ELY R/W LI OF GULF BEACH H/W N 28 DEG 27 MIN W ALG H/W 169 1/10 FT FOR POB CONTINUE N 28 DEG 27 MIN W 250 FT TO WATERS OF BAYOU GRANDE HEREINAFTER KNOWN AS POINT A BEG AGAIN AT POB N 61 DEG 33 MIN E 76 78/100 FT N 28 DEG 27 MIN W 20 FT N 61 DEG 33 MIN E 183 FT TO WATERS OF BAYOU GRANDE NLY AND WLY ALG BAYOU TO POINT A SELY ALG H/W TO POB OR 741 P 571 PART OF LT 3 BARRIOS GRANT OR 4182 P 1446 OR 6341 P 1546 PLAT DB 28 PAGE 616 LESS OR 3863 P 57 ST RD R/W

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.

gbranse (Gary Branse)
Applicant's Signature

04/29/2014
Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

14-823

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11424

August 13, 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 08-12-1994, through 08-12-2014, and said search reveals the following:

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

Marianne M. Mabie, as Trustee under the Revocable Living Trust Agreement of Marianne M. Mabie dated 12-16-2005, and Lefferts L. Mabie, III and Charlotte M. G. Wakeley, as Trustees under the Margarete M. Mabie Irrevocable Trust Agreement dated 12-21-2012

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 13, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11424

August 13, 2014

153S311001010003 - Full Legal Description

BEG AT SE COR OF LT 3 N 13 DEG 6 MIN W ALG E LI OF LT 569 5/10 FT TO NLY R/W LI OF A 30 FT COUNTY RD N 84 DEG 51 MIN W ALG RD 497 37/100 FT TO ELY R/W LI OF GULF BEACH H/W N 28 DEG 27 MIN W ALG H/W 169 1/10 FT FOR POB CONTINUE N 28 DEG 27 MIN W 250 FT TO WATERS OF BAYOU GRANDE HEREINAFTER KNOWN AS POINT A BEG AGAIN AT POB N 61 DEG 33 MIN E 76 78/100 FT N 28 DEG 27 MIN W 20 FT N 61 DEG 33 MIN E 183 FT TO WATERS OF BAYOU GRANDE NLY AND WLY ALG BAYOU TO POINT A SELY ALG H/W TO POB PART OF LT 3 BARRIOS GRANT PLAT DB 28 PAGE 616 OR 4182 P 1446 OR 6341 P 1546 OR 6952 P 1446 LESS OR 3863 P 57 ST RD R/W

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11424

August 13, 2014

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

1. Taxes for the year 2011-2013 delinquent. The assessed value is \$887,160.00. Tax ID 10-1896-000.

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: 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.: 10-1896-000

CERTIFICATE NO.: 2012-6752

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.

Marianne M. Mabie, as Trustee of the
Marianne M. Mabie Trust Agreement
dated 12-16-2005
36 Star Lake Dr.
Pensacola, FL 32507
and
P.O. Box 499
Tampa, FL 33601-0499

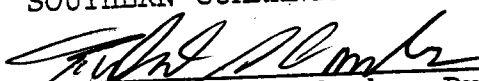
Charlotte M.G. Wakeley, Trustee
450 West 17th St., Apt. 621
New York, NY 10011

Unknown Tenants
9219 Gulf Beach Hwy.
Pensacola, FL 32507

Lefferts Mabie, III, Trustee
36 Star Lake Dr.
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 13th 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.

10.00
8.50
.70
1.00

20.20

Without benefit of title examination
this instrument prepared by:
William V. Linne, Esquire
127 Palafox Place - Suite 100
P.O. Box 12347
Pensacola, FL 32591-2347

STATE OF FLORIDA
COUNTY OF ESCAMBIA

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that **MARIANNE M. MABIE**, as Trustee under the Revocable Living Trust Agreement of Marianne M. Mabie, December 16, 2005, whose address is 825 Bayshore Drive, #907, Pensacola, Florida 32507, hereinafter called "Grantor", for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, have bargained, sold, conveyed and granted unto **LEFFERTS L. MABIE, III** (Post Office Box 488, Tampa, Florida 33601) and **CHARLOTTE M. G. WAKELEY**, as Trustee under the Margarete M. Mabie Irrevocable Trust Agreement dated December 21, 2012 (450 West 17th St., Apt 621, New York, New York 10011, as tenants in common (each to receive an undivided Fifty percent interest (50%)), hereinafter called Grantees, their heirs, personal representatives, successors and assigns, forever; Grantor conveys to Grantees the following described real property located in Escambia County, Florida:

That portion of Lot 3, Section 15, Township 3 South, Range 31 West, Escambia County, Florida, according to plat of said Section 15, filed in Deed Book 28 at page 616 of the public records of Escambia County, Florida, described as follows: Commencing at the Southeast corner of said Lot 3; thence North 13 degrees 06 minutes West, along the East line of said Lot 3, a distance of 569.5 feet to the Northerly right of way line of a 30 foot wide county road, thence North 84 degrees 51 minutes West, along said Northern right of way line, a distance of 497.37 feet, to the Eastern right of way line of Gulf Beach Highway; thence North 28 degrees 27 minutes West, along said Eastern right of way line, a distance of 169.1 feet to an iron rod for the Point of Beginning; thence continue North 28 degrees 27 minutes West a distance of 250 feet more or less, to the waters of Bayou Grande, hereinafter known as point "A"; thence beginning again at the Point of Beginning, go North 61 degrees 33 minutes East a distance of 76.78 feet to an iron rod, thence North 28 degrees 27 minutes West a distance of 20 feet to an iron rod, thence North 61 degrees 33 minutes East a distance of 183 feet, more or less, to the waters of Bayou Grande; thence Northerly and Westerly, along said waters, to the aforesaid point "A".

Parcel Identification No.: 153S311001010003


The above property is subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to liens, encumbrances, oil, gas and mineral reservations of record.

Together with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining. To have and to hold the same unto the Grantees named, their successors and assigns forever.


Said Grantor does fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this 21st day of December, 2012.

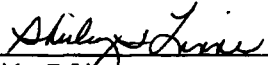
Signed, sealed and delivered in the presence of:



William V. Linne



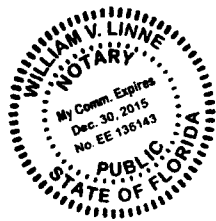
MARIANNE M. MABIE, as Trustee under the Revocable Living Trust Agreement of Marianne M. Mabie dated December 16, 2005

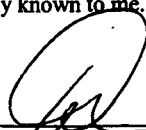


Shirley F. Linne

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21st day of December, 2012, by MARIANNE M. MABIE, as Trustee under the Revocable Living Trust Agreement of Marianne M. Mabie dated December 16, 2005, who is personally known to me.





NOTARY PUBLIC
Typed Name: William V. Linne
My Commission No.: EE 136143
My Commission Expires: 12/30/2015

clients\mabie.mrs\2012 gifts\deed-town homes.esc

10.00
17.00
.70
2.00

29.70

Without benefit of title examination
this instrument prepared by:
William V. Linne, Esquire
127 Palafox Place, Suite 100
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE is made and executed the 6th day of February, 2007, by **MARIANNE M. MABIE, as Personal Representative of the Estate of LEFFERTS L. MABIE, JR., deceased**, hereinafter called the "Grantor", who has bargained, sold, conveyed and granted an undivided interest unto **MARIANNE M. MABIE, as Trustee under the Revocable Living Trust Agreement of Marianne M. Mable dated December 16, 2005**, hereinafter called the "Grantee", whose address is: 825 Bayshore Drive, #907, Pensacola, Florida 32507, its successors and assigns forever, hereinafter called the "Grantee":

WITNESSETH:

That the Grantor, pursuant to the Florida laws of testate succession as applied to the Estate of Lefferts L. Mable, Jr., which estate is being administered in Probate Division Proceeding Number, 96-APR-CP-117-PRO, Santa Rosa County, Florida, and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration received from the Grantee, hereby conveys an undivided interest the following described real property located in Escambia County, Florida:

Parcel Identification No.: 153S11001010003

**FULL LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART
HEREOF AS EXHIBIT "A"**

The above property is subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to liens, encumbrances, oil, gas and mineral reservations of record.

Subject to that certain Mortgage and the indebtedness secured thereby from **MARIANNE MABIE**, individually and as Personal Representative of the Estate of **Lefferts L. Mable, Jr., Deceased**, and **Lefferts L. Mable, III**, to **FIRST UNION NATIONAL BANK** dated September 29, 1997 and recorded in O. R. Book 4182 at Page 1465 and assigned by **FIRST UNION NATIONAL BANK TO ALLEN R. LEVIN** by assignment dated May 5, 1999 and recorded in O.R. Book 4411 at Page 1305, both recorded in the public records of Escambia County, Florida. The Grantor shall continue to be responsible for the payment of all obligations under the terms of said mortgage and the indebtedness secured thereby.

In the event of the resignation, death or inability of **Marianne M. Mable** to manage the affairs of the Trust (as determined by two qualified physicians), then **LEFFERTS L. MABIE, III**, shall serve as successor Trustee. In the event of the resignation, death or inability of **Lefferts L. Mable, III** to manage the affairs of the Trust (as determined by two qualified physicians), then **SYNOVUS TRUST COMPANY, N.A.** shall serve as successor Trustee.

For so long as two or more trustees are serving as Trustees hereunder, each Trustee may delegate in writing authority to one of their number to act independently and to execute documents on behalf of all Trustees. If such written delegation of authority is given, any third party dealing with the Trustees shall be entitled to rely on the execution of any document or any action taken by the Trustee receiving such written delegation, as having been performed with full authority to bind all of the Trustees in all respects.

And Marianne M. Mable, as Personal Representative of the Estate of Lefferts L. Mable, Jr., does covenant that in all things preliminary to and in and about the sale and this conveyance, the power of sale contained in the will and the laws of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, Marianne M. Mable, as Personal Representative of the Estate of Lefferts L. Mable, Jr., Deceased, has set her hand and seal on the day and year set forth below.

DATED this 6th day of February, 2007.

Signed, sealed and delivered
in the presence of:

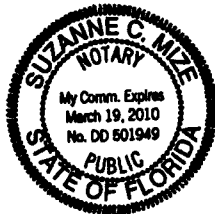
Shirley F. Linn
Shirley F. Linn

Marianne M. Mable
MARIANNE M. MABIE, as
Personal Representative

Suzanne C. Mize
Suzanne C. Mize

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6th day of February, 2007 by MARIANNE M. MABIE, as Personal Representative of the Estate of Lefferts L. Mable, Jr., who is personally known to me.



Suzanne C. Mize
NOTARY PUBLIC
Typed Name: Suzanne C. Mize
My Commission No: March 19, 2010
My Commission Expires: DD 501949

clients/mable.mrs/pr-deed.gulf beach

GULF BEACH HIGHWAY

PARCEL 1:

That portion of Lot 3, Section 15, Township 3 South, Range 31 West, Escambia County, Florida, according to plat of said Section 15, filed in Deed Book 28 at page 616 of the public records of Escambia County, Florida, described as follows: Commencing at the Southeast corner of said Lot 3; thence North 13 degrees 06 minutes West, along the East line of said Lot 3, a distance of 569.5 feet to the Northerly right of way line of a 30 foot wide county road, thence North 84 degrees 51 minutes West, along said Northern right of way line, a distance of 497.37 feet, to the Eastern right of way line of Gulf Beach Highway; thence North 28 degrees 27 minutes West, along said Eastern right of way line, a distance of 169.1 feet to an iron rod for the Point of Beginning; thence continue North 28 degrees 27 minutes West a distance of 250 feet more or less, to the waters of Bayou Grande, hereinafter known as point "A"; thence beginning again at the Point of Beginning, go North 61 degrees 33 minutes East a distance of 76.78 feet to an iron rod, thence North 28 degrees 27 minutes West a distance of 20 feet to an iron rod, thence North 61 degrees 33 minutes East a distance of 183 feet, more or less, to the waters of Bayou Grande; thence Northerly and Westerly, along said waters, to the aforesaid point "A".

Parcel Identification No.: 153S311001010003

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 06752 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 2, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MARIANNE M MABIE TRUSTEE PO BOX 499 TAMPA, FL 33601-0499	MARRIANNE MABIE TRUST PO BOX 499 TAMPA, FL 33601-0499
LEFFERTS MABIE III PO BOX 499 TAMPA, FL 33601-0499	CHARLOTTE M G WAKELY TRUSTEE PO BOX 499 TAMPA, FL 33601-0499
MARGARETE M MABIE TRUST PO BOX 499 TAMPA, FL 33601-0499	LEFFERTS MABIE III TRUSTEE 36 STAR LAKE DR PENSACOLA FL 32507
CHARLOTTE M G WAKELEY TRUSTEE 450 WEST 17TH ST APT 621 NEW YORK NY 10011	MARIANNE M MABIE C/O TENANTS 9219 GULF BEACH HWY PENSACOLA FL 32507

WITNESS my official seal this 2nd day of October 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 November 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 **KML CAPITAL LLC A1 BANKUNITED TRUSTEE** holder of **Tax Certificate No. 06752**, issued the 1st day of June, A.D., 2012 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:

(see attached)

SECTION 15, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 101896000 (14-823)

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

MARIANNE M MABIE TRUSTEE and MARRIANNE MABIE TRUST and LEFFERTS MABIE III and CHARLOTTE M G WAKELY TRUSTEE and MARGARETE M MABIE TRUST

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

Dated this 2nd day of October 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

LEGAL DESCRIPTION

BEG AT SE COR OF LT 3 N 13 DEG 6 MIN W ALG E LI OF LT 569 5/10 FT TO NLY R/W LI OF A 30 FT COUNTY RD N 84 DEG 51 MIN W ALG RD 497 37/100 FT TO ELY R/W LI OF GULF BEACH H/W N 28 DEG 27 MIN W ALG H/W 169 1/10 FT FOR POB CONTINUE N 28 DEG 27 MIN W 250 FT TO WATERS OF BAYOU GRANDE HEREINAFTER KNOWN AS POINT A BEG AGAIN AT POB N 61 DEG 33 MIN E 76 78/100 FT N 28 DEG 27 MIN W 20 FT N 61 DEG 33 MIN E 183 FT TO WATERS OF BAYOU GRANDE NLY AND WLY ALG BAYOU TO POINT A SELY ALG H/W TO POB OR 741 P 571 PART OF LT 3 BARRIOS GRANT OR 4182 P 1446 OR 6341 P 1546 PLAT DB 28 PAGE 616 LESS 3863 P 57 ST RD R/W

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KML CAPITAL LLC A1 BANKUNITED TRUSTEE** holder of **Tax Certificate No. 06752**, issued the 1st day of **June, A.D., 2012** 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:

(see attached)

SECTION 15, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 101896000 (14-823)

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

**MARIANNE M MABIE TRUSTEE and MARRIANNE MABIE TRUST and LEFFERTS MABIE III
and CHARLOTTE M G WAKELY TRUSTEE and MARGARETE M MABIE TRUST**

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

Dated this 2nd day of October 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.

Post Property:

9219 GULF BEACH HWY 1 32507

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



By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT SE COR OF LT 3 N 13 DEG 6 MIN W ALG E LI OF LT 569 5/10 FT TO NLY R/W LI OF A 30 FT COUNTY RD N 84 DEG 51 MIN W ALG RD 497 37/100 FT TO ELY R/W LI OF GULF BEACH H/W N 28 DEG 27 MIN W ALG H/W 169 1/10 FT FOR POB CONTINUE N 28 DEG 27 MIN W 250 FT TO WATERS OF BAYOU GRANDE HEREINAFTER KNOWN AS POINT A BEG AGAIN AT POB N 61 DEG 33 MIN E 76 78/100 FT N 28 DEG 27 MIN W 20 FT N 61 DEG 33 MIN E 183 FT TO WATERS OF BAYOU GRANDE NLY AND WLY ALG BAYOU TO POINT A SELY ALG H/W TO POB OR 741 P 571 PART OF LT 3 BARRIOS GRANT OR 4182 P 1446 OR 6341 P 1546 PLAT DB 28 PAGE 616 LESS 3863 P 57 ST RD R/W

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

7008 1830 0000 0238 3010

Sent To
 CHARLOTTE M G WAKELEY
 TRUSTEE [14-823]
 450 WEST 17TH ST APT 621
 NEW YORK NY 10011

PS Form 3800, June 2009

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

7008 1830 0000 0238 2859

Sent To
 LEFFERTS MABIE III TRUSTEE
 [14-823]
 36 STAR LAKE DR
 PENSACOLA FL 32507

PS Form 3800, June 2009

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

7008 1830 0000 0238 2839

Sent To
 CHARLOTTE M G WAKELY TRUSTEE
 [14-823]
 PO BOX 499
 TAMPA, FL 33601-0499

PS Form 3800, June 2009

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

7008 1830 0000 0238 2742

Sent To
 MARIANNE M MABIE [14-823]
 C/O TENANTS
 9219 GULF BEACH HWY
 PENSACOLA FL 32507

PS Form 3800, June 2009

12/6752

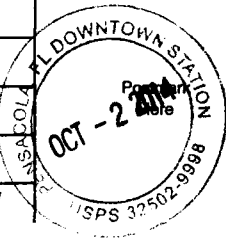
7006 1630 0000 0236 2622

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



Sent To
LEFFERTS MABIE III [14-823]
Street or PO
PO BOX 499
City, State
TAMPA, FL 33601-0499
PS Form 3800 Instructions

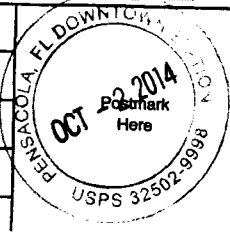
7006 1630 0000 0236 2615

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



Sent To
MARRIANNE MABIE TRUST [14-823]
Street, Apt or PO Box
PO BOX 499
City, State
TAMPA, FL 33601-0499
PS Form 3800 Instructions

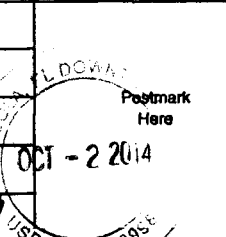
7006 1630 0000 0236 2646

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



Sent To
MARGARETE M MABIE TRUST
[14-823]
Street or PO Box
PO BOX 499
City, State
TAMPA, FL 33601-0499
PS Form 3800 Instructions

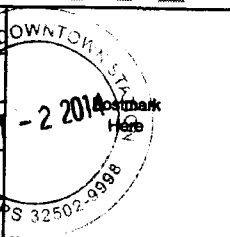
7006 1630 0000 0236 2606

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



Sent To
MARRIANNE M MABIE TRUSTEE
[14-823]
Street, Apt or PO Box
PO BOX 499
City, State
TAMPA, FL 33601-0499
PS Form 3800 Instructions

12/6752

12/6752

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ 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 mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">LEFFERTS MABIE III TRUSTEE [14-823] 36 STAR LAKE DR PENSACOLA FL 32507</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label) <u>7008 1830 0000 0238 2853</u></p>	

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ 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 mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">MARIANNE M MABIE TRUSTEE 14-823] PO BOX 499 TAMPA, FL 33601-0499</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label) <u>7008 1830 0000 0238 2808</u></p>	

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

12/6752

SENDER: COMPLETE THIS SECTION

- 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 mailpiece, or on the front if space permits.

1. Article Addressed to:

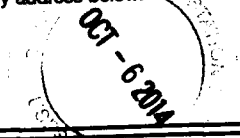
MARRIANNE MABIE TRUST [14-823]
 PO BOX 499
 TAMPA, FL 33601-0499

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 T. Cooper Addressee

B. Received by (Printed Name) C. Date of Delivery
 T. COOPER

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



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: 7008 1830 0000 0238 2815
 (Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- 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 mailpiece, or on the front if space permits.

1. Article Addressed to:

MARGARETE M MABIE TRUST
 [14-823]
 PO BOX 499
 TAMPA, FL 33601-0499

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 T. Cooper Addressee

B. Received by (Printed Name) C. Date of Delivery
 T. COOPER

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



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: 7008 1830 0000 0238 2846
 (Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

12/6752

SENDER: COMPLETE THIS SECTION

- 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 mailpiece, or on the front if space permits.

1. Article Addressed to:

CHARLOTTE M G WAKELY TRUSTEE
[14-823]
PO BOX 499
TAMPA, FL 33601-0499

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X T. Cooper Addressee

B. Received by (Printed Name) C. Date of Delivery
T. Cooper

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

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 2839

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- 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 mailpiece, or on the front if space permits.

1. Article Addressed to:

LEFFERTS MABLE III [14-823]
PO BOX 499
TAMPA, FL 33601-0499

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X T. Cooper Addressee

B. Received by (Printed Name) C. Date of Delivery
T. COOPER

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

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 2822

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CERTIFIED MAIL™

PAM CHILDERS
CLERK OF THE CIRCUIT COURT & CC
OFFICIAL RECORDS DIVISION
221 Palafox Place
P.O. Box 333
Pensacola, FL 32591-0333



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10/02/2014
US POSTAGE

FIRST-CLASS MAIL

\$06.48⁰

ZIP 32502
04111221084



CLERK OF THE CIRCUIT COURT

OCT - 8 2014

PENSACOLA, FL 32502
MARIANNE MABIE

MARIANNE MABIE [14-825]
C/O TENANTS
9219 GULF BEACH HWY
PENSACOLA FL 32507

322 FE 1009 0010/06/14

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

*2087-04292-02-41

3259100333

3259103333

12/6752

SENDER: COMPLETE THIS SECTION

- 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 mailpiece, or on the front if space permits.

1. Article Addressed to:

CHARLOTTE M G WAKELEY
TRUSSEE (14-823)
450 WEST 17TH ST APT 621
NEW YORK NY 10011

COMPLETE THIS SECTION BY DELIVERY

A. Signature Agent
 Brandon Addressee

B. Received by (Printed Name) C. Date of Delivery
Brandon

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

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 3010

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

12/6752

CERTIFIED MAIL™



7008 1830 0000 0238 3010

PAM CHILDERS
CLERK OF THE CIRCUIT COURT &
OFFICIAL RECORDS DIV
221 Palafox Place
P.O. Box 333
Pensacola, FL 32591-0333

CLERK OF THE CIRCUIT COURT &
OFFICIAL RECORDS DIV
221 PALAFOX PLACE
PENSACOLA, FL 32591-0333
OCT 21 10 21 AM '14

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10/02/2014
US POSTAGE
FIRST-CLASS MAIL
\$06.48⁰
ZIP 32502
041L11221084



Moved

M/4

CHARLOTTE M G WAKELEY
TRUSTEE [14-823]
450 WEST 17TH ST APT 621
NEW YORK NY 10011
0 FE 1009 0010/17/14
JRN TO SENDER
IF RARI F AS ADDRESSED
ABLE TO FORWARD

1033333 *2087-02742-02-42

32591 00333
100113333

12/6752

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

14- 823

Document Number: ECSO14CIV044753NON

Agency Number: 15-000228

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06752 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: MARIANNE M MABIE TRUSTEE AND MARRIANNE MABIE TRUST AND LEFFERTS MABIE III AND CHARLOTTE M G WAKELY TRUSTEE AND MARGARETE M MABIE TRUST

Defendant:

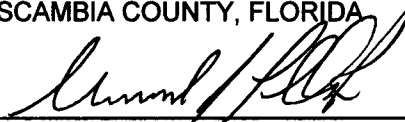
Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/2/2014 at 1:46 PM and served same at 9:35 AM on 10/7/2014 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: _____



524

G. FALLER JR., CPS

Service Fee: \$40.00
Receipt No: BILL

TRAFFIC DIVISION
FILED & RECORDED
2014 OCT 13 P 3:18
PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

Printed By: DLRUPERT

WARNING

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MARIANNE M MABIE TRUSTEE and MARRIANNE MABIE TRUST and LEFFERTS MABIE III and CHARLOTTE M G WAKELY TRUSTEE and MARGARETE M MABIE TRUST

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Dated this 2nd day of October 2014.

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Post Property:

9219 GULF BEACH HWY 1 32507

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



By:
Emily Hogg
Deputy Clerk

RECEIVED
OCT 2 2 1:46

LEGAL DESCRIPTION

BEG AT SE COR OF LT 3 N 13 DEG 6 MIN W ALG E LI OF LT 569 5/10 FT TO NLY R/W LI OF A 30 FT COUNTY RD N 84 DEG 51 MIN W ALG RD 497 37/100 FT TO ELY R/W LI OF GULF BEACH H/W N 28 DEG 27 MIN W ALG H/W 169 1/10 FT FOR POB CONTINUE N 28 DEG 27 MIN W 250 FT TO WATERS OF BAYOU GRANDE HEREINAFTER KNOWN AS POINT A BEG AGAIN AT POB N 61 DEG 33 MIN E 76 78/100 FT N 28 DEG 27 MIN W 20 FT N 61 DEG 33 MIN E 183 FT TO WATERS OF BAYOU GRANDE NLY AND WLY ALG BAYOU TO POINT A SELY ALG H/W TO POB OR 741 P 571 PART OF LT 3 BARRIOS GRANT OR 4182 P 1446 OR 6341 P 1546 PLAT DB 28 PAGE 616 LESS 3863 P 57 ST RD R/W