

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number**
Apr 22, 2015 / 150095

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 7090.0000**, 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: 11-0215-445**

Certificate Holder:

MTAG AS CUSTODIAN FOR CAZ CREE
PO BOX 54303
NEW ORLEANS, LOUISIANA 70154

Property Owner:

BROWN KEVIN
516 W NINE 1/2 MILE RD
PENSACOLA, FLORIDA 32534

Legal Description:

BEG AT SE COR OF SW1/4 OF SW1/4 OF SEC 19 (ALSO BEING SE COR OF GREENBRIAR LAKE EST PB 7 P 32) N 89 DEG 48 MIN E ALG S LI OF SEC 613 88/100 FT TO CENT ...

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	7090.0000	06/01/13	\$2,874.82	\$0.00	\$143.74	\$3,018.56

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

\$3,018.56
\$0.00
\$2,592.61
\$200.00
\$125.00
\$5,936.17
\$5,936.17
\$6.25

*Done this 22nd day of April, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By



Date of Sale:

7/6/15

* 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

4/22/2015

FULL LEGAL DESCRIPTION
Parcel ID Number: 11-0215-445

April 30, 2015

Tax Year: 2012

Certificate Number: 7090.0000

BEG AT SE COR OF SW1/4 OF SW1/4 OF SEC 19 (ALSO BEING SE COR OF GREENBRIAR LAKE EST PB 7 P 32) N 89 DEG 48 MIN E ALG S LI OF SEC 613 88/100 FT TO CENTER LI OF CLEAR CREEK SD PT BEING POB CONT N 89 DEG 49 MIN E 393 43/100 90 DEG 20 MIN 20 SEC LEFT 709 8/100 FT 120 DEG 45 MIN 54 SEC LEFT 534 06/100 FT 0 DEG 14 MIN RT 172 45/100 FT TO CENTER LI OF CREEK 94 DEG 04 MIN 30 SEC LEFT 79 49/100 FT ALG CENTER LINE OF CREEK 15 DEG 26 MIN 49 SEC LEFT 113 37/100 FT 23 DEG 28 MIN 51 SEC RT 101 27/100 FT 9 DEG 28 MIN 01 SEC RT 124 92/100 FT TO POB OR 5043 P 1067

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**MTAG AS CUSTODIAN FOR CAZ CREE
PO BOX 54303
NEW ORLEANS, Louisiana, 70154**

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
7090.0000	11-0215-445	06/01/2013	BEG AT SE COR OF SW1/4 OF SW1/4 OF SEC 19 (ALSO BEING SE COR OF GREENBRIAR LAKE EST PB 7 P 32) N 89 DEG 48 MIN E ALG S LI OF SEC 613 88/100 FT TO CENTER LI OF CLEAR CREEK SD PT BEING POB CONT N 89 DEG 49 MIN E 393 43/100 90 DEG 20 MIN 20 SEC LEFT 709 8/100 FT 120 DEG 45 MIN 54 SEC LEFT 534 06/100 FT ... See attachment for full legal description.

2014 TAX ROLL

BROWN KEVIN
516 W NINE 1/2 MILE RD
PENSACOLA , Florida 32534

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.

MTAGCaz (Flor Anne Militar)

Applicant's Signature

04/22/2015

Date

FULL LEGAL DESCRIPTION
Parcel ID Number: 11-0215-445

April 30, 2015
Tax Year: 2012
Certificate Number: 7090.0000

BEG AT SE COR OF SW1/4 OF SW1/4 OF SEC 19 (ALSO BEING SE COR OF GREENBRIAR LAKE EST PB 7 P 32) N 89 DEG 48 MIN E ALG S LI OF SEC 613 88/100 FT TO CENTER LI OF CLEAR CREEK SD PT BEING POB CONT N 89 DEG 49 MIN E 393 43/100 90 DEG 20 MIN 20 SEC LEFT 709 8/100 FT 120 DEG 45 MIN 54 SEC LEFT 534 06/100 FT 0 DEG 14 MIN RT 172 45/100 FT TO CENTER LI OF CREEK 94 DEG 04 MIN 30 SEC LEFT 79 49/100 FT ALG CENTER LINE OF CREEK 15 DEG 26 MIN 49 SEC LEFT 113 37/100 FT 23 DEG 28 MIN 51 SEC RT 101 27/100 FT 9 DEG 28 MIN 01 SEC RT 124 92/100 FT TO POB OR 5043 P 1067

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.

MTAGCaz (Flor Anne Militar)

Applicant's Signature

04/22/2015

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: 191N303101000002
Account: 110215445
Owners: BROWN KEVIN
Mail: 516 W NINE 1/2 MILE RD
 PENSACOLA, FL 32534
Situs: 428 CHILDERS ST 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

2014 Certified Roll Assessment

Improvements: \$92,649
Land: \$68,500
Total: \$161,149
Non-Homestead Cap: \$161,149

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/2002	5043	1067	\$145,000	WD	View Instr
01/1976	1031	946	\$100	WD	View Instr
01/1974	723	554	\$10,200	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 SE COR OF SW1/4 OF SW1/ 4 OF SEC 19
 (ALSO BEING SE COR OF GREENBRIAR LAKE EST PB
 7 P 32) N 89 DEG 48 MIN E ALG S L...

Extra Features

MISC

Parcel Information

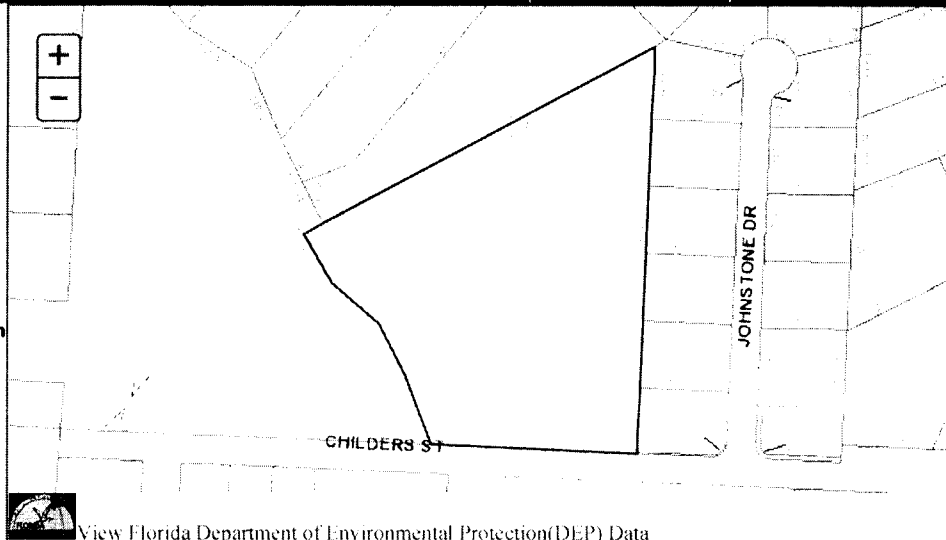
[Launch Interactive Map](#)

Section
Map Id:
 19-1N-30--2

**Approx.
 Acreage:**
 6.2700

Zoned:
 V-1

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



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


Buildings

Address: 428 CHILDERS ST, Year Built: 1976, Effective Year: 1985

Structural Elements

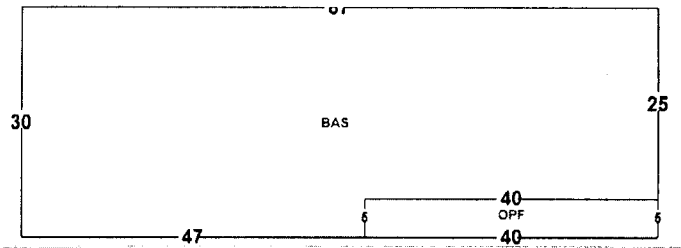
DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-0
 EXTERIOR WALL-SIDING-SHT.AVG.
 FLOOR COVER-CARPET
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 INTERIOR WALL-PANEL-PLYWOOD

NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2610 Total SF

BASE AREA - 2410

OPEN PORCH FIN - 200



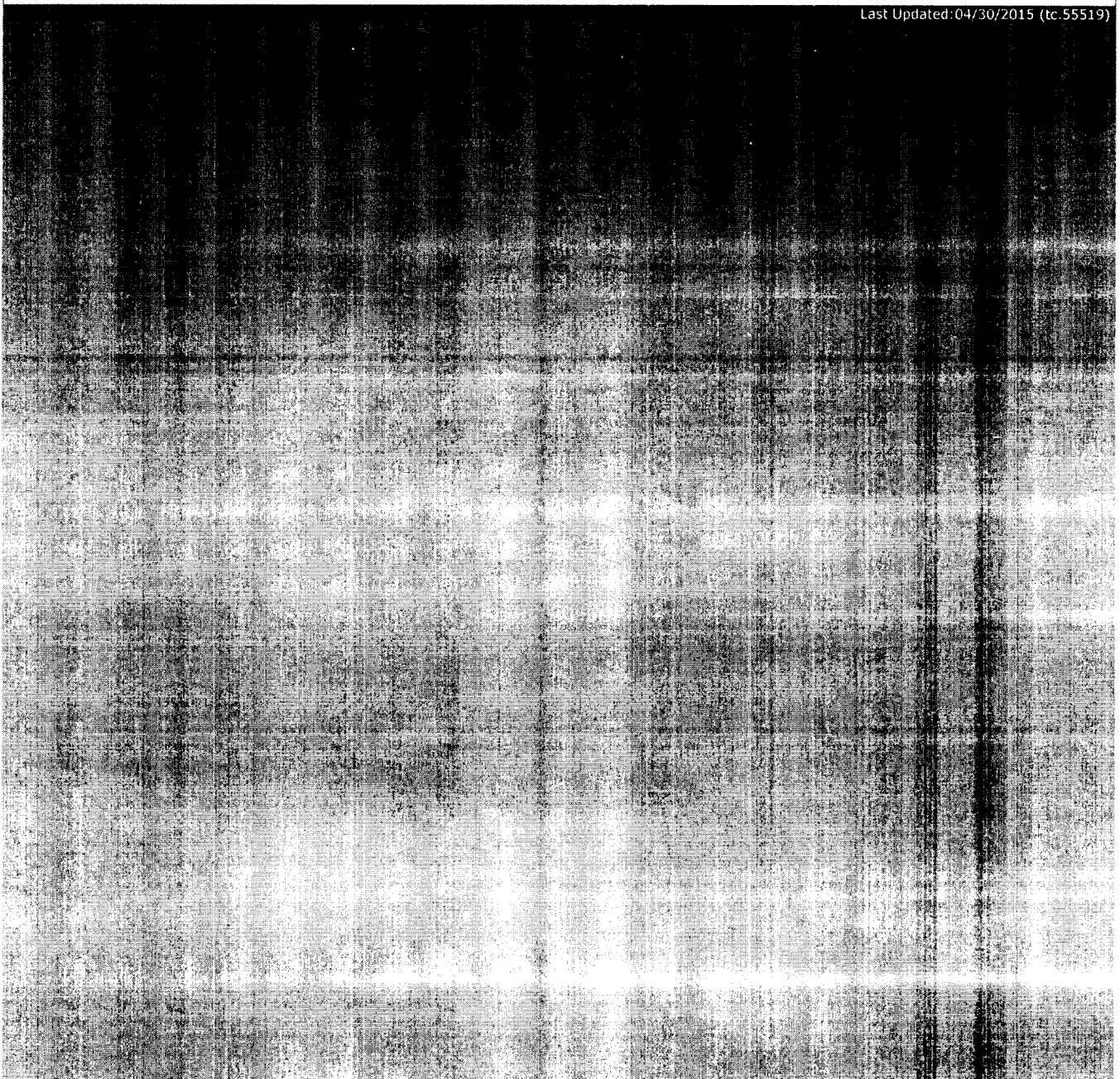
Images



5/26/10

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: 04/30/2015 (tc.55519)



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.: 12089

May 1, 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 05-01-1995, through 05-01-2015, and said search reveals the following:

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

Kevin Brown (NMI)

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 1, 2015

OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 12089

May 1, 2015

191N303101000002 - Full Legal Description

BEG AT SE COR OF SW1/4 OF SW1/4 OF SEC 19 (ALSO BEING SE COR OF GREENBRIAR LAKE EST PB 7 P 32)
N 89 DEG 48 MIN E ALG S LI OF SEC 613 88/100 FT TO CENTER LI OF CLEAR CREEK SD PT BEING POB CONT
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ALG CENTER LINE OF CREEK 15 DEG 26 MIN 49 SEC LEFT 113 37/100 FT 23 DEG 28 MIN 51 SEC RT 101 27/100
FT 9 DEG 28 MIN 01 SEC RT 124 92/100 FT TO POB OR 5043 P 1067

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12089

May 1, 2015

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

1. Possible Certificate of Delinquency filed by Toni S. Phifer recorded in O.R. Book 5719, page 1621
2. Taxes for the year 2012 and 2014 delinquent. The assessed value is \$161,149.00. Tax ID 11-0215-445.

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: 7-6-2015

TAX ACCOUNT NO.: 11-0215-445

CERTIFICATE NO.: 2013-7090

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

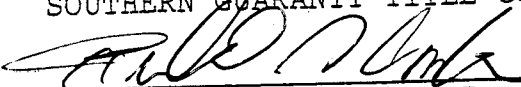
 X Homestead for tax year.

Kevin Brown (NMI)
516 W. Nine 1/2 Mile Rd.
Pensacola, FL 32534
and
428 Childers St.
Pensacola, FL 32534

Toni S. Phifer
6801 Tiki Lane #2
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,
this 1st 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.

1030
1050 ✓
This instrument prepared by:
Richard M. Colbert
Clark, Partington, Hart, Larry,
Bond & Stackhouse
Post Office Box 13010
Pensacola, FL 32591-3010

OR BK 5043 PG1067
Escambia County, Florida
INSTRUMENT 2002-044584
DEED DOC STAMPS PD @ ESC CO \$1013.00
12/31/02, ERMAE LEE WINSLOW, CLERK
By: [Signature]

Parcel ID Number: 19-1N-30-3101-000-002

STATE OF FLORIDA
COUNTY OF ESCAMBIA

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that JO ANN JONES, a widowed and unremarried woman, Grantor, whose mailing address is: 2451 Brookpark Road, Pensacola, Florida 32534 for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does bargain, sell, convey and grant unto KEVIN BROWN, Grantee, whose mailing address is: 516 West 9 1/2 Mile Road, Pensacola, Florida 32534, Grantee's heirs and assigns, forever, the following described property, situated, lying and being in the County of Escambia, State of Florida, described on the Exhibit "A" attached hereto and made a part hereof.

Subject to zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current year and subsequent years. Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

Grantor covenants that she is lawfully seized of an indefeasible estate in fee simple in the said property and has a good right to convey the same; that said property is free from encumbrances; that said Grantee shall have the peaceable and quiet possession thereof; and that Grantor fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, effective the 19th day of July, 2002.

WITNESSES:

[Signature]
Jacquelyn P. Boozer

Print/Type Name of Witness

[Signature]
T. A. Bonowski, Jr.

Print/Type Name of Witness

[Signature]
JO ANN JONES

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18th day of July, 2002 by Jo Ann Jones, who ☒ is personally known to me or ☐ who has produced _____ as identification.

JACQUELYN P. BOOZER
NOTARY PUBLIC-STATE OF FL
COMMISSION EXP. OCT. 30, 2004
COMM. NO. CC 973405

(NOTARIAL SEAL)

[Signature]
(Print/Type Name)
NOTARY PUBLIC
Commission number: _____
My Commission expires: _____

EXHIBIT "A"

Commencing at the Southeast corner of the Southwest one-quarter of the Southwest one-quarter Section 19, T-1-N, R-30-W, Escambia County, Florida, also being the Southeast corner of Greenbriar Lake Estates according to the plat recorded in Plat Book 7 at Page 32 of the Public Records of said County; thence go Easterly along the South line of said Section 19 for 613.88 feet to the centerline of Clear Creek, which is also the Point-of-Beginning; thence continue along said line for 393.43 feet; thence deflect left 90°-20'-20" and go 709.08 feet; thence deflect left 120°-45'-54" and go 534.06 feet to a concrete monument; thence deflect right 0°-14' and go 172.45 feet to the centerline of Clear Creek; thence deflect left 94°-04'-30" and go 79.49 feet along the centerline of said creek; thence deflect left 15°-26'-49" and go 113.37 feet along the centerline of said creek; thence deflect right 23°-28'-51" and go 101.27 feet along the centerline of said creek; thence deflect right 9°-28'-01" and go 124.92 feet along the centerline of said creek back to the Point-of-Beginning.

RCD Dec 31, 2002 05:14 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-044584

IN THE CIRCUIT COURT OF FLORIDA
FIRST JUDICIAL CIRCUIT, IN AND
FOR ESCAMBIA COUNTY, CIVIL ACTION

CASE NO.: 05-0100201-DR

In Re:
PHIFER, TONI S.
6801 TIKI LANE, #2
PENSACOLA, FL 32503
Petitioner.

vs.

BROWN, KEVIN
POST OFFICE 38
CENTURY, FL 32535

Respondent.

JUDGMENT/CERTIFICATE OF DELINQUENCY

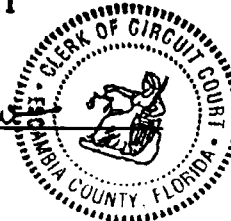
The undersigned, being the duly authorized and responsible local depository for court-ordered support payments pursuant to F.S. 61.181, in ESCAMBIA County hereby certifies that BROWN, KEVIN has failed to pay into the depository the court-ordered support payment as mandated by the current Support Order in this cause. As of this date, the total support arrearage is \$510.69 balance at terms, not including any costs or fees.

I further certify that BROWN, KEVIN was issued a Notice of Delinquency on 05/02/2005, and thirty (30) or more days have elapsed since the delinquent payment referenced above was due. Pursuant to F.S. 61.14 this Certificate evidences a Final Judgment by operation of law for all past due and future payments together with all applicable costs and fees as otherwise provided by law for which execution may issue and which has the full force, effect and attributes of a Judgment entered by a Court in the State of Florida.

Dated this 25th day of August, 2005.

ERNIE LEE MAGAHA
CLERK OF THE COURT

By: Misty R. Pender
Deputy Clerk



FILED
RECORDED
INDEXED

2005 AUG 25 PM 3:00

CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL