

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1600417

Date of Tax Deed Application

May 04, 2016

This is to certify that **PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN**
US BANK AS CUST FOR PFS FINANCIAL 1 LLC, holder of **Tax Sale Certificate Number 2014 / 595**, Issued the 1st Day of June,
2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **02-1082-000**

Cert Holder:

PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN
US BANK AS CUST FOR PFS FINANCIAL 1 LLC
50 SOUTH 16TH ST, STE 2050
PHILADELPHIA, PA 19102

Property Owner:

TAYLOR MARGARET C LIFE EST &
WALDRON SANDRA T
22250 HOWARD ST
ATHENS, AL 35613
LT 9 BLK 1 BARBER MANOR PB 4 P 46 OR 403 P 521 OR 6819 P
1611

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, or if the
certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/595	02-1082-000	06-01-2014	524.13	26.21	550.34

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2015/664	02-1082-000	06-01-2015	1,197.99	6.25	59.90	1,264.14

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

1,814.48
0.00
1174.37
200.00
175.00

3,363.85

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
18. Redemption Fee
19. Total Amount to Redeem

6.25

Done this the 24th day of May, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: 5 December 2016

By

Shirley Rich, CFCA
Senior Deputy Tax Collector

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

02-1082-000 2014

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I, PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN
US BANK AS CUST FOR PFS FINANCIAL 1 LLC
50 SOUTH 16TH ST, STE 2050
PHILADELPHIA, PA 19102

, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Date	Legal Description
2014/ 595	06-01-2014	LT 9 BLK 1 BARBER MANOR PB 4 P 46 OR 403 P 521 OR 6819 P 1611

I agree to pay all delinquent taxes, redeem all outstanding tax 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 report 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.

Electronic signature on file

Applicant's Signature

05-04-2016

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: 111S302000009001
Account: 021082000
Owners: TAYLOR MARGARET C LIFE EST &
WALDRON SANDRA T
Mail: 22250 HOWARD ST
ATHENS, AL 35613
Situs: 20 PECAN DR 32534
Use Code: SINGLE FAMILY RESID
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
2015	\$17,100	\$51,489	\$68,589	\$68,589
2014	\$17,100	\$49,136	\$66,236	\$66,236
2013	\$17,100	\$44,402	\$61,502	\$49,960

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/15/2012	6819	1613	\$100	OT	View Instr
02/01/2012	6819	1611	\$100	QC	View Instr
01/1968	403	522	\$1,400	WD	View Instr
01/1968	403	521	\$1,500	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2015 Certified Roll Exemptions

Legal Description

LT 9 BLK 1 BARBER MANOR PB 4 P 46 OR 403 P 521 OR
6819 P 1611

Extra Features

CARPORT
OPEN PORCH

Parcel Information

[Launch Interactive Map](#)

**Section
Map Id:**
11-1S-30-2



**Approx.
Acreage:**
0.4130

Zoned:
MDR

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



View Florida Department of Environmental Protection (FDEP) Data

Buildings

Address: 20 PECAN DR, Year Built: 1968, Effective Year: 1968

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

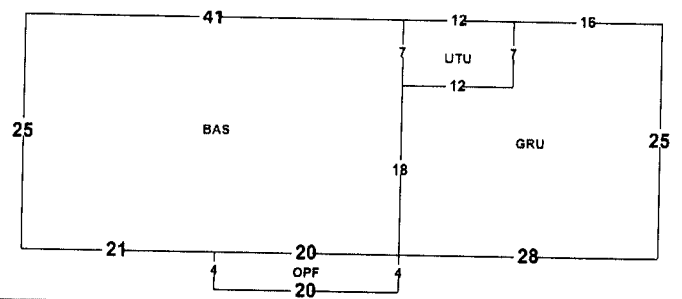
Areas - 1805 Total SF

BASE AREA - 1025

GARAGE UNFIN - 616

OPEN PORCH FIN - 80

UTILITY UNF - 84



Images



4/23/02

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:06/01/2016 (tc.5361)

16-486

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.: 13071

September 15, 2016

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 09-15-1996, through 09-15-2016, and said search reveals the following:

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

Margaret C. Taylor, life estate, and Sandra T. Waldron

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: 

September 15, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13071

September 15, 2016

Lot 9, Block 1, Barber Manor, as per plat thereof, recorded in Plat Book 4, Page 46, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13071

September 15, 2016

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

1. Utility Lien filed by ECUA recorded in O.R. Book 7534, page 1616.
2. Taxes for the year 2012-2015 delinquent. The assessed value is \$71,548.00. Tax ID 02-1082-000.

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: 12-5-2016

TAX ACCOUNT NO.: 02-1082-000

CERTIFICATE NO.: ~~2013~~ 2014-595

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.

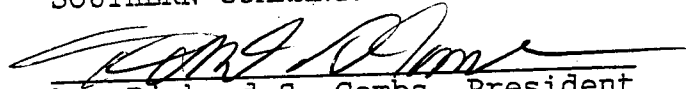
Margaret C. Taylor
Sandra T. Waldron
22250 Howard St.
Athens, AL 45613

Unknown Tenants
20 Pecan Dr.
Pensacola, FL 32534

ECUA
9255 Sturdevant St.
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,
this 16th day of September, 2016.

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.

QUIT CLAIM DEED WITH ENHANCED LIFE ESTATE

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Prepared by: (WITHOUT
BENEFIT OF SURVEY OR
TITLE EXAMINATION)
Steven E. Quinnell
101 E. Government St.
Pensacola, FL 32501
(850) 432-4386

KNOW ALL PERSONS BY THESE PRESENTS: That MARGARET C. TAYLOR, Grantor, a widowed and un-re-married (single) woman, in consideration of the sum of ten dollars (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, remise, and quitclaim to: MARGARET C. TAYLOR, a widowed and un-re-married woman, for a life estate, without any liability for waste, and with full power to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of said life tenant, the remainder, if any, to SANDRA T. WALDRON, a married woman, as Grantee, her heirs, executors, administrators and assigns, forever, all the Grantor's right, title and interest in and to the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

LEGAL: LT 9 BLK 1 BARBER MANOR PB 4 P 46 OR 403 P 521
Location: 20 Pecan Drive, Pensacola, Florida 32534
Parcel I.D. No.: 111S30-2000-009-001
Mailing address of Grantee: 20 Pecan Drive, Pensacola, Florida 32534
SS No.: not available
This property is the homestead of Grantor.

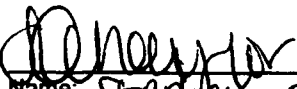
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 2/1, 2012.

Signed, sealed and delivered in
the presence of:


Name: Steven E. Quinnell


MARGARET C. TAYLOR


Name: Stephen R. Naylor

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 2/1, 2012 by MARGARET C. TAYLOR, who is personally known to me or who has produced _____ as identification.



OFFICIAL SEAL
STEVEN E. QUINNELL
MY COMMISSION EXPIRES
JANUARY 4, 2016
COMMISSION NO EE138664


Notary Public, State of Florida
Name:

This Instrument Was Prepared
By And Is To Be Returned To:
Processing Dept,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311

NOTICE OF LIEN



STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LT 9 BLK 1 BARBER MANOR PB 4 P 46 OR 403 P 521 OR 6819 P 1611

Customer: Sandra Waldron

Account Number: 385259-32554

Amount of Lien: \$71.94, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

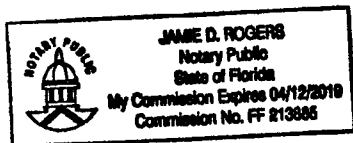
Dated: 6/1/2016

EMERALD COAST UTILITIES AUTHORITY

BY: Anita Mitchell

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 1st day of June, 2016, by Anita Mitchell of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie D. Rogers
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 00595 of 2014

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 20, 2016, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MARGARET C TAYLOR LIFE EST 22250 HOWARD ST ATHENS, AL 35613	SANDRA T WALDRON 22250 HOWARD ST ATHENS, AL 35613
MARGARET C TAYLOR C/O TENANTS 20 PECAN DR PENSACOLA FL 32534	ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514

WITNESS my official seal this 20th day of October 2016.



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 December 5, 2016, 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 PFS FINANCIAL 1 LLC US BANK CUSTODIAN/PFS FINAN US BANK AS CUST FOR PFS FINANCIAL 1 LLC holder of Tax Certificate No. 00595, issued the 1st day of June, A.D., 2014 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 9 BLK 1 BARBER MANOR PB 4 P 46 OR 403 P 521 OR 6819 P 1611

SECTION 11, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 021082000 (16-486)

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

MARGARET C TAYLOR LIFE EST and SANDRA T WALDRON

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 December, which is the 5th day of December 2016.

Dated this 20th day of October 2016.

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

MARGARET C TAYLOR LIFE EST
[16-486]
22250 HOWARD ST
ATHENS, AL 35613

9171 9690 0935 0128 0444 95

SANDRA T WALDRON [16-486]
22250 HOWARD ST
ATHENS, AL 35613

9171 9690 0935 0128 0445 01

MARGARET C TAYLOR [16-486]
C/O TENANTS
20 PECAN DR
PENSACOLA FL 32534

9171 9690 0935 0128 0445 18

ECUA [16-486]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0128 0445 25

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 December 5, 2016, 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 PFS FINANCIAL 1 LLC US BANK CUSTODIAN/PFS FINAN US BANK AS CUST FOR PFS FINANCIAL 1 LLC holder of Tax Certificate No. 00595, issued the 1st day of June, A.D., 2014 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 9 BLK 1 BARBER MANOR PB 4 P 46 OR 403 P 521 OR 6819 P 1611

SECTION 11, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 021082000 (16-486)

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

MARGARET C TAYLOR LIFE EST and SANDRA T WALDRON

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 December, which is the 5th day of December 2016.

Dated this 20th day of October 2016.

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:

20 PECAN DR 32534



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

16.486

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO16CIV052030NON

Agency Number: 17-000659

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 00595 2014

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE MARGARET C TAYLOR LIFE EST AND SANDRA T WALDRON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/20/2016 at 2:02 PM and served same at 2:14 PM on 10/24/2016 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM THE CLERKS OFFICE

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

A. Hardin 93 J

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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 December 5, 2016, 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 PFS FINANCIAL 1 LLC US BANK CUSTODIAN/PFS FINAN US BANK AS CUST FOR PFS FINANCIAL 1 LLC holder of Tax Certificate No. 00595, issued the 1st day of June, A.D., 2014 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 9 BLK 1 BARBER MANOR PB 4 P 46 OR 403 P 521 OR 6819 P 1611

SECTION 11, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 021082000 (16-486)

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

MARGARET C TAYLOR LIFE EST and SANDRA T WALDRON

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 December, which is the 5th day of December 2016.

Dated this 20th day of October 2016.

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:

20 PECAN DR 32534



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED

2016 OCT 20 2:02

JANET HOLLEY, CFC
ESCAMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
02-1082-000		SEE BELOW	06	111S302000009001

2016 Real Estate Taxes

PRIOR YEAR(S) TAXES OUTSTANDING

TAYLOR MARGARET C LIFE EST &
WALDRON SANDRA T
22250 HOWARD ST
ATHENS, AL 35613

20 PECAN DR

LT 9 BLK 1 BARBER MANOR PB 4 P 46 OR
403 P 521 OR 6819 P 1611

16-486
14/595
OFFICE
(850) 438-6500
Ext. 3252

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	71,548	0	71,548	473.40
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2100	71,548	0	71,548	158.12
BY STATE LAW	4.6660	71,548	0	71,548	333.84
WATER MANAGEMENT	0.0366	71,548	0	71,548	2.62
SHERIFF	0.6850	71,548	0	71,548	49.01
M.S.T.U. LIBRARY	0.3590	71,548	0	71,548	25.69
TOTAL MILLAGE		14.5731	AD VALOREM TAXES		\$1,042.68

RETAIN THIS
PORTION
FOR
YOUR
RECORDS

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FP FIRE PROTECTION	850-595-4960	125.33
NON-AD VALOREM ASSESSMENTS		\$125.33

PLEASE
PAY ONE
AMOUNT
SHOWN IN
YELLOW
SHADED
AREA

COMBINED TAXES AND ASSESSMENTS

\$1,168.01

PAY ONE
AMOUNT

See reverse side for
important information

If Paid By Please Pay	Nov 30, 2016 1,121.29	Dec 31, 2016 1,132.97	Jan 31, 2017 1,144.65	Feb 28, 2017 1,156.33	Mar 31, 2017 1,168.01
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

AMOUNT
DUE
IF PAID
BY

JANET HOLLEY, CFC
ESCAMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
02-1082-000		SEE ABOVE	06	111S302000009001

2016 Real Estate Taxes

PRIOR YEAR(S) TAXES OUTSTANDING

TAYLOR MARGARET C LIFE EST &
WALDRON SANDRA T
22250 HOWARD ST
ATHENS, AL 35613

20 PECAN DR

LT 9 BLK 1 BARBER MANOR PB 4 P 46 OR 403
P 521 OR 6819 P 1611

CURRENT
YEAR
TAXES
BECOME
DELINQUENT
APRIL 1

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR • P.O. BOX 1312 • PENSACOLA, FL 32591-1312

(850) 438-6500 Ext. 3252

If Paid By Please Pay	Nov 30, 2016 1,121.29	Dec 31, 2016 1,132.97	Jan 31, 2017 1,144.65	Feb 28, 2017 1,156.33	Mar 31, 2017 1,168.01
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

RETURN WITH
PAYMENT

DO NOT FOLD, STAPLE, OR MUTILATE

1 021082000 2016 0

MARGARET C TAYLOR LIFE EST
[16-486]
22250 HOWARD ST
ATHENS, AL 35613

9171 9690 0935 0128 0444 95

10.22.16 DELIVERED

SANDRA T WALDRON [16-486]
22250 HOWARD ST
ATHENS, AL 35613

9171 9690 0935 0128 0445 01

10.22.16
DELIVERED

MARGARET C TAYLOR [16-486]
C/O TENANTS
20 PECAN DR
PENSACOLA FL 32534

9171 9690 0935 0128 0445 18

10.24.16
RETURNED - UTF

ECUA [16-486]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0128 0445 25

Home > Tracking > Status History

Status History ?

Tracking Number Information

Meter:	11272965	Mailing Date:	10/20/16 12:15 PM
Tracking Number:	9171969009350128044495	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	35613
Service:	ERR	City:	ATHENS
Value	\$0.465	State:	AL

Proof of Delivery

Killer Cook
2250
1st St

Status Details

▼ Status Date	Status
Sat, 10/22/16, 02:24:00 PM	OK : Delivered
Sat, 10/22/16, 04:05:00 AM	Processed (processing scan)
Sat, 10/22/16, 01:19:00 AM	Processed (processing scan)
Fri, 10/21/16, 09:31:00 AM	Processed (processing scan)
Thu, 10/20/16, 11:01:00 PM	Dispatched from Sort Facility
Thu, 10/20/16, 10:12:00 PM	Processed (processing scan)
Thu, 10/20/16, 04:21:00 PM	OK: USPS acknowledges reception of info
Thu, 10/20/16, 02:52:00 PM	Accept/pick-up

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

Tracking Number Information

Meter:	11272965	Mailing Date:	10/20/16 12:15 PM
Tracking Number:	9171969009350128044501	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	35613
Service:	ERR	City:	ATHENS
Value	\$0.465	State:	AL

Proof of Delivery

Killer Cook

2016/10/20

Status Details

▼ Status Date	Status
Sat, 10/22/16, 02:24:00 PM	OK : Delivered
Sat, 10/22/16, 04:05:00 AM	Processed (processing scan)
Sat, 10/22/16, 01:19:00 AM	Processed (processing scan)
Fri, 10/21/16, 09:31:00 AM	Processed (processing scan)
Thu, 10/20/16, 11:01:00 PM	Dispatched from Sort Facility
Thu, 10/20/16, 10:12:00 PM	Processed (processing scan)
Thu, 10/20/16, 04:21:00 PM	OK: USPS acknowledges reception of info
Thu, 10/20/16, 02:52:00 PM	Accept/pick-up

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0128 0445 18

NEOPOST
10/20/2016
US POSTAGE \$005.15



ZIP 32502
041M11272965

MARGARET C TAYLOR [16-486]
C/O TENANTS
20 PECAN DR
PENSACOLA FL 3

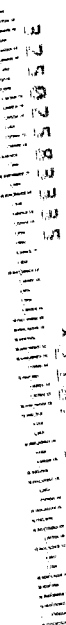
NIXIE 322 EE 1

0010/24/16

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

*2187-05023-20-44

BCI 3250258335



325025833
3250483042 C

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**

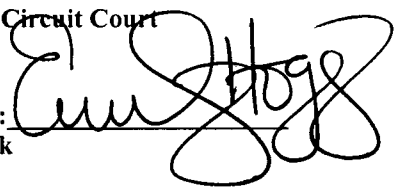
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 021082000 Certificate Number: 000595 of 2014**

**Payor: ROBERT L GARD 8822 HOLLINGSWORTH AVE PENSACOLA FL 32534 Date
12/02/2016**

Clerk's Check #	1	Clerk's Total	\$497.75
Tax Collector Check #	1	Tax Collector's Total	\$3,728.30 4140.55
		Postage	\$20.48
		Researcher Copies	\$2.00
		Total Received	\$4,243.03 4163.03

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 # 2014 TD 000595

Redeemed Date 12/02/2016

Name ROBERT L GARD 8822 HOLLINGSWORTH AVE PENSACOLA FL 32534

Clerk's Total = TAXDEED	\$491.25	4140.55
Due Tax Collector = TAXDEED	\$3,723.30	
Postage = TD2	\$20.48	
ResearcherCopies = TD6	\$2.00	

• For Office Use Only

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

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 021082000 Certificate Number: 000595 of 2014

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/05/2016	Redemption Date 12/02/2016 
Months	7	7
Tax Collector	\$3,363.85	\$3,363.85
Tax Collector Interest	\$353.20	\$353.20
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,723.30	\$3,723.30 <i>TC</i>
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$47.25
Total Clerk	\$497.25	\$497.25 <i>CH</i>
Postage	\$20.48	\$20.48
Researcher Copies	\$2.00	\$2.00
Total Redemption Amount	\$4,243.03	\$4,243.03
	Repayment Overpayment Refund Amount	\$0.00

Notes

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That PFS FINANCIAL 1 LLC US BANK CUSTODIAN/PFS FINAN US BANK AS CUST FOR PFS FINANCIAL 1 LLC holder of Tax Certificate No. 00595, issued the 1st day of June, A.D., 2014 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 9 BLK 1 BARBER MANOR PB 4 P 46
OR 403 P 521 OR 6819 P 1611
SECTION 11, TOWNSHIP 1 S, RANGE 30
W
TAX ACCOUNT NUMBER 021082000
(16-486)

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

MARGARET C TAYLOR LIFE EST and
SANDRA T WALDRON

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 December, which is the 5th day of December 2016.

Dated this 20th day of October 2016.

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

4WR11/2-11/23TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of TD 00595 2014 in the Escambia Court was published in said newspaper in and was printed and released on the start date of 11/23/14 of 11/2/14 and end date of 11/23/14.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, 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 of the said newspaper.

X

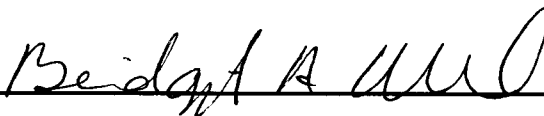


MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 30th day of November 2016, by Malcolm G. Ballinger, who is personally known to me.

X



BRIDGET A. ROBERTS, NOTARY PUBLIC



Bridget A. Roberts
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG023500
Expires 8/22/2020



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

December 7, 2016

PFS FINANCIAL 1 LLC US BANK CUSTODIAN
50 SOUTH 16TH ST STE 2050
PHILADELPHIA PA 19102

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
2014 TD 000595	\$450.00	\$47.25	\$497.25
2014 TD 008664	\$450.00	\$40.50	\$490.50
2014 TD 004008	\$450.00	\$40.50	\$490.50
2014 TD 001311	\$450.00	\$47.25	\$497.25
2014 TD 002805	\$450.00	\$47.25	\$497.25
2014 TD 009140	\$450.00	\$47.25	\$497.25
2014 TD 001778	\$450.00	\$47.25	\$497.25
2014 TD 000923	\$450.00	\$47.25	\$497.25
2014 TD 003003	\$450.00	\$47.25	\$497.25
2014 TD 009137	\$450.00	\$47.25	\$497.25
2014 TD 003515	\$450.00	\$47.25	\$497.25
2014 TD 000151	\$450.00	\$47.25	\$497.25
2014 TD 000429	\$450.00	\$47.25	\$497.25
2014 TD 001793	\$450.00	\$47.25	\$497.25
2014 TD 008494	\$690.00	\$72.45	\$762.45
2014 TD 001279	\$450.00	\$47.25	\$497.25
2014 TD 002201	\$450.00	\$47.25	\$497.25

TOTAL \$8,704.95

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg