

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number**
Apr 27, 2015 / 150111

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 1608.0000** , issued the **1st day of June, 2013**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 03-1825-750**

Certificate Holder:
BROADRIVER TRF I, L.P. US BANK AS CUST FOR BROADRI
50 S 16TH STREET, SUITE # 2050
PHILADELPHIA, PENNSYLVANIA 19102

Property Owner:
MCMILLAN ANGELA
1009 CREIGHTON RD
PENSACOLA , FLORIDA 32504

Legal Description:
LT 10 BLK A WEST HILLSIDE ESTATES PB 17 P 25 OR 5766 P 505

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
2013	1608.0000	06/01/13	\$460.14	\$0.00	\$24.25	\$484.39

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
2014	1351.0000	06/01/14	\$454.49	\$6.25	\$22.72	\$483.46

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 (2014)
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

\$967.85
\$0.00
\$408.19
\$200.00
\$125.00
\$1,701.04
\$1,701.04
\$6.25

*Done this 27th day of April, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jonathan Johnson

Date of Sale: 8/3/15

* 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,

**BROADRIVER TRF I, L.P. US BANK AS CUST FOR
BROADRI
50 S 16TH STREET, SUITE # 2050
PHILADELPHIA, Pennsylvania, 19102**

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
1608.0000	03-1825-750	06/01/2013	LT 10 BLK A WEST HILLSIDE ESTATES PB 17 P 25 OR 5766 P 505

2014 TAX ROLL

MCMILLAN ANGELA
1009 CREIGHTON RD
PENSACOLA , Florida 32504

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.

BRAM11 (Justine Lin)
Applicant's Signature

04/27/2015
Date



Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

◀ Navigate Mode • Account Reference ▶

[Printer Friendly Version](#)

<p>General Information</p> <p>Reference: 281S303700000100 Account: 031825750 Owners: MCMILLAN ANGELA Mail: 1009 CREIGHTON RD PENSACOLA, FL 32504 Situs: 344 GETTYSBURG DR 32503 Use Code: VACANT RESIDENTIAL </p> <p>Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</p>	<p>2014 Certified Roll Assessment</p> <p>Improvements: \$0 Land: \$25,650 Total: \$25,650 <i>Non-Homestead Cap:</i> \$25,650</p> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>																		
<p>Sales Data</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>10/2005</td> <td>5766</td> <td>505</td> <td>\$29,900</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>04/2003</td> <td>5154</td> <td>1947</td> <td>\$100</td> <td>CJ</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	10/2005	5766	505	\$29,900	WD	View Instr	04/2003	5154	1947	\$100	CJ	View Instr	<p>2014 Certified Roll Exemptions</p> <p>None</p> <p>Legal Description</p> <p>LT 10 BLK A WEST HILLSIDE ESTA TES PB 17 P 25 OR 5766 P 505</p> <p>Extra Features</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)														
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04/2003	5154	1947	\$100	CJ	View Instr														

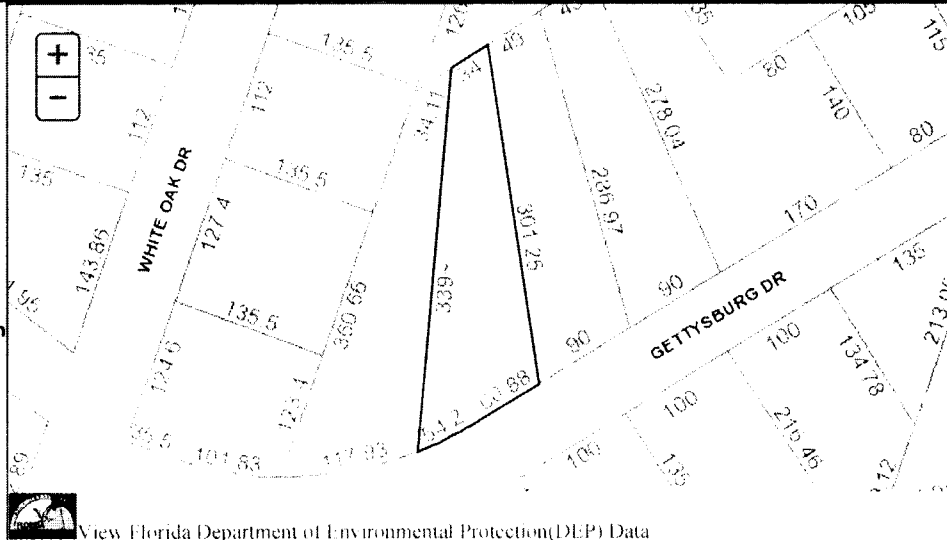
Parcel Information [Launch Interactive Map](#)

Section Map Id:
28-1S-30

Approx. Acreage:
0.4800

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)



View Florida Department of Environmental Protection (DEP) Data

Buildings
Images
None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

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.: 12098

May 6, 2015

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 05-06-1995, through 05-06-2015, and said search reveals the following:

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

Angela McMillan

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: 

May 6, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12098

May 6, 2015

Lot 10, Block A, West Hillside Estates, as per plat thereof, recorded in Plat Book 17, Page 25, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12098

May 6, 2015

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

1. Taxes for the year 2012-2014 delinquent. The assessed value is \$25,650.00. Tax ID 03-1825-750.

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: 08-03-2015

TAX ACCOUNT NO.: 03-1825-750

CERTIFICATE NO.: 2013-1608

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.

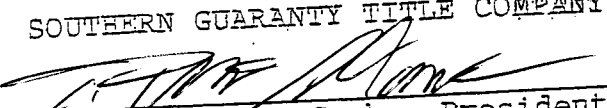
YES NO

- X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for _____ tax year.

Angela McMillan
1009 Creighton Rd.
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,
this 6th day of May, 2015.

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.

10/07/2005 15:01 FAX

003/032

Prepared By: Indira Ramroop
First Title Corporation
3237 Satellite Blvd, Suite 450
Duluth, GA 30096

Tax Parcel ID: 031825750

WARRANTY DEED

THIS INDENTURE, Made this 7th day of October, 2005, by and between
and William LeJeune Brown and Sharon Brown Coogle, as party or parties of the first part, hereinafter called
GRANTOR, whose address is 10 West Hillside Est Pensacola, FL 32503, and Angela McMillan as party or
parties of the second part, hereinafter called **GRANTEE** (the words "Grantor" and "Grantee" to include their
respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: William LeJeune Brown and Sharon Brown Coogle Grantor for and in
consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS
(\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof
is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these
presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described
property, to-wit:

LOT 10, BLOCK A, WEST HILLSIDE ESTATES PLAT BOOK 17 PAGE 25 OF THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLORIDA.

Being property known as Lot 10 A West Hillside Est, Pensacola, FL 32503, according to the present
system of numbering houses in Escambia County, Florida.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members
and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use,
benefit and behalf of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described
property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above
written

Wanda S. Sands
Witness

William LeJeune Brown
William LeJeune Brown

Wanda S. Sands
Witness

Sharon Brown Coogle
Sharon Brown Coogle

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 7th day of October,
2005, by Sharon Brown Coogle and William LeJeune Brown and who was personally known to me or who
produced the following identification: Drivers License

My commission number: _____
My commission expires: _____

Wanda S. Sands
(Signature of Notary)

(Printed Name of Notary)

Wanda S. Sands
Notary Public, State of Florida
Commission No. 488874
My Commission Expires 3/06/07

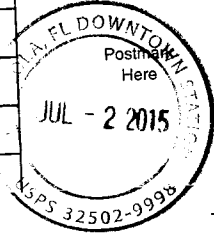
13/1608

7007 0710 0001 2342 1005

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	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.74



Sent To
 Street, 2
 or PO B
 City, Sta
 PS Form

ANGELA MCMILLAN [15-513]
 1009 CREIGHTON RD
 PENSACOLA FL 32504

Additional

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 01608 of 2013

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 2, 2015, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ANGELA MCMILLAN
1009 CREIGHTON RD
PENSACOLA FL 32504

WITNESS my official seal this 2nd day of July 2015.



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 August 3, 2015, 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 **BROADRIVER TRF I LP, US BANK AS CUST** holder of **Tax Certificate No. 01608**, issued the 1st day of **June, A.D., 2013** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 10 BLK A WEST HILLSIDE ESTATES PB 17 P 25 OR 5766 P 505

SECTION 28, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031825750 (15-513)

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

ANGELA MCMILLAN

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 August, which is the **3rd day of August 2015**.

Dated this 2nd day of July 2015.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



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

By:
Emily Hogg
Deputy Clerk

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Post Property:

344 GETTYSBURG DR 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

**ANGELA MCMILLAN
1009 CREIGHTON RD
PENSACOLA FL 32504**

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



By:
Emily Hogg
Deputy Clerk

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:

ANGELA MCMILLAN [15-513]
1009 CREIGHTON RD
PENSACOLA FL 32504

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Angela McMillan* Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Certified Mail® Priority Mail Express™
- Registered Return Receipt for Merchandise
- Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7007 0710 0001 2342 1005

PS Form 3811, July 2013

Domestic Return Receipt

13/1/08

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

15- 513

Document Number: ECSO15CIV029802NON

Agency Number: 15-009694

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01608 2013

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ANGELA MCMILLAN

Defendant:

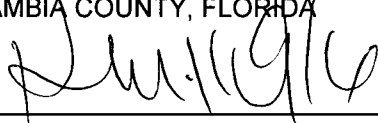
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/2/2015 at 9:27 AM and served same at 1:10 PM on 7/7/2015 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: _____



K. MILLER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: JLBRYANT

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344 GETTYSBURG DR 32503



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

By:
Emily Hogg
Deputy Clerk

9-27

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

15-513

Document Number: ECSO15CIV029762NON

Agency Number: 15-009656

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01608 2013

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ANGELA MCMILLAN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 7/2/2015 at 9:25 AM and served same on ANGELA MCMILLAN , at 12:20 PM on 7/6/2015 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


K. MILLER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: JLBRYANT

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Dated this 2nd day of July 2015.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

**ANGELA MCMILLAN
1009 CREIGHTON RD
PENSACOLA FL 32504**

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



By:
Emily Hogg
Deputy Clerk

15-9 A 928



(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared

MICHAEL P. DRIVER

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

SALE DATE: 08/03/2015 - TAX CERT. #01608

in the CIRCUIT Court was published in said newspaper in the issues of JULY 2, 9, 16, 23, 2015

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 23RD DAY OF JULY A.D., 20 15

HEATHER TUTTLE

NOTARY PUBLIC

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That BROADRIVER TRF I LP, US BANK AS CUST holder of Tax Certificate No. 01608, issued the 1st day of June, A.D., 2013 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 16 BLK A WEST HILLSIDE ESTATES P 17 P 25 OR 5766 P 505

SECTION 28, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031825750 (15-513)

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

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 August, which is the 3rd day of August 2015.

Dated this 2nd day of July 2015.

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
(SEAL)

By: Emily Hogg
Deputy Clerk

oaw-4w-07-02-09-16-23-2015



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