

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Apr 27, 2015 / 150113**

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 2219.0000** , 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: 04-1792-200**

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

Property Owner:
LEON ANGEL A
2355 W MICHIGAN AVE APT D31
PENSACOLA , FLORIDA 32526-2337

Legal Description:
BEG AT INTER OF N LI OF VAN PELT LANE & E LI OF SEC 44 WLY ALG N LI OF VAN PELT LN 720 54/100 FT 90 DEG 18 MIN RT 734 FT FOR POB CONT NLY ALG SAME LI ...
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
2014	1817.0000	06/01/14	\$346.00	\$0.00	\$17.30	\$363.30
2013	2219.0000	06/01/13	\$350.23	\$0.00	\$28.53	\$378.76

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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- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant (2014)
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
- _____
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....(%)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$742.06
\$0.00
\$307.93
\$200.00
\$125.00
\$1,374.99
\$1,374.99
\$12.50

*Done this 27th day of April, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

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.

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

4/27/2015

FULL LEGAL DESCRIPTION
Parcel ID Number: 04-1792-200

April 30, 2015
Tax Year: 2012
Certificate Number: 2219.0000

BEG AT INTER OF N LI OF VAN PELT LANE & E LI OF SEC 44 WLY ALG N LI OF VAN PELT LN 720 54/100 FT
90 DEG 18 MIN RT 734 FT FOR POB CONT NLY ALG SAME LI 100 FT 90 DEG 18 MIN LEFT 150 FT 89 DEG 42
MIN LEFT 100 FT 90 DEG 18 MIN LEFT 150 FT TO POB OR 6043 P 1836 OR 6641 P 1535

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
2219.0000	04-1792-200	06/01/2013	BEG AT INTER OF N LI OF VAN PELT LANE & E LI OF SEC 44 WLY ALG N LI OF VAN PELT LN 720 54/100 FT 90 DEG 18 MIN RT 734 FT FOR POB CONT NLY ALG SAME LI 100 FT 90 DEG 18 MIN LEFT 150 FT 89 DEG 42 MIN LEFT 100 FT 90 DEG 18 MIN LEFT 150 FT TO POB OR 6043 P 1836 OR 6641 P 1535

2014 TAX ROLL

LEON ANGEL A
2355 W MICHIGAN AVE APT D31
PENSACOLA , Florida 32526-2337

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](#)

General Information	
Reference:	4415301102002001
Account:	041792200
Owners:	CORREA MYRIAN
Mail:	5920 LAST BIG TREE LN PENSACOLA, FL 32505
Situs:	6000 BLK MOSS LN 32505
Use Code:	VACANT RESIDENTIAL
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

2014 Certified Roll Assessment	
Improvements:	\$0
Land:	\$19,170
Total:	\$19,170
<i>Non-Homestead Cap:</i>	\$19,170
Disclaimer	
Amendment 1/Portability Calculations	

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/23/2015	7293	1898	\$100	QC	View Instr
09/24/2010	6641	1535	\$100	OJ	View Instr
11/2006	6043	1836	\$25,000	WD	View Instr
10/2000	4617	1049	\$100	WD	View Instr
09/1989	2749	112	\$12,000	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2014 Certified Roll Exemptions	
None	
Legal Description	
BEG AT INTER OF N LI OF VAN PE LT LANE & E LI OF SEC 44 WLY A LG N LI OF VAN PELT LN 720 54/ 100 FT 90 DEG 18 MIN RT 734 FT...	
Extra Features	
None	

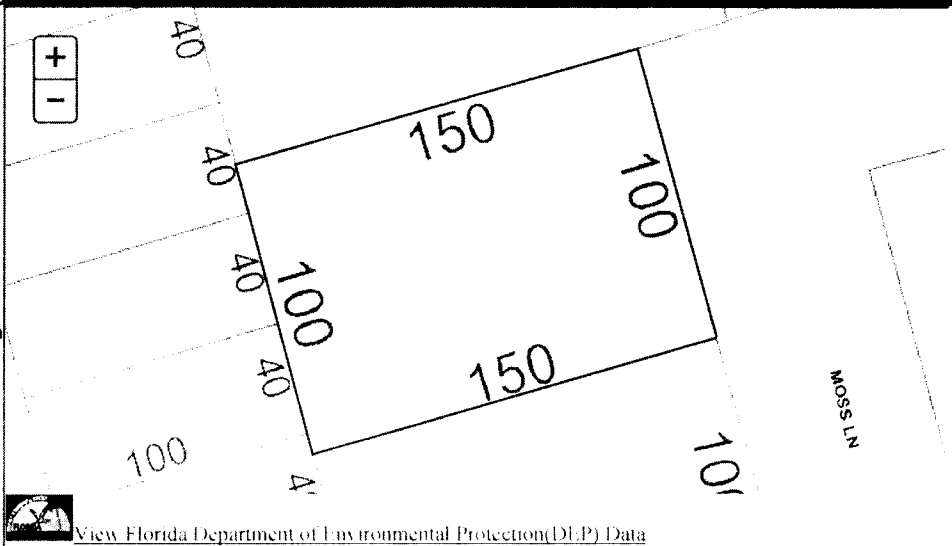
Parcel Information [Launch Interactive Map](#)

Section Map Id:
44-15-30-1

Approx. Acreage:
0.3400

Zoned:
HDMU

Evacuation & Flood Information
[Open Report](#)



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.: 12100

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 05-60-2015, and said search reveals the following:

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

Myrian Correa

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.: 12100

May 6, 2015

441S301102002001 - Full Legal Description

BEG AT INTER OF N LI OF VAN PELT LANE & E LI OF SEC 44 WLY ALG N LI OF VAN PELT LN 720 54/100 FT
90 DEG 18 MIN RT 734 FT FOR POB CONT NLY ALG SAME LI 100 FT 90 DEG 18 MIN LEFT 150 FT 89 DEG 42
MIN LEFT 100 FT 90 DEG 18 MIN LEFT 150 FT TO POB OR 7293. P 1898

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12100

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 \$19,170.00. Tax ID 04-1792-200.

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: 08-03-2015

TAX ACCOUNT NO.: 04-1792-200

CERTIFICATE NO.: 2013-2219

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.

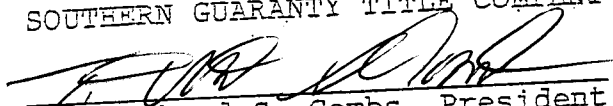
YES NO

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

Myrian Correa
5920 Last Big Tree Lane
Pensacola, FL 32505

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.

Processing Data Space

Recording Data Space

This Instrument Was Prepared By:

MICHAEL L. GUTTMANN

314 South Baylen Street

Suite 201

Pensacola, FL 32501

(850) 434-7445

without title information

QUIT CLAIM DEED

This Quit Claim Deed has been executed, on the date indicated below, by ANGEL A. LEON, a single man, hereinafter called the grantor, to MYRIAN CORREA, a single woman, hereafter called the grantee, whose post office address is 5920 Last Big Tree Lane, Pensacola, FL 32505.

(Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the said grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said grantee forever, all the right, title, interest, claim, and demand which the said grantor has in and to the following described lot, piece, or parcel of land, situate, lying and being in Escambia County, Florida, to wit:

Attached as Exhibit "A" attached hereto and incorporated herein by reference thereto. (Parcel I. D. No. 44-1S-30-1102-002-001)
Legal Address: 6000 Block of Moss Lane, Pensacola, Florida
32505

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said grantor, either in law or equity, to the only proper use and benefit of the said grantee forever.

In witness whereof, each of the grantors signed this Quit Claim Deed on the date indicated next to each grantor's signature.


Grantor - ANGEL A. LEON

Date 1/20/2015

5783 Hermosa Circle, Pensacola, FL 32526
Grantor's Post Office Address

Witnesses as to the signature of ANGEL A. LEON:

Kristina Bolkeny
Witness - Signature

Megan Davis
Witness - Signature

Kristina bolkeny
(Printed or Typed Name)

Megan Davis
(Printed or Typed Name)

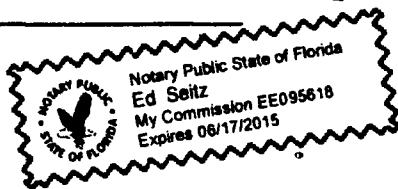
State Of Florida
County Of Escambia

Affirmed before me, on January 23, 2015, by ANGEL A. LEON:
 who is personally known to me, or
 who produced the following identification: _____.

ANGEL A. LEON personally appeared before me at the time of notarization, and, after being given the oath, acknowledged signing the foregoing document.

[Signature]

Notary Public





Begin at the intersection of the North line of Van Pelt Lane and the East line of Section 44, Township 1 South, Range 30 West, Escambia County, Florida, thence Westerly along the North line of Van Pelt Lane 720.54 feet, thence 90 degrees 18 minutes right for 734 feet to the Point of Beginning; continue along the same line 100 feet; thence 90 degrees 18 minutes left 150 feet; thence 89 degrees 42 minutes left for 100 feet; thence 90 degrees 18 minutes left for 150 feet to the Point of Beginning.

12/23/06
12:30

Prepared by and Return to:
Joanne Gunn
LandAmerica Lawyers Title
721 East Gregory Street
Pensacola, FL 32502

Folio/Parcel ID#: 441530--1102-002-001

File/Case No: 06060009037

(Space Above This Line for Recording Data)

WARRANTY DEED

THIS Warranty Deed made this 30th day of November, 2006,

BETWEEN Albert E. A. Stewart, Single

whose address is

1222 Naylor Ave, Myrtle Beach, SC 29577

hereinafter called the Grantor, and

Angel Leon and Myrian Correa, husband and wife

whose address is 5920 Last Big Tree Lane, Pensacola, FL 32505, hereinafter called the Grantee

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, their heirs and assigns forever, the following described land, situate, lying and being in the County of Escambia State of Florida to wit:

SEE ATTACHED LEGAL DESCRIPTION AS SCHEDULE A

Grantor herein states that the subject property is not the homestead of the grantor or the spouse or dependent minor child of grantor, nor is it contiguous to their homestead.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year of 2006 and subsequent years, which are not yet due and payable.

And the said Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in Fee Simple; that the Grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all person whomsoever, and that the land is free of all encumbrances, except taxes for the current year and subsequent years, restrictions, limitations, covenants, and easements of record if any. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as context requires.)

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Gena McHenry
Witness #1
Print Name: Gena McHenry

Albert E.A. Stewart
Albert E.A. Stewart

Joanne Gunn
Witness #2
Print Name: Joanne Gunn

State of Florida

County of Escambia

The foregoing instrument was acknowledged before me this November 30, 2006 by Albert E.A. Stewart, Single, who is personally known to me or who has produced Current Driver's License(s) as identification.

[Signature]
Notary Public

My commission expires:

(Notary Seal)



File/Case No: 0606009037

Schedule "A"

Begin at the intersection of the North line of Van Pelt Lane and the East line of Section 44, Township 1 South, Range 30 West, Escambia County, Florida, thence Westerly along the North line of Van Pelt Lane 720.54 feet, thence 90 degrees 18 minutes right for 734 feet to the Point of Beginning; continue along the same line 100 feet; thence 90 degrees 18 minutes left 150 feet; thence 89 degrees 42 minutes left for 100 feet; thence 90 degrees 18 minutes left for 150 feet to the Point of Beginning.

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

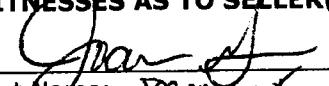
ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for 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.

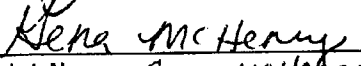
Name of Roadway: 6000 Block Moss Lane
Legal Address of 6000 Block Moss Lane, Pensacola, FL
Property:

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

This form completed by: Albert E.A. Stewart

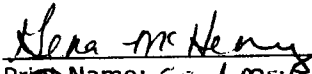
WITNESSES AS TO SELLER(S):

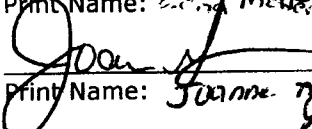

Print Name: Joan J. [unclear]

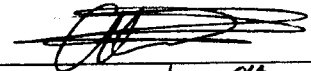

Print Name: Gena McHenry


Albert E.A. Stewart

WITNESSES AS TO BUYER(S):


Print Name: Gena McHenry


Print Name: Joan J. [unclear]


Angel Correa Leon ac.


Myrian Correa

This form approved by the
Escambia County Board of
County Commissioners
Effective: 4/15/95