

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Jun 29, 2015 / 150156

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 510.0000**, 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: 01-5003-000**

**Certificate Holder:**

ABRTL LLC AND AM CERT LLC PART CITIBANK, N.A., AS  
4747 EXECUTIVE DR., STE 510  
SAN DIEGO, CALIFORNIA 92121

**Property Owner:**

AMERICAN HOMES BASE INC  
PO BOX 2430  
PENSACOLA, FLORIDA 32513

**Legal Description:**

BEG AT SW COR OF LT 9 N 100 FT TO N LI OF NINE MILE RD E 250 1/100 FT FOR POB CONTINUE E 150 FT N 300 FT W 150 FT S 300 FT TO POB PART OF LTS 9 10 BLK ...

**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
2013	510.0000	06/01/13	\$8,206.82	\$0.00	\$410.34	\$8,617.16

**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
------------	--------------------	--------------	----------	---------	----------	-------

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
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

\$8,617.16
\$0.00
\$200.00
\$125.00
\$8,942.16
\$8,942.16
\$6.25

\*Done this 29th day of June, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By \_\_\_\_\_

Date of Sale: 9/8/15

\* 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**

6/29/2015

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 01-5003-000**

July 06, 2015  
Tax Year: 2012  
Certificate Number: 510.0000

BEG AT SW COR OF LT 9 N 100 FT TO N LI OF NINE MILE RD E 250 1/100 FT FOR POB CONTINUE E 150 FT N 300 FT W 150 FT S 300 FT TO POB PART OF LTS 9 10 BLK 8 S/D OF SEC LESS NE 1/4 PLAT DB 67 P 345 OR 4204 P 27

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**ABRTL LLC AND AM CERT LLC PART CITIBANK,  
N.A., AS  
4747 EXECUTIVE DR., STE 510  
SAN DIEGO, California, 92121**

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>
510.0000	01-5003-000	06/01/2013	BEG AT SW COR OF LT 9 N 100 FT TO N LI OF NINE MILE RD E 250 1/100 FT FOR POB CONTINUE E 150 FT N 300 FT W 150 FT S 300 FT TO POB PART OF LTS 9 10 BLK 8 S/D OF SEC LESS NE 1/4 PLAT DB 67 P 345 OR 4204 P 27

**2014 TAX ROLL**

AMERICAN HOMES BASE INC  
PO BOX 2430  
PENSACOLA , Florida 32513

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.

jsherpa (John Lemkey)

Applicant's Signature

06/29/2015

Date



Chris Jones  
Escambia County Property Appraiser

ECPA Home

Real Estate  
Search

Tangible Property  
Search

Sale  
List

Amendment 1/Portability  
Calculations

[Back](#)

◀ Navigate Mode ◉ Account ○ Reference ▶

[Printer Friendly Version](#)

**General Information**

**Reference:** 091S302101092008  
**Account:** 015003000  
**Owners:** AMERICAN HOMES BASE INC  
**Mail:** PO BOX 2430  
PENSACOLA, FL 32513  
**Situs:** 410 W NINE MILE RD 32534  
**Use Code:** OFFICE, 1 STORY   
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley  
Escambia County Tax Collector

**Assessments**

Year	Land	Imprv	Total	Cap Val
2014	\$243,000	\$224,801	\$467,801	\$467,801
2013	\$243,000	\$224,257	\$467,257	\$467,257
2012	\$243,000	\$226,776	\$469,776	\$469,776

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/1997	4204	27	\$110,000	WD	<a href="#">View Instr</a>
07/1997	4151	162	\$30,000	TD	<a href="#">View Instr</a>
07/1994	3619	812	\$100	QC	<a href="#">View Instr</a>
04/1994	3567	527	\$100	WD	<a href="#">View Instr</a>

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 SW COR OF LT 9 N 100 FT TO N LI OF NINE  
MILE RD E 250 1/100 FT FOR POB CONTINUE E 150  
FT N 300 FT W 150 FT S 300...

**Extra Features**

ASPHALT PAVEMENT  
CONCRETE WALKS  
PARKING LIGHT

**Parcel  
Information**

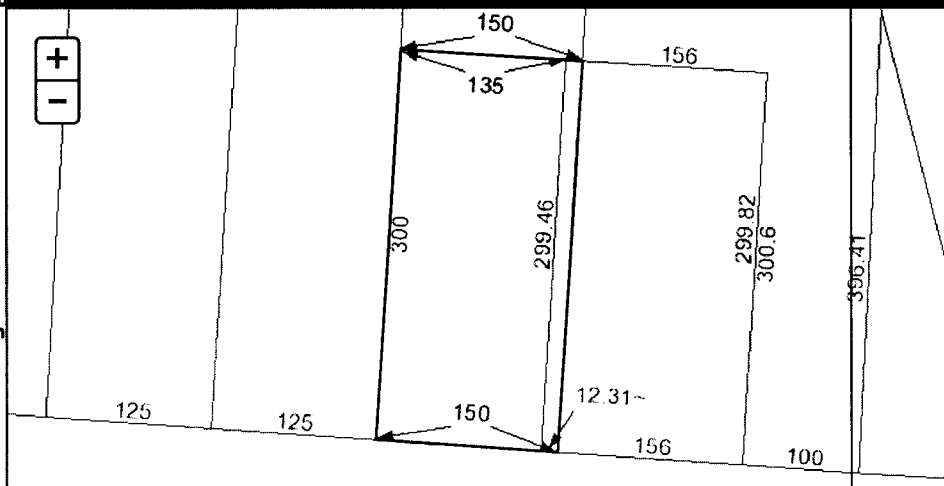
[Launch Interactive Map](#)

**Section  
Map Id:**  
09-1S-30-2

**Approx.  
Acreage:**  
0.9298

**Zoned:**   
HC/LI

**Evacuation  
& Flood  
Information**  
[Open Report](#)



[View Florida Department of Environmental Protection\(DEP\) Data](#)

**Buildings**

Address: 410 W NINE MILE RD, Year Built: 2000, Effective Year: 2000

**Structural Elements**

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-0  
EXTERIOR WALL-BRICK-FACE/VENEER  
EXTERIOR WALL-STUCCO  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-DECORAT  
NO. PLUMBING FIXTURES-12  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-HIP-HI PITCH  
STORY HEIGHT-9  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 5220 Total SF  
BASE AREA - 5139  
OPEN PORCH FIN - 81

90

BAS

81

Images



7/5/12

49

OFF

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.

Last Updated: 07/09/2015 (tc.10672)

# **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.: 12168

July 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 07-06-1995, through 07-06-2015, and said search reveals the following:

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

American Home Base, Inc.

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

July 6, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12168

July 6, 2015

**091S302101092008 - Full Legal Description**

BEG AT SW COR OF LT 9 N 100 FT TO N LI OF NINE MILE RD E 250 1/100 FT FOR POB CONTINUE E 150 FT N  
300 FT W 150 FT S 300 FT TO POB PART OF LTS 9 10 BLK 8 S/D OF SEC LESS NE 1/4 PLAT DB 67 P 345 OR 4204  
P 27

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12168

July 6, 2015

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

. Taxes for the year 2012 delinquent. The assessed value is \$467,801.00. Tax ID 01-5003-000.

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: 9-9-2015

TAX ACCOUNT NO.: 01-5003-000

CERTIFICATE NO.: 2013-510

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.

American Home Base, Inc.  
P.O. Box 2430  
Pensacola, FL 32513  
and  
410 W. Nine Mile Rd.  
Pensacola, FL 32534  
and  
428 Childers St.  
Pensacola, FL 32534

Certified and delivered to Escambia County Tax Collector,  
this 7th day of July, 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.

FILE NO. 97-16775  
DOC. 770.00  
REC. 15.00  
TOTAL 785.00  
STATE OF FLORIDA  
COUNTY OF Escambia

# CORPORATION WARRANTY DEED

Tax ID # 09-1S-30-2101-092-008

OR BK 4204 PG0027  
Escambia County, Florida  
INSTRUMENT 97-442648

DEED DOC STAMPS PD @ ESC CO \$ 770.00  
12/19/97 ERNIE LEE WAGANA, CLERK  
By: *[Signature]*

KNOW ALL MEN BY THESE PRESENTS: That  
NBH Corporation, a Florida Corporation  
P.O. Box 544 Bagdad, Florida 32530

Grantor  
for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has  
bargained, sold, conveyed and granted unto American Home Base, Inc., a Florida Corporation

Grantee  
Address: 410 West Nine Mile Road Pensacola, Florida 32534  
grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of  
Escambia State of Florida, to wit:

See attached Exhibit "A" for legal description

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 oil, gas and mineral reservations of record.

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

"Wherever used herein, the term 'grantee/grantor' shall include the heirs, personal representatives,  
successors and/or assigns of the respective parties hereto, the use of singular member shall include  
the plural, and the plural the singular. the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on December 18, 1997

Attest: \_\_\_\_\_

Secretary

Signed, sealed and delivered

in the presence of:

PRESIDENT

NBH Corporation, a Florida Corporation

BY: *[Signature]*  
Clarence Stephen Brown, President

(Corporate Seal)

*[Signature]*  
MELANIE E. SANDERS  
Melanie E. Sanders  
STATE OF FLORIDA  
COUNTY OF Escambia

THIS NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM is made this 18th day of December 1997  
, and is incorporated into and shall be deemed to amend, supplement and be an integrated part of the

Warranty Deed  
dated the same date as this acknowledgement, and which is given by  
Clarence Stephen Brown, President NBH Corporation, a Florida Corporation  
who is/are designated in said document, and whose signature(s) is/are appended to said document.

The purpose of this Addendum is to affix the proper form of Notary Acknowledgement to said document, as required by sections  
117.03, 117.05, and 695.25 Florida Statutes, as amended by Chapter 91-291, Laws of Florida, Approved by the Governor June  
7, 1991, and effective January 1, 1992,

TO WIT:

STATE OF Florida

COUNTY OF Escambia

This instrument prepared by:  
Melanie E. Sanders  
Southland Title of Pensacola, Inc.  
1120 N. 12th Avenue  
Pensacola, Florida 32501

The foregoing instrument was acknowledged before me this 18th day of December 1997 by

☐ Clarence Stephen Brown, President NBH Corporation, a Florida Corporation  
who is/are personally known to me

☒ who has/have produced identification

as

and who ☐ did ☒ did not take an oath.

My Commission expires:

MELANIE E. SANDERS  
Notary Public - State of FL  
Comm. Exp. Nov. 6, 2001  
Comm. No. CC 694744

(Seal)

*[Signature]*  
Notary Public  
Serial Number

A parcel of land being in a part of Lots 9 and 10, Block 8 of a subdivision of Section 9, Township 1 South, Range 30 West, Escambia County, Florida, more particularly described as follows:

Commence at the Southwest corner of Lot 9, Block 8, Section 9, Township 1 South, Range 30 West; thence North along the West line of Lot 9, 100 feet to the North right-of-way line of 9 Mile Road; thence East along said right-of-way and parallel to the South line of Section 9, 250.01 feet to a point, hence known as point of beginning; North and parallel to the West line of Lot 9, 300 feet; thence East and parallel to the South line of Section 9, 150 feet; thence South and parallel to the West line of Lots 10 and 9, 300 feet to the North right-of-way line of said road; thence West along said right-of-way 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, and if not, what person or entity will be responsible for maintenance. 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 of 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: Nine Mile Road  
Legal Address of Property: 410 West Nine Mile Road

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

**This form completed by:**

Melanie E. Sanders  
Name  
Southland Title of Pensacola, Inc.  
Address  
1120 N. 12th Avenue Pensacola, Florida 32501  
City, State, Zip Code

**As to Seller(s):**

Clarence S. Brown  
Seller's Name: Clarence Stephen Brown  
President NBH Corporation, a  
Florida Corporation  
Seller's Name: \_\_\_\_\_

Melanie E. Sanders  
Witness' Name: Melanie E. Sanders  
Dennis W. Hamer  
Witness' Name: DENNIS W. HAMER

**As to Buyer(s):**

Kevin B. Brown  
Buyer's Name: Kevin B. Brown, President  
American Home Base, Inc. a Florida Corporation  
Kelley B. Amos  
Buyer's Name: Kelley B. Amos, Vice President  
American Home Base, Inc., a Florida Corporation

Dennis W. Hamer  
Witness' Name: DENNIS W. HAMER  
Melanie E. Sanders  
Witness' Name: Melanie E. Sanders

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

RCD Dec 19, 1997 03:20 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-442648

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 00510 of 2013**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 6, 2015, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

AMERICAN HOMES BASE INC PO BOX 2430 PENSACOLA, FL 32513	AMERICAN HOMES BASE INC 410 W NINE MILE RD PENSACOLA FL 32534
AMERICAN HOMES BASE INC 428 CHILDERS ST PENSACOLA FL 32534	

WITNESS my official seal this 6th day of August 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 September 8, 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 ABRTL LLC AND AM CERT LLC holder of Tax Certificate No. 00510, 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:

BEG AT SW COR OF LT 9 N 100 FT TO N LI OF NINE MILE RD E 250 1/100 FT FOR POB CONTINUE E 150 FT N 300 FT W 150 FT S 300 FT TO POB PART OF LTS 9 10 BLK 8 S/D OF SEC LESS NE 1/4 PLAT DB 67 P 345 OR 4204 P 27

SECTION 09, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 015003000 (15-555)

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

AMERICAN HOMES BASE INC

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 second Tuesday in the month of September, which is the 8th day of September 2015.

Dated this 6th day of August 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

## 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 September 8, 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 ABRTL LLC AND AM CERT LLC holder of Tax Certificate No. 00510, 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:

BEG AT SW COR OF LT 9 N 100 FT TO N LI OF NINE MILE RD E 250 1/100 FT FOR POB CONTINUE E 150 FT N 300 FT W 150 FT S 300 FT TO POB PART OF LTS 9 10 BLK 8 S/D OF SEC LESS NE 1/4 PLAT DB 67 P 345 OR 4204 P 27

SECTION 09, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 015003000 (15-555)

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

AMERICAN HOMES BASE INC

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 second Tuesday in the month of September, which is the 8th day of September 2015.

Dated this 6th day of August 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.

### Post Property:

410 W NINE MILE RD 32534



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

7014 3490 0001 1101 1621

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Postage	\$ .48
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.73

Postmark  
Here

PENSACOLA, FL DOWNTOWN STA  
AUG 6-9-2015  
8666-2998

Sent To

AMERICAN HOMES BASE INC [15-555]  
PO BOX 2430  
PENSACOLA, FL 32513

PS Form

ctions

7014 3490 0001 1101 1638

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Postage	\$ .48
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.73

Postmark  
Here

PENSACOLA, FL DOWNTOWN STA  
AUG 6-9-2015  
8666-2998

Sent To

AMERICAN HOMES BASE INC [15-555]  
410 W NINE MILE RD  
PENSACOLA FL 32534

PS Form

ctions

7014 3490 0001 1101 1645

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Postage	\$ .48
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.73

Postmark  
Here

PENSACOLA, FL DOWNTOWN STA  
AUG 6-9-2015  
8666-2998

Sent To

AMERICAN HOMES BASE INC [15-555]  
428 CHILDERS ST  
PENSACOLA FL 32534

PS Form

ctions

13/510



13/510

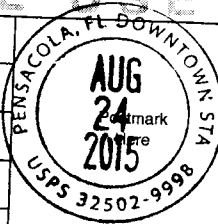
7007 1490 0002 6737 2566

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Postage	\$ .48
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.73



Sent  
Street  
or PO  
City, &

AMERICAN HOMES BASE INC [15-555]  
C/O KEVIN BROWN  
2040 SCENIC HWY  
PENSACOLA FL 32503

PS Fo

Instructions

SENDER COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p><i>[Signature]</i></p>	
<p>1. Article Addressed to:</p> <p>AMERICAN HOMES BASE INC [15-555] 428 CHILDERS ST PENSACOLA FL 32534</p>		<p>B. Received by (Printed Name) <i>KATHIE JONES</i> C. Date of Delivery <i>8-7-15</i></p>	
<p>2. Article Number (Transfer from service label) <b>7014 3490 0001 1101 1645</b></p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>	
<p>PS Form 3811, July 2013</p>		<p>Domestic Return Receipt</p>	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p><i>[Signature]</i></p>	
<p>1. Article Addressed to:</p> <p>AMERICAN HOMES BASE INC [15-555] PO BOX 2430 PENSACOLA, FL 32513</p>		<p>B. Received by (Printed Name) <i>Cody Burtchell</i> C. Date of Delivery <i>8-7</i></p>	
<p>2. Article Number (Transfer from service label) <b>7014 3490 0001 1101 1621</b></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>PS Form 3811, July 2013</p>		<p>Domestic Return Receipt</p>	

13/510

13/510

**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:

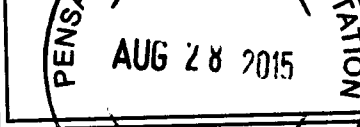
AMERICAN HOMES BASE INC [15-555]  
C/O KEVIN BROWN  
2040 SCENIC HWY  
PENSACOLA FL 32503

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☒ Agent  
*X Melia Brown* ☐ Addressee

B. Received by (Printed Name) *Debra P. Eastman* 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 Mail ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number  
(Transfer from service label)

7007 1490 0002 6737 2566

PS Form 3811, July 2013

Domestic Return Receipt

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

15-555

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO15CIV035429NON

**Agency Number:** 15-010859

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 00510, 2013

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE AMERICAN HOMES BASE INC

**Defendant:**

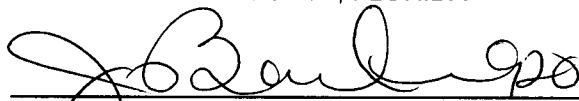
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/6/2015 at 9:33 AM and served same at 10:15 AM on 8/10/2015 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:



J. BARTON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

**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 September 8, 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 ABRTL LLC AND AM CERT LLC holder of Tax Certificate No. 00510, 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:

BEG AT SW COR OF LT 9 N 100 FT TO N LI OF NINE MILE RD E 250 1/100 FT FOR POB CONTINUE E 150 FT N 300 FT W 150 FT S 300 FT TO POB PART OF LTS 9 10 BLK 8 SD OF SEC LESS NE 1/4 PLAT DB 67 P 345 OR 4204 P 27

SECTION 09, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 015003000 (15-555)

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

AMERICAN HOMES BASE INC

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 **second** Tuesday in the month of September, which is the **8th day of September 2015**.

Dated this 6th day of August 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.

**Post Property:**

410 W NINE MILE RD 32534



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
2015 AUG -6 A 9:33  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

**PAM CHILDERS**  
Clerk of the Circuit Court & Compt  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

**CERTIFIED MAIL**



7014 3490 0001 1101 1638

neopost®  
08/06/2015  
**US POSTAGE**  
FIRST CLASS MAIL  
**\$06.73**  
ZIP 32502  
041L11221084

AMERICAN HOMES BASE INC [15-555]  
410 W NINE MILE RD  
PENSACOLA FL 32534

*AMK*

322 FE 1009 0008/09/15

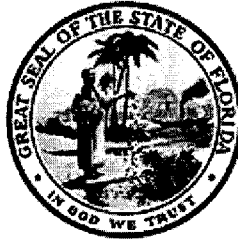
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 32502583335 \*2187-03969-06-43

32502583335

13/510

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC



**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 015003000 Certificate Number: 000510 of 2013**

**Payor: AMERICAN HOME BASE INC PO BOX 2430 PENSACOLA FL 32513      Date 09/02/2015**

Clerk's Check #	119402771	Clerk's Total	\$492.20
Tax Collector Check #	1	Tax Collector's Total	\$9,350.81
		Postage	\$26.92
		Researcher Copies	\$3.00
		Total Received	\$9,872.93

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By:  
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**Case # 2013 TD 000510  
 Redeemed Date 09/02/2015**

**Name AMERICAN HOME BASE INC PO BOX 2430 PENSACOLA FL 32513**

Clerk's Total = TAXDEED	\$492.20
Due Tax Collector = TAXDEED	\$9,350.81
Postage = TD2	\$26.92
ResearcherCopies = TD6	\$3.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets



Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

**Tax Deed - Redemption Calculator**

**Account: 015003000 Certificate Number: 000510 of 2013**

Redemption Yes ▾ Application Date 06/29/2015 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/08/2015	Redemption Date 09/02/2015
Months	3	3
Tax Collector	\$8,942.16	\$8,942.16
Tax Collector Interest	\$402.40	\$402.40
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$9,350.81	\$9,350.81 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$21.20	\$21.20
Total Clerk	\$492.20	\$492.20 CH
Postage	\$26.92	\$26.92
Researcher Copies	\$3.00	\$3.00
Total Redemption Amount	\$9,872.93	\$9,872.93
	Repayment Overpayment Refund Amount	\$0.00 \$80.00 redeemer

ACTUAL SHERIFF \$40.00

8/7/15 KATIE JONES SIGNED FOR AMERICAN HOMES BASE INC'S CERT

Notes MAIL. EBH



**Submit**

**Reset**

**Print Preview**

THE ESCAMBIA SUN-PRESS, LLC  
PUBLISHED WEEKLY SINCE 1948



(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

09/08/2015 - TAX CERTIFICATE # 00510

in the CIRCUIT Court  
was published in said newspaper in the issues of

AUGUST 6, 13, 20, 27, 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 27TH DAY OF  
AUGUST A.D., 2015

Paula D. Turner

PAULA D. TURNER

NOTARY PUBLIC

NOTICE OF APPLICATION FOR  
TAX DEED

NOTICE IS HEREBY GIVEN, That ABRIL LLC AND AM CERT LLC holder of Tax Certificate No. 00510, 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:

BEG AT SW COR OF LT 9 N 100 FT TO N LI OF NINE MILE RD E 250 1/100 FT FOR POB CONTINUE E 150 FT N 300 FT W 150 FT S 300 FT TO POB PART OF LTS 9 10 BLK 8 S/D OF SEC LESS NE 1/4 PLAT DB 67 P 345 OR 4204 P 27

SECTION 09, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 015003000 (15-555)

The assessment of the said property under the said certificate issued was in the name of AMERICAN HOMES BASE INC

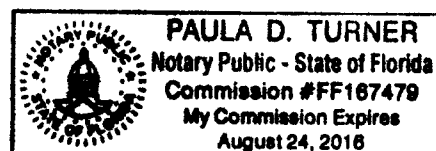
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the second Tuesday in the month of September, which is the 8th day of September 2015.

Dated this 6th day of August 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-08-06-13-20-27-2015





# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

September 10, 2015

AM CERT LLC AND ABRTL LLC PART CITIBANK NA AS COLLATERAL  
4747 EXECUTIVE DR STE 510  
SAN DIEGO CA 92121

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.


TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 003084	\$471.00	\$21.20	\$492.20
2013 TD 001973	\$471.00	\$21.20	\$492.20
2013 TD 005239	\$471.00	\$21.20	\$492.20
2013 TD 000510	\$471.00	\$21.20	\$492.20
2013 TD 001301	\$471.00	\$21.20	\$492.20

**TOTAL \$2,461.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

September 10, 2015

AMERICAN HOME BASE INC  
PO BOX 2430  
PENSACOLA FL 32513

Dear Redeemer,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2013 TD 000510


\$80.00

**TOTAL \$80.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division