17-120

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600630

Date of Tax Deed Application
Dec 27, 2016

This is to certify that **5T WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2014 / 4316**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **08-2985-000**

Cert Holder:
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

Property Owner:
NUNNELEE FLORA
8737 EIGHT MILE CREEK RD
PENSACOLA, FL 32526
LT 19 BLK 9 1ST ADDN TO NEW WARRINGTON PB 1 P 30 OR 6361 P 838 CA 215

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
2014/4316	08-2985-000	06/01/2014	406.78	39.41	446.19
2016/4258	08-2985-000	06/01/2016	408.83	20.44	429.27

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
2015/4653	08-2985-000	06/01/2015	400.88	6.25	60.30	467.43

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	1,342.89
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	336.88
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	2,054.77
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,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	12.50
19. Total Amount to Redeem	

Done this the 18th day of January, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 4/3/17 By

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
08-2985-000 2014

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

Application Number 1600630

TO: Tax Collector of ESCAMBIA COUNTY: SCOTT LUNSFORD

In accordance with the Florida Statutes, I,

5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

, 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/ 4316	06-01-2014	LT 19 BLK 9 1ST ADDN TO NEW WARRINGTON PB 1 P 30 OR 6361 P 838 CA 215

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

12-27-2016
Date

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	512S307061019009
Account:	082985000
Owners:	NUNNELEE FLORA
Mail:	8737 EIGHT MILE CREEK RD PENSACOLA, FL 32526
Situs:	VALENCIA DR & OAK 32507
Use Code:	VACANT RESIDENTIAL
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	*Cap Val*
2016	$22,800	$0	$22,800	$22,800
2015	$22,800	$0	$22,800	$22,800
2014	$22,800	$0	$22,800	$22,800

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/04/2008	6361	838	$28,500	WD	View Instr
02/2001	4665	1196	$17,000	WD	View Instr
07/1983	1788	586	$14,500	WD	View Instr
03/1979	1310	237	$2,500	QC	View Instr
01/1976	990	422	$100	QC	View Instr

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

2016 Certified Roll Exemptions

None

Legal Description

LT 19 BLK 9 1ST ADDN TO NEW WARRINGTON PB 1 P 30 OR 6361 P 838 CA 215

Extra Features

None

Parcel Information

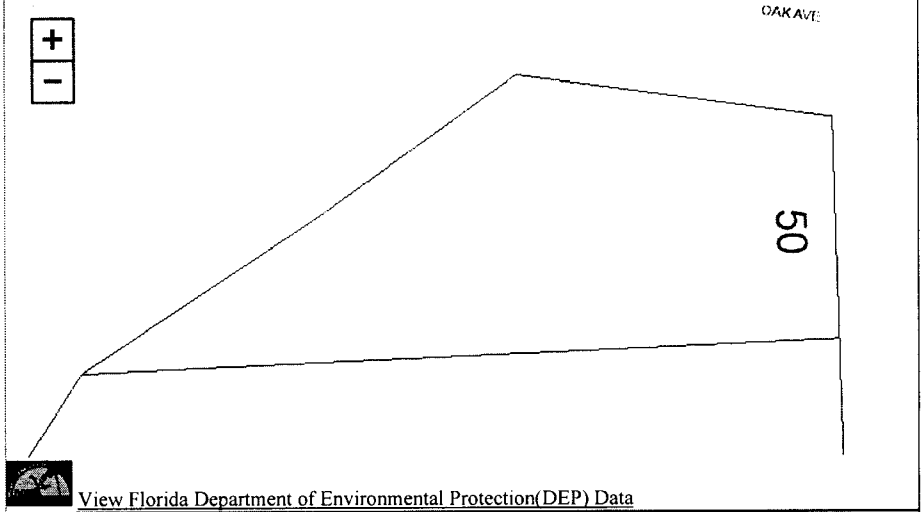
Launch Interactive Map

Section Map Id:
CA214

Approx. Acreage:
0.2129

Zoned:
MDR

Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

Images

None

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

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: 082985000 Certificate Number: 004316 of 2014

Payor: LILBURN NUNNELEE 8737 EIGHT MILE CREEK RD PENSACOLA FL 32526 **Date** 01/20/2017

Clerk's Check #	1	Clerk's Total	$477.00
Tax Collector Check #	1	Tax Collector's Total	$2,190.56
		Postage	$60.00
		Researcher Copies	$40.00
		Total Received	~~$2,767.56~~ $2,234.84

PAM CHILDERS
Clerk of the Circuit Court

Received By:
Deputy Clerk

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
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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 004316
Redeemed Date 01/20/2017
Name LILBURN NUNNELEE 8737 EIGHT MILE CREEK RD PENSACOLA FL 32526

Clerk's Total = TAXDEED	$477.00
Due Tax Collector = TAXDEED	$2,190.56
~~Postage~~ = TD2	$60.00
ResearcherCopies = TD6	$40.00

2234.84

• 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 Site

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 082985000 Certificate Number: 004316 of 2014

Redemption: Yes | Application Date: 12/27/2016 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 04/03/2017	Redemption Date 01/20/2017
Months	4	1
Tax Collector	$2,054.77	$2,054.77
Tax Collector Interest	$123.29	$30.82
Tax Collector Fee	$12.50	$12.50
Total Tax Collector	$2,190.56	$2,098.09 TC
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$27.00	$6.75
Total Clerk	$477.00	$456.75 CH
Postage	$60.00	$0.00
Researcher Copies	$40.00	$0.00
Total Redemption Amount	$2,767.56	$2,554.84
	Repayment Overpayment Refund Amount	$212.72

Notes

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

January 31, 2017

5T WEALTH PARTNERS LP
DEPARTMENT #6200
PO BOX 830539
BIRMINGHAM AL 35283

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 005232	$450.00	$6.75	$456.75
2014 TD 004316	$450.00	$6.75	$456.75

TOTAL $913.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division

17-120
Redeemed

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.: 13308 January 20, 2017

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 01-20-1997, through 01-20-2017, and said search reveals the following:

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

   Flora Nunnelee

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: _____ January 20, 2017

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 13308 January 20, 2017

Lot 19, Block 9, First Addition to New Warrington Subdivision, as per plat thereof, recorded in Plat Book 1, Page 30, of the Public Records of Escambia County, Florida

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 13308 January 20, 2017

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

1. That certain mortgage executed by Flora Nunnelee in favor of George G. Demmy and Ellen W. Demmy dated 08/04/2008 and recorded 08/05/2008 in Official Records Book 6361, page 839 of the public records of Escambia County, Florida, in the original amount of $18,500.00.

2. Taxes for the year 2013-2016 delinquent. The assessed value is $22,800.00. Tax ID 08-2985-000.

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: rcsgt@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 4-3-2017

TAX ACCOUNT NO.: 08-2985-000

CERTIFICATE NO.: 2014-4316

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.

Flora Nunnelee
8737 Eight Mile Creek Rd.
Pensacola, FL 32526

George G. Demmy and
Ellen W. Demmy
1045 Perdido Manor Dr.
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,
this 23rd day of January, 2017.

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.

Recorded in Public Records 08/05/2008 at 02:19 PM OR Book 6361 Page 838, Instrument #2008058934, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $10.00 Deed Stamps $199.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, George G. Demmy and Ellen W. Demmy, husband and wife (whose mailing address is 1045 Perdido Manor Drive, Pensacola, Florida 32506) for and in consideration of $10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, do bargain, sell, convey and grant unto Flora Nunnelee, an married woman (whose mailing address is 8737 Eight Mile Creek Road, Pensacola, Florida 32526), her heirs, executors, administrators, successors and assigns, forever, the following described real property, situate, lying and being in Escambia County, Florida, to-wit:

Lot 19, Block 9, First Addition to New Warrington Subdivision, being a portion of Section 51, Township 2 South, Range 30 West, Escambia County, Florida, according to plat filed in Plat Book 1 at Page 30, of the Public Records of said County.

Subject to taxes for the current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed.

To have and to hold, unto the said Grantee, her heirs, successors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead. And the said Grantors covenant that they are well seized of an indefeasible estate in fee simple in said property and have a good right to convey the same; that it is free from liens and encumbrances, except as set forth above, and that the said Grantors, their heirs, executors and administrators, the said Grantee, her heirs, executors, administrators, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 4th day of August, 2008.

Signed, sealed and delivered in the presence of:

Signed: _____ _____
George G. Demmy

Typed/Printed: Rebel L. Covan

Signed: _____ _____
Ellen W. Demmy

Typed/Printed: Richard Barlow

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 4th day of August, 2008, by George G. Demmy and Ellen W. Demmy, who are personally known to me or who produced _____ as identification.

RICHARD BARLOW
Commission DD 692351
Expires August 11, 2011

_____
Notary Public, State of Florida

THIS INSTRUMENT PREPARED BY:
Richard D. Barlow of
KIEVIT, ODOM & BARLOW
635 West Garden Street
Pensacola, Florida 32502

Recorded in Public Records 08/05/2008 at 02:19 PM OR Book 6361 Page 839, Instrument #2008058935, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $69.50 MTG Stamps $64.75 Int. Tax $37.00

STATE OF FLORIDA
COUNTY OF ESCAMBIA

MORTGAGE

THIS MORTGAGE dated the 4 day of August, 2008, from Flora Nunnelee (whose mailing address is 8737 Eight Mile Creek Road, Pensacola, Florida, 32526) hereinafter called the Borrower or mortgagor, whether there be one or more, masculine or feminine, and hereinafter referred to in the singular, to George G. Demmy and Ellen W. Demmy, hereinafter called the Lender or mortgagee.

WITNESSETH that mortgagor, for and in consideration of the sum of Eighteen Thousand Five-Hundred Dollars ($18,500), the receipt of which is hereby acknowledged, and of other good and valuable considerations does hereby bargain, sell, convey and grant unto the Lender, its successors and assigns, the following described real estate situate, lying and being in the County of Escambia, State of Florida, to-wit:

> Lot 19, Block 9, First Addition to New Warrington Subdivision, being a portion of Section 51, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat Book 1 at Page 30 of the Public Records of said county.

and the lien of this mortgage shall extend to and cover all property and property rights, real or personal or mixed and of whatever character or nature, which may at any time hereafter be acquired, owned, held, possessed or enjoyed in any manner by the mortgagor, his heirs, assigns, servants, employees or any other person in or on the above-described premises, and all structures and improvements now or hereafter on said land, and all easements, rights, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures attached thereto and all rents, issues, proceeds and profits, accruing therefrom, and all gas, steam, electric, water and other heating, cooling, cooking, refrigerating, lighting, plumbing, ventilating, appurtenances which now or hereafter may pertain to or be used with, or on said premises, even though they may be detached or detachable.

TO HAVE AND TO HOLD the same, together with all and singular

secured hereby the Lender is hereby subrogated to the lien or liens and to the rights of the owners and holders thereof of each and every mortgage, lien or other encumbrance on the land described herein which is paid or satisfied, in whole or in part, from the proceeds of the loan evidenced by said note or from the proceeds of any future or additional advances, and the liens of said mortgages or other encumbrances, shall be and the same and each of them hereby are preserved and shall pass to and be held by the Lender herein as security for the indebtedness to the Lender hereby secured, to the same extent that it would have been preserved and would have been passed to and been held by the Lender had it been duly and regularly assigned, transferred, set over and delivered unto the Lender by separate deed of assignment, notwithstanding the fact that the same may be satisfied and canceled of record, it being the intention that the same will be satisfied and canceled of record by the holders thereof at or about the time of the recording of this mortgage.

IN WITNESS WHEREOF, mortgagor has hereunto set her hand and seal this 4th day of August, 2008

Signed, sealed and delivered
in the presence of:

Flora Nunnelee
FLORA NUNNELEE

TYPE/PRINT: Michaela T. Harper

TYPE/PRINT: Richard Barlow

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 4th day of August, 2008, by Flora Nunnelee, who is personally known to me or produced FL. Drivers License as identification.

RICHARD BARLOW
Commission DD 692351
Expires August 11, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public - State of Florida