17-141

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600635

Date of Tax Deed Application
Dec 27, 2016

This is to certify that **5T WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2014 / 4844**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **09-1871-500**

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

Property Owner:
BLACK KEITH A
PO BOX 3237
PENSACOLA, FL 32516
BEG AT SW COR OF NE 1/4 OF SW 1/4 OF SEC 39 N 89 DEG 28 MIN 45 SEC E ALG S LI OF NE 1/4 OF SW 1/4 73Full legal attached.

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
2014/4844	09-1871-500	06/01/2014	335.19	25.98	361.17
2016/4721	09-1871-500	06/01/2016	339.34	27.22	366.56

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
2015/5242	09-1871-500	06/01/2015	330.40	6.25	94.16	430.81
2013/5200	09-1871-500	06/01/2013	489.99	6.25	74.62	570.86

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	1,729.40
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	276.45
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)	2,380.85
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,	
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.

BEG AT SW COR OF NE 1/4 OF SW 1/4 OF SEC 39 N 89 DEG 28 MIN 45 SEC E ALG S LI OF NE 1/4 OF SW 1/4 734 14/100 FT N 0 DEG 31 MIN 15 SEC W 195 FT TO N R/W OF COUNTY RD FOR POB CONT N 0 DEG 31 MIN 15 SEC W 135 49/100 FT S 89 DEG 28 MIN 51 SEC W 400 77/100 FT S 4 DEG 13 MIN 52 SEC E 135 78/100 FT N 89 DEG 28 MIN 45 SEC E 389 94/100 FT TO POB LESS OR 988 P 922 RD R/W OR 5180 P 1474 OR 6783 P 798 LESS OR 4090 P 670 BULLOCK LESS OR 4101 P 1662 JONES

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

Application Number 1600635

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/ 4844	06-01-2014	BEG AT SW COR OF NE 1/4 OF SW 1/4 OF SEC 39 N 89 DEG 28 MIN 45 SEC E ALG S LI OF NE 1/4 OF SW 1/4 734 14/100 FT N 0 DEG 31 MIN 15 SEC W 195 FT TO N R/W OF COUNTY RD FOR POB CONT N 0 DEG 31 MIN 15 SEC W 135 49/100 FT S 89 DEG 28 MIN 51 SEC W 400 77/100 FT S 4 DEG 13 MIN 52 SEC E 135 78/100 FT N 89 DEG 28 MIN 45 SEC E 389 94/100 FT TO POB LESS OR 988 P 922 RD R/W OR 5180 P 1474 OR 6783 P 798 LESS OR 4090 P 670 BULLOCK LESS OR 4101 P 1662 JONES

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:	391S313107000000
Account:	091871500
Owners:	BLACK KEITH A
Mail:	PO BOX 3237 PENSACOLA, FL 32516
Situs:	6211 BRADSHAW ST 32526
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	$18,525	$0	$18,525	$18,525
2015	$18,525	$0	$18,525	$18,525
2014	$18,525	$0	$18,525	$18,525

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/07/2011	6783	798	$100	QC	View Instr
07/2003	5180	1474	$36,000	SC	View Instr
04/2001	4690	745	$11,500	WD	View Instr
05/1993	3361	371	$13,000	WD	View Instr
05/1978	1294	227	$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

BEG AT SW COR OF NE 1/4 OF SW 1/4 OF SEC 39 N 89 DEG 28 MIN 45 SEC E ALG S LI OF NE 1/4 OF SW 1/4 734 14/100 FT N 0...

Extra Features

None

Parcel Information

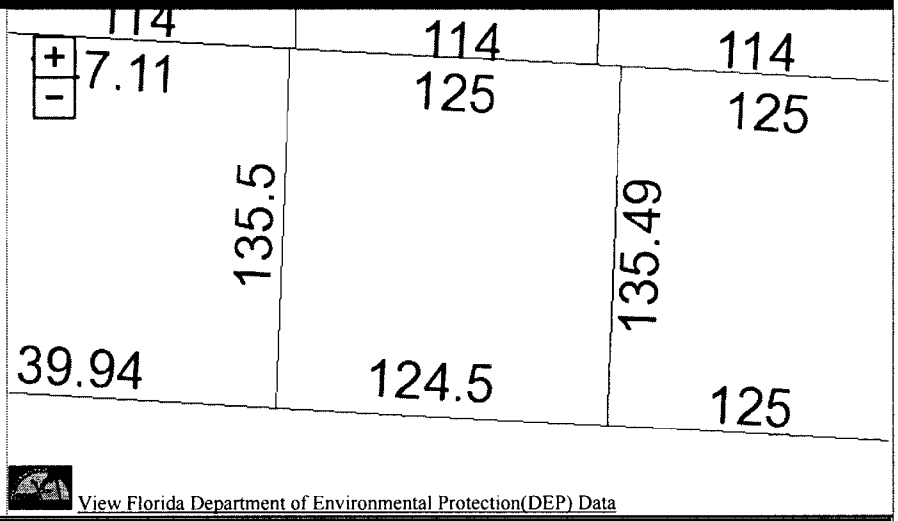
Launch Interactive Map

Section Map Id:
39-1S-31-2

Approx. Acreage:
0.3900

Zoned:
HDMU

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.

17-141

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.: 13309 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:

   Keith A. Black

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.: 13309

January 20, 2017

391S313107000000 - Full Legal Description

BEG AT SW COR OF NE 1/4 OF SW 1/4 OF SEC 39 N 89 DEG 28 MIN 45 SEC E ALG S LI OF NE 1/4 OF SW 1/4 734 14/100 FT N 0 DEG 31 MIN 15 SEC W 195 FT TO N R/W OF COUNTY RD FOR POB CONT N 0 DEG 31 MIN 15 SEC W 135 49/100 FT S 89 DEG 28 MIN 51 SEC W 400 77/100 FT S 4 DEG 13 MIN 52 SEC E 135 78/100 FT N 89 DEG 28 MIN 45 SEC E 389 94/100 FT TO POB LESS OR 988 P 922 RD R/W OR 5180 P 1474 OR 6783 P 798 LESS OR 4090 P 670 BULLOCK LESS OR 4101 P 1662 JONES

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 13309 January 20, 2017

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

1. Code Enforcement Lien filed by Escambia County recorded in O.R. Book 6862, page 902, as amended in O.R. Book 6959, page 619.

2. Judgment filed by Pen Air Federal Credit Union recorded in O.R. Book 6786, page 559.

3. Taxes for the year 2013-2016 delinquent. The assessed value is $18,525.00. Tax ID 09-1871-500.

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.: 09-1871-500

CERTIFICATE NO.: 2014-4844

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, 221 Palafox Place, 4th Floor/ 190 Governmental Center, 32502
___	X	Homestead for _____ tax year.

Keith A. Black
P.O. Box 3237
Pensacola, FL 32516

Property address:
6211 Bradshaw Street
Pensacola, FL 32526

Escambia County Code Enforcement
3363 West Park Place
Pensacola, FL 32505

Pen Air Federal Credit Union
1495 E. Nine MIle Rd.
Pensacola, FL 32514

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.

10

Recorded in Public Records 11/07/2011 at 03:18 PM OR Book 6783 Page 798, Instrument #2011078392, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $0.70

This Instrument Prepared by:
Name: Keith D. ARD
Address: 1869 Cope LN.
Pensacola, FL 32526
Property Appraisers Parcel Identification:

Space above this line for processing data | Space above this line for recording data

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 11 day of 7 20 11,

by Keith D. ARD, whose post office address is 1869 Cope Lane Pensacola FL 32526 first party,

To Keith A. Black

whose post office address is PO Box 3237 Pensacola FL 32516, second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of$ -0-
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

escpaLegal 391S313107000000

Escambia County Property Appraiser
391S313107000000 - Full Legal Description

BEG AT SW COR OF NE 1/4 OF SW 1/4 OF SEC 39 N 89 DEG 28 MIN 45 SEC E ALG S LI OF NE 1/4 OF SW 1/4 734 14/100 FT N 0 DEG 31 MIN 15 SEC W 195 FT TO N R/W OF COUNTY RD FOR POB CONT N 0 DEG 31 MIN 15 SEC W 135 49/100 FT S 89 DEG 28 MIN 51 SEC W 400 77/100 FT S 4 DEG 13 MIN 52 SEC E 135 78/100 FT N 89 DEG 28 MIN 45 SEC E 389 94/100 FT TO POB LESS OR 988 P 922 RD R/W OR 5180 P 1474 LESS OR 4090 P 670 BULLOCK LESS OR 4101 P 1662 JONES

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

IN Witness Whereof, the said first party has signed and sealed these presents the day and year first written.

Signed, sealed and delivered in the presence of:

Tami B McCarthy
Witness Signature(as to Grantor)
Printed Name Tami B. McCarthy

Alethia Spencer Toomer
Witness Signature (as to Grantor)
Printed Name Alethia Spencer Toomer

Witness Signature(as to Co-Grantor)
Printed Name

Witness Signature (as to Co- Grantor)
Printed Name

Keith D. Ard
Grantor Signature
Printed Name Keith D. Ard

1869 Cope Lane Pensacola FL 32526
Post Office Address

Co-Grantor Signature
Printed Name

Post Office Address

State of Florida)
County of Escambia)

On Nov 7, 2011 before me, Alethia Spencer Toomer (notary), personally appeared Keith D. Ard, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Alethia Spencer Toomer

Affiant _____ Known _____ Produced ID

Type of ID FL DL

ALETHIA SPENCER TOOMER NOTARY PUBLIC STATE OF FLORIDA My Comm Expires Apr. 28, 2015 No. EE 61430

(SEAL)

Recorded in Public Records 05/25/2012 at 03:57 PM OR Book 6862 Page 902, Instrument #2012041173, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $44.00

Recorded in Public Records 05/25/2012 at 03:40 PM OR Book 6862 Page 875, Instrument #2012041166, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $44.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA

ESCAMBIA COUNTY, FLORIDA

VS.

CASE NO: CE#11-10-05156
LOCATION: 313 Cherokee Trail
PR# 142S30-8001-013-008

Keith A. Black
P.O. Box 3237
Pensacola, Florida 32516

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida and the Special Magistrate having considered the evidence before him/her in the form of testimony by the Enforcement Officer and the respondent or representative, Keith A. Black (CITIMORTGAGE, INC., DID NOT APPEAR AFTER DUE NOTICE), as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues

- ☑ 42-196 (a) Nuisance Conditions
- ☑ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described _____
- ☑ 42-196 (d) Overgrowth

Certified to be a true copy
Of the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
BY _____ D.C.
DATE 5/25/12

BK: 6862 PG: 876

☑ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)

☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☑ (n) ☑ (o)

☑ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☑ (x) ☐ (y) ☑ (z) ☑ (aa) ☐ (bb) ☐ (cc) ☑ (dd)

☐ 94-51 Obstruction of County Right-of-Way (ROW)

☐ 82-171 Mandatory Residential Waste Collection

☐ 82-15 Illegal Burning

☐ 82-5 Littering Prohibited

☐ LDC Article 6 Commercial in residential and non permitted use

☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits

☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW

☑ Other I FURTHER FIND THAT KEITH A. BLACK HAS ABANDONED THE PROPERTY FOR ALL PURPOSES AND THAT CITIMORTGAGE, INC., HAS ACCEPTED CONTROL AND POSSESSION OF THE PROPERTY TO THE EXCLUSION OF KEITH A. BLACK.

☐ Other _____

☐ Other _____

☐ Other _____

☐ Other _____

☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: CITIMORTGAGE, INC. shall have until JULY 6, **2012** to correct the violation and to bring the violation into compliance. Corrective action shall include:

- [x] Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- [ ] Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- [x] Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- [ ] Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- [ ] Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- [ ] Immediately cease burning and refrain from future burning
- [x] Remove all refuse and dispose of legally and refrain from future littering
- [ ] Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- [ ] Obtain necessary permits or cease operations
- [ ] Acquire proper permits or remove sign(s)
- [ ] Other _____
- [ ] Other _____
- [ ] Other _____
- [ ] Other _____
- [ ] Other _____

BK: 6862 PG: 878

If you fail to fully correct the violation within the time required, you will be assessed a fine of $100.00 per day, commencing July 7, 2012. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of $1100.00 are awarded in favor of Escambia County as the prevailing party against CITIMORTGAGE, INC.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

BK: 6862 PG: 879 Last Page

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at Escambia Central Office Complex, 3363 W. Park Place, Pensacola, Florida 32504 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 22nd day of MAY, 2012.

Jeffrey T. Sauer
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 01/09/2013 at 02:27 PM OR Book 6959 Page 619, Instrument #2013001774, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 11-10-05156
Location: 313 Cherokee Trail
PR# 142S30-8001-013-008

Keith A. Black
P. O. Box 3237
Pensacola, FL 32516

ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of May 22, 2012; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris and (d) Overgrowth, 30-203 (n), (o), (p), (z), (aa) and (dd). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. Escambia County having given the Respondent notice of the fines and abatement costs and the Respondent having failed to timely object thereto. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that in addition to the costs of $1,100.00 imposed by the Order of Special Magistrate dated May 22, 2012, the following itemized fines and abatement fees are hereby imposed as follow:

Itemized		Cost
a. Fines ($100.00 per day 7/7/12 - 10/24/12)		$10,900.00
b. County Abatement Fees		$ .00
	Total	$10,900.00 which

together with the previously imposed costs of $1,100.00 makes a total of $12,900.00.

DONE AND ORDERED at Escambia County, Florida, this 12th day of Dec., 2012.

Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 11/15/2011 at 01:38 PM OR Book 6786 Page 559, Instrument #2011080739, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $18.50

Recorded in Public Records 09/16/2011 at 11:15 AM OR Book 6764 Page 702, Instrument #2011064425, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2011 SEP 14 P 2:21

COUNTY CIVIL DIVISION
FILED & RECORDED

IN THE COUNTY COURT, IN AND FOR ESCAMBIA COUNTY, FLORIDA

PEN AIR FEDERAL CREDIT UNION,

Plaintiff,

vs.

CASE NO. 2010 CC 003645

KEITH A. BLACK A/K/A KEITH BLACK AND WYNDOLYN J. BLACK,

Defendants.
_____/

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL ERNIE LEE MAGAHA, CLERK CIRCUIT COURT AND COUNTY COURT ESCAMBIA COUNTY, FLORIDA
BY: _____ D.C.

SUMMARY FINAL JUDGMENT

THIS ACTION was tried before the Court on a Motion for Summary Judgment. On the evidence presented, it is

ORDERED AND ADJUDGED that Plaintiff, PEN AIR FEDERAL CREDIT UNION, recover from Defendants, KEITH A. BLACK A/K/A KEITH BLACK AND WYNDOLYN J. BLACK, the principal amount of $12,483.74, interest in the amount of $1,544.87, attorneys' fees in the amount of $1,452.50 and costs in the amount of $920.00, making a total of $16,401.11 that shall bear interest at the rate of 6.00% per annum, for all of which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida, this 14 day of September, 2011.

_____
COUNTY JUDGE

Plaintiff: PEN AIR FEDERAL CREDIT UNION
1495 East Nine Mile Road
Pensacola, FL 32510

Case: 2010 CC 003645
00083662321
Dkt: CC1033 Pg#: 2

Copies furnished to:

James E. Sorenson, Esquire,
D. Tyler Van Leuven, Esquire,
Mary Linzee Van Leuven, Esquire,
Elba N. Serrano-Torres, Esquire,
Conor J. McLaughlin, Esquire, and
Joshua J. Logan, Esquire, of
Williams, Gautier, Gwynn, DeLoach & Sorenson, P.A.
Post Office Box 4128
Tallahassee, FL 32315-4128

9/15/11 NW

Attorneys for Plaintiff

Amy Logan Sliva, Esq.
313 W. Gregory Street
Pensacola, FL 32502

Attorney for Defendants

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY FLORIDA

Docket Sheet Report

313 CHEROKEE TRAIL
313 CHEROKEE TRAIL
PENSACOLA, FLORIDA

D/L:
Race:
Sex:
DOB:

CASE NUMBER: 2012 CL 041173

Judge:
Pros Attorney:
Def Attorney:

FEES

DATE ASSESSED	FEE	Total	Paid	Outstanding
01/16/2012	PREPARE PAYOFF STATEMENT	$7.00	$0.00	$7.00
01/16/2012	PREPARE & RECORD SATISFACTION OF LIEN	$17.00	$0.00	$17.00
01/16/2012	CODE ENFORCEMENT LIENS	$12,105.00	$1,100.00	$11,005.00
		$12,129.00	$1,100.00	$11,029.00

PHASE/SEQ	CHARGE	STATUTE NUMBER	LEVEL
/			

TRIAL TYPE:
DISP:

VERDICT:
SENTENCE DATE:

DATE	PROGRESS OF CASE DOCKET - EVENTS

DATE	DOCKETS
01/16/2012	CODE ENFORCEMENT LIENS OR 6862/902; OR 6959/619
	PREPARE & RECORD SATISFACTION OF LIEN
	COUNTY LIEN CASE INITIATED
	PREPARE PAYOFF STATEMENT
	PROPERTY APPRAISER INFO
02/04/2013	INITIAL LETTER - CODE ENFORCEMENT
	OR LIEN- FIRST NOTICE <TICKLER>
	SENT ON: 02/04/2013 13:46:09
07/25/2013	SECOND LETTER - COUNTY LIEN
08/31/2013	CASE SENT TO COUNTY BUDGET FOR FORECLOSURE CONSIDERATION/COLLECTION
11/06/2014	BOCC RELEIF GRANTED
	CORRESPONDENCE FROM MORRIS/SCHNEIDER/WITTSTADT
	PAYMENT $1,100.00 RECEIPT #2014105732
10/04/2016	CODE ENFORCEMENT LIENS

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04844 of 2014

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 16, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

KEITH A BLACK PO BOX 3237 PENSACOLA FL 32516	PEN AIR FEDERAL CREDIT UNION 1495 E NINE MILE RD PENSACOLA FL 32514
ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

WITNESS my official seal this 16th day of February 2017.

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 April 3, 2017, 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 **5T WEALTH PARTNERS LP** holder of **Tax Certificate No. 04844**, 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:

BEG AT SW COR OF NE 1/4 OF SW 1/4 OF SEC 39 N 89 DEG 28 MIN 45 SEC E ALG S LI OF NE 1/4 OF SW 1/4 734 14/100 FT N 0 DEG 31 MIN 15 SEC W 195 FT TO N R/W OF COUNTY RD FOR POB CONT N 0 DEG 31 MIN 15 SEC W 135 49/100 FT S 89 DEG 28 MIN 51 SEC W 400 77/100 FT S 4 DEG 13 MIN 52 SEC E 135 78/100 FT N 89 DEG 28 MIN 45 SEC E 389 94/100 FT TO POB LESS OR 988 P 922 RD R/W OR 5180 P 1474 OR 6783 P 798 LESS OR 4090 P 670 BULLOCK LESS OR 4101 P 1662 JONES

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091871500 (17-141)

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

KEITH A BLACK

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 April, which is the **3rd day of April 2017.**

Dated this 16th day of February 2017.

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.

CLERK & COMPTROLLER ESCAMBIA COUNTY, FLORIDA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Post Property:
6211 BRADSHAW ST 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

17-141

Document Number: ECSO17CIV008587NON **Agency Number:** 17-004746
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 04844 2014

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: KEITH A BLACK
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/16/2017 at 2:12 PM and served same at 11:45 AM on 2/22/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: K Gallagher 927
K. GALLAGHER, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: LCMITCHE

004746

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Post Property:
6211 BRADSHAW ST 32526

CLERK & COMPTROLLER ESCAMBIA COUNTY, FLORIDA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
FILED FEB 16 P 2:12
ESCAMBIA COUNTY, FL
CLERK OF CIRCUIT COURT'S OFFICE



THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
By:
Emily Hogg
Deputy Clerk

4WR3/1-3/22TD

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 2014 TD 04844 in the Escambia County Court was published in said newspaper in and was printed and released on the start date of March 1, 2017 and end date of March 22, 2017.

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 March 2017, 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

KEITH A BLACK [17-141]
PO BOX 3237
PENSACOLA FL 32516

9171 9690 0935 0128 1076 33

2.17.17 DELIVERED

PEN AIR FEDERAL CREDIT UNION
[17-141]
1495 E NINE MILE RD
PENSACOLA FL 32514

9171 9690 0935 0128 1075 27

ESCAMBIA COUNTY [17-141]
OFFICE OF COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 1075 34

ESCAMBIA COUNTY OFFICE OF
CODE ENFORCEMENT [17-141]
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 1075 41

Status History -

Tracking Number Information

Meter:	11272965	**Mailing Date:**	02/16/17 09:47 AM
Tracking Number:	9171969009350128107633	**Sender:**	OR
Current Status:	OK : Delivered	**Recipient:**	
Class of Mail	FC	**Zip Code:**	32516
Service:	ERR	**City:**	PENSACOLA
Value	$0.460	**State:**	FL

Proof of Delivery

Janet Black
JANET BLACK
P.O. Box 3237

Status Details

▼ Status Date	Status
Fri, 02/17/17, 03:29:00 PM	OK : Delivered
Fri, 02/17/17, 10:26:00 AM	Arrival at Tracking Pick-up point
Fri, 02/17/17, 07:58:00 AM	Arrival at Unit
Fri, 02/17/17, 01:29:00 AM	Processed (processing scan)
Thu, 02/16/17, 11:33:00 PM	Dispatched from Sort Facility
Thu, 02/16/17, 09:09:00 PM	Processed (processing scan)
Thu, 02/16/17, 07:54:00 PM	Origin Acceptance
Thu, 02/16/17, 01:22:00 PM	OK: USPS acknowledges reception of info

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

Tax Cert	2014 TD 04844
Property Owner	Keith A Black
Property Address	6211 Bradshaw St 32526

SOLD TO: William Lang $3,700.00	
	Amt Available to Disburse $

Disbursed to/for:	Amount:		Check #	Balance
Recording Fees (from TXD receipt)	$ 54.40 ✓			$
Clerk Registry Fee (fee due clerk tab)	$ 27.34 ✓		Key Fee in BM as OR860	$
Tax Collector Fee (from redeem screen)	$ 12.50 ✓			$
Certificate holder/taxes & app fees	$ 3000.70 ✓			$
Refund High Bidder unused sheriff fees	$ 80.00 ✓			$ 628.42
Code Enforcement	$ 628.42 ✓			$ Ø
	$			$
	$			$
	$			$
	$			$
	$			$
	$			$
	$			$
	$			$
	$			$
	$			$
	$			$
BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!				

Post sale process:		Lien Information:	
Tax Deed Results Report to Tax Collector:	✓		
Print Deed/Send to Admin for signature	✓		
Request check for recording fees/doc stamps	✓	Code Enforcement	Due $ 11029.00
Request check for Clerk Registry fee/fee due clerk	✓		Paid $ 628.42
Request check for Tax Collector fee ($6.25 etc)	✓		Due $
Request check for certificate holder refund/taxes & app fees	✓		Paid $
Request check for any unused sheriff fees to high bidder	✓		Due $
Determine government lien payoffs/request checks	✓		Paid $
~~Print Final notices to lienholders/owners~~			Due $
~~Request check for postage fees for final notices~~			Paid $
Record Tax Deed/Certificate of Mailing	✓		Due $
Copy of Deed for file and to Tax Collector	✓		Paid $
Notes:			Due $
			Paid $
			Due $
			Paid $
			Due $
			Paid $
			Due $
			Paid $

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
High Bid Tax Deed Sale

Cert # 004844 of 2014 **Date** 04/03/2017
Name WILLIAM LANG

Cash Summary

Cash Deposit	$200.00
Total Check	$3,568.40
Grand Total	$3,768.40

Purchase Price (high bid amount)	$3,700.00	**Total Check**	**$3,568.40**
+ adv recording deed	$10.00	**Adv Recording Deed**	**$10.00**
+ adv doc. stamps deed	$25.90	**Adv Doc. Stamps**	**$25.90**
+ Adv Recording For Mailing	$18.50		
Opening Bid Amount	$3,044.24	**Postage**	**$21.04**
		Researcher Copies	**$10.00**
- postage	$21.04		
- Researcher Copies	$10.00		
		Adv Recording Mail Cert	**$18.50**
- Homestead Exempt	$0.00		
		Clerk's Prep Fee	**$14.00**
=Registry of Court	$3,013.20	**Registry of Court**	**$3,013.20**
Purchase Price (high bid)	$3,700.00		
-Registry of Court	$3,013.20	**Overbid Amount**	**$655.76**
-advance recording (for mail certificate)	$18.50		
-postage	$21.04		
-Researcher Copies	$10.00		
= Overbid Amount	$655.76		

PAM CHILDERS
Clerk of the Circuit Court

By: _____
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
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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 004844
Sold Date 04/03/2017
Name WILLIAM LANG

RegistryOfCourtT = TAXDEED	$3,013.20
overbidamount = TAXDEED	$655.76
PostageT = TD2	$21.04
Researcher Copies = TD6	$10.00
prepFee = TD4	$14.00
advdocstampsdeed = TAXDEED	$25.90
advancerecording = TAXDEED	$18.50
AdvRecordingDeedT = TAXDEED	$10.00

Date	Docket	Desc	VIEW IMAGES
06/01/2014	0101	CASE FILED 06/01/2014 CASE NUMBER 2014 TD 004844	
01/25/2017	RECEIPT	PAYMENT $450.00 RECEIPT #2017008416	
01/26/2017	TD83	TAX COLLECTOR CERTIFICATION	
01/26/2017	TD84	PROPERTY APPRAISER INFO	
02/07/2017	TD82	O & E REPORT	
02/08/2017	TD84	CODE LIEN PAYOFF	
02/23/2017	TD81	CERTIFICATE OF MAILING	
03/09/2017	TD84	SHERIFF'S RETURN OF SERVICE	
03/17/2017	CheckVoided	CHECK (CHECKID 79048) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
03/17/2017	CheckMailed	CHECK PRINTED: CHECK # 900025920 - - REGISTRY CHECK	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
01/25/2017 9:47:31 AM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
01/25/2017 9:47:31 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
01/25/2017 9:47:31 AM	TD7	ONLINE AUCTION FEE	70.00	70.00	0.00	0.00
		Total	450.00	450.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
01/25/2017 3:01:30 PM	2017008416	5T WEALTH PARTNERS LP	450.00	450.00	0.00
		Total	450.00	450.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
03/17/2017 9:59:12 AM	Check (outgoing)	101077029	BALLINGER PUBLISHING	PO BOX 12665	200.00	900025920 CLEARED ON 3/17/2017
01/25/2017 3:01:30 PM	Deposit	101055307	5T WEALTH PARTNERS LP		320.00	Deposit

Deposited	Used	Balance
320.00	9,650.00	-9,330.00

William Lang

5563

Deposit

$3,700.00

$200.00

04/03/2017	2014 TD 005587	352S31100001	65344	$8,100.00	$405.00	$7,695.00	$0.00	$42.50	$0.00	$56.70	$7,794.20	05587
04/03/2017	2014 TD 005475	35:						$42.50	$0.00	$27.30	$3,769.80	05475
04/03/2017	2014 TD 005324	27:						$42.50	$0.00	$28.70	$3,966.20	05324
04/03/2017	2014 TD 004844	39						$42.50	$0.00	$25.90	$3,568.40	04844
04/03/2017	2014 TD 003533	33:						$42.50	$0.00	$106.40	$14,588.90	03533
04/03/2017	2014 TD 003415	33:						$42.50	$0.00	$21.00	$2,863.50	03415
04/03/2017	2014 TD 002921	16:						$42.50	$0.00	$65.10	$8,942.60	02921
04/03/2017	2014 TD 002620	13:						$42.50	$0.00	$18.20	$2,460.70	02620
04/03/2017	2014 TD 001286	26						$42.50	$0.00	$17.50	$60.00	01286
04/03/2017	2014 TD 000661	12						$42.50	$0.00	$16.80	$59.30	00661
04/03/2017	2014 TD 000087	09						$42.50	$0.00	$98.70	$13,536.20	00087
04/03/2017	2013 TD 007114	20						$42.50	$0.00	$51.10	$7,028.60	07114
04/03/2017	2013 TD 002328	46						$42.50	$0.00	$13.30	$55.80	02328
04/03/2017	2012 TD 006354	33:						$42.50	$0.00	$18.90	$61.40	06354

Edit Name on Title

Name on Title | Custom Fields | Style

Case Number: 2014 TD 004844
Result Date: 04/03/2017

Title Information:

Name:	William and marceila lang
Address1:	3216 Milford rd.
Address2:	
City:	Pensacola
State:	FL
Zip:	32526

Cancel | Update

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

April 12, 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 sold at auction; therefore your application fees are now refundable.

TAX CERT	TAXES	INTEREST	APP FEES	INTEREST	TOTAL
2014 TD 006931	$2,113.52	$126.81	$450.00	$27.00	$2,717.33
2014 TD 002620	$1,823.76	$109.43	$450.00	$27.00	$2,410.19
2014 TD 003415	$928.95	$55.74	$450.00	$27.00	$1,461.69
2014 TD 004844	$2,380.85	$142.85	$450.00	$27.00	$3,000.70
2014 TD 005324	$1,433.62	$86.02	$450.00	$27.00	$1,996.64
2014 TD 005705	$2,768.05	$166.08	$450.00	$27.00	$3,411.13
2014 TD 008718	$2,715.77	$162.95	$450.00	$27.00	$3,355.72
2014 TD 005587	$2,792.76	$167.57	$450.00	$27.00	$3,437.33
2014 TD 003533	$2,534.34	$152.06	$450.00	$27.00	$3,163.40
2014 TD 002921	$3,201.90	$192.11	$450.00	$27.00	$3,871.01
2014 TD 000087	$3,170.98	$190.26	$450.00	$27.00	$3,838.24
2014 TD 008511	$1,380.44	$82.83	$450.00	$27.00	$1,940.27

TOTAL $34,603.65

Very truly yours,
PAM CHILDERS
Clerk of Circuit Court

By:
Emily Hogg
Tax Deed Division

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2017025715 4/7/2017 2:28 PM
OFF REC BK: 7692 PG: 1691 Doc Type: COM
Recording $18.50

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04844 of 2014

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 16, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

KEITH A BLACK PO BOX 3237 PENSACOLA FL 32516	PEN AIR FEDERAL CREDIT UNION 1495 E NINE MILE RD PENSACOLA FL 32514
ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

WITNESS my official seal this 16th day of February 2017.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 4/7/2017 2:28 PM OR Book 7692 Page 1693,
Instrument #2017025716, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording $10.00 Deed Stamps $25.90

This instrument was prepared by:
Pam Childers, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

Tax Deed File No. 17-141
PropertyIdentification No. 391S313107000000
Tax Account No. 091871500

TAX DEED

State of Florida
County of Escambia

The following Tax Sale Certificate Numbered 04844 issued on June 1, 2014 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 3rd day of April 2017, offered for sale as required by law for cash to the highest bidder and was sold to: **WILLIAM AND MARCEILA LANG**, 3216 MILFORD RD PENSACOLA FL 32526, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 3rd day of April 2017, in the County of Escambia, State of Florida, in consideration of the sum of ($3,700.00) THREE THOUSAND SEVEN HUNDRED AND 00/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

BEG AT SW COR OF NE 1/4 OF SW 1/4 OF SEC 39 N 89 DEG 28 MIN 45 SEC E ALG S LI OF NE 1/4 OF SW 1/4 734 14/100 FT N 0 DEG 31 MIN 15 SEC W 195 FT TO N R/W OF COUNTY RD FOR POB CONT N 0 DEG 31 MIN 15 SEC W 135 49/100 FT S 89 DEG 28 MIN 51 SEC W 400 77/100 FT S 4 DEG 13 MIN 52 SEC E 135 78/100 FT N 89 DEG 28 MIN 45 SEC E 389 94/100 FT TO POB LESS OR 988 P 922 RD R/W OR 5180 P 1474 OR 6783 P 798 LESS OR 4090 P 670 BULLOCK LESS OR 4101 P 1662 JONES

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

**** Property previously assessed to: KEITH A BLACK**

PAM CHILDERS, Clerk of the Circuit Court
Escambia County, Florida

Witness Mylinda Johnson

Witness Emily Hogg

State of Florida
County of Escambia

On this 7th day of April 2017 before me Emily Hogg personally appeared Pam Childers, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

PAM CHILDERS, Clerk of the Circuit Court

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 April 3, 2017, 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 **5T WEALTH PARTNERS LP** holder of **Tax Certificate No. 04844**, 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:

BEG AT SW COR OF NE 1/4 OF SW 1/4 OF SEC 39 N 89 DEG 28 MIN 45 SEC E ALG S LI OF NE 1/4 OF SW 1/4 734 14/100 FT N 0 DEG 31 MIN 15 SEC W 195 FT TO N R/W OF COUNTY RD FOR POB CONT N 0 DEG 31 MIN 15 SEC W 135 49/100 FT S 89 DEG 28 MIN 51 SEC W 400 77/100 FT S 4 DEG 13 MIN 52 SEC E 135 78/100 FT N 89 DEG 28 MIN 45 SEC E 389 94/100 FT TO POB LESS OR 988 P 922 RD R/W OR 5180 P 1474 OR 6783 P 798 LESS OR 4090 P 670 BULLOCK LESS OR 4101 P 1662 JONES

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091871500 (17-141)

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

KEITH A BLACK

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 April, which is the **3rd day of April 2017.**

Dated this 16th day of February 2017.

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:
6211 BRADSHAW ST 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk