

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**

1600387

**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 / 8313**, Issued the 1st Day of  
June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **13-2053-000**

**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:**

**PICKETT SELLERS L**  
**1906 N BAYLEN ST**  
**PENSACOLA, FL 32501**

LTS 3 4 BEL NO BLK 112 BELMONT TRACT OR 2941 P 165 CA 80

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
2014/8313	13-2053-000	06-01-2014	727.93	36.40	764.33

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
2015/8755	13-2053-000	06-01-2015	725.06	6.25	36.25	767.56

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

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)

**Total Amount Paid**

1,531.89  
0.00  
690.68  
200.00  
175.00  
  
2,597.57

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

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

**Total Amount Paid**

34,613.50  
  
  
  
  
  
  
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.  
13-2053-000 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/ 8313	06-01-2014	LTS 3 4 BEL NO BLK 112 BELMONT TRACT OR 2941 P 165 CA 80

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 →

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#### General Information

**Reference:** 000S009010030112  
**Account:** 132053000  
**Owners:** PICKETT SELLERS L  
**Mail:** 1906 N BAYLEN ST  
PENSACOLA, FL 32501  
**Situs:** 1906 N BAYLEN ST 32501  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** PENSACOLA CITY LIMITS  
**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	\$24,900	\$49,871	\$74,771	\$69,227
2014	\$24,900	\$47,298	\$72,198	\$68,678
2013	\$24,900	\$42,764	\$67,664	\$67,664

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

#### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/1990	2941	165	\$29,900	WD	<a href="#">View Instr</a>
12/1990	2789	159	\$100	CT	<a href="#">View Instr</a>
09/1988	2607	562	\$100	SC	<a href="#">View Instr</a>
01/1988	2504	174	\$1,000	CT	<a href="#">View Instr</a>

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

#### 2015 Certified Roll Exemptions

HOMESTEAD EXEMPTION

#### Legal Description

LTS 3 4 BEL NO BLK 112 BELMONT TRACT OR 2941 P  
165 CA 80

#### Extra Features

METAL BUILDING  
PATIO

#### Parcel Information

[Launch Interactive Map](#)

**Section**  
**Map Id:**  
CA080

**Approx.**  
**Acreage:**  
0.1722

**Zoned:**   
R-1AAA

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



N BAYLEN ST



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

#### Buildings

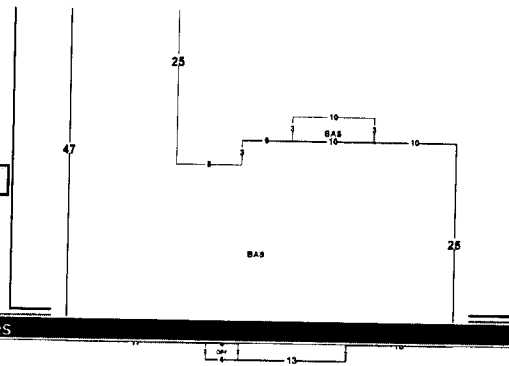
Address: 1906 N BAYLEN ST, Year Built: 1948, Effective Year: 1960

#### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-FACE/VENEER  
EXTERIOR WALL-ASBESTOS SIDING  
FLOOR COVER-CARPET  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

Areas - 1501 Total SF  
BASE AREA - 1493  
OPEN PORCH FIN - 8



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:06/03/2016 (tc.4323)

16-533

**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: 132053000 Certificate Number: 008313 of 2014**

**Payor: Sellers Pickett 1906 N BAYLEN ST PENSACOLA, FL 32501      Date 08/02/2016**

Clerk's Check #	1000093750	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$2,876.56
		Postage	\$60.00
		Researcher Copies	\$0.00
		Total Received	<del>\$3,433.81</del>

*\$2870.96*

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: *[Signature]*  
 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  
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 MIS  
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 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 008313  
 Redeemed Date 08/02/2016**

**Name** Sellers Pickett 1906 N BAYLEN ST PENSACOLA, FL 32501

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$2,876.56
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

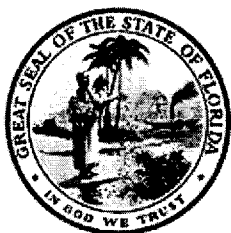
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

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



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

**Tax Deed - Redemption Calculator**

**Account: 132053000 Certificate Number: 008313 of 2014**

Redemption ☐ Yes ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/05/2016"/>	Redemption Date <input type="text" value="08/02/2016"/>
Months	7	3
Tax Collector	<input type="text" value="\$2,597.57"/>	<input type="text" value="\$2,597.57"/>
Tax Collector Interest	\$272.74	\$116.89
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,876.56	<input type="text" value="\$2,720.71"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$47.25	\$20.25
Total Clerk	\$497.25	<input type="text" value="\$470.25"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,473.81	\$3,190.96
	Repayment Overpayment Refund Amount	\$282.85

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 •

August 5, 2016

PFS FINANCIAL 1 LLC US BANK CUSTODIAN/PFS FINAN US BANK AS CUST FOR PFS  
FINANCIAL 1 LLC  
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 002964	\$450.00	\$13.50	\$470.25
2014 TD 008313	\$450.00	\$20.25	\$470.25

**TOTAL \$933.75**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

Emily Hogg

Tax Deed Division



**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B  
Pensacola, Florida 32503  
Telephone: 850-478-8121  
Facsimile: 850-476-1437

Redeemed  
16-533

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 13118

September 16, 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 09-16-1996, through 09-16-2016, and said search reveals the following:

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

Sellers L. Pickett

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 16, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 13118

September 16, 2016

**Lot 3 and 4, Block 112, Belmont Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 13118

September 16, 2016

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

1. Taxes for the year 2012-2015 delinquent. The assessed value is \$77,609.00. Tax ID 13-2053-000.

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.: 13-2053-000

CERTIFICATE NO.: ~~2013~~ 2014-8313

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

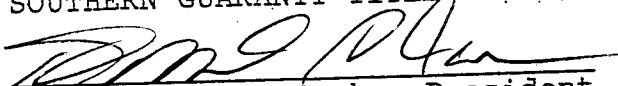
   X Notify Escambia County, 190 Governmental Center, 32502

X    Homestead for 2015 tax year.

Sellers Lee Pickett  
1906 N. Baylen St.  
Pensacola, FL 32501

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.

2

THIS INDENTURE, made this 23rd day of November, 1990,  
BETWEEN the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department  
of Veterans Affairs, Washington, D. C. 20420, hereinafter called Grantor, and

SELLERS LEE PICKETT, A SINGLE MAN

with permanent post-office address at 1906 N. Baylen St. Pensacola 32501  
in the County of Escambia, State of Florida, hereinafter  
called Grantee(s).

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars (\$10) in hand paid by Grantee(s) and  
other valuable consideration

the receipt whereof is acknowledged, hereby grants, bargains, and sells to Grantee(s) and Grantee's heirs or successors and  
assigns, forever, the following-described land in the County of Escambia  
Florida, to wit:

Lots 3 and 4, Block 112, East King Tract, Belmont Numbering,  
according to Map of the City of Pensacola, copyrighted by Thomas  
C. Watson in 1906.

D.S. PD. 16445  
DATE 12-4-90  
JEE A. FLOWERS, COMPTROLLER  
BY: J. Castrell D.C.  
CERT. REG. 59-2043328-27-01

This instrument was prepared by:  
ROBERT E. GIBSON Chief  
Property Management Section (264)  
Department of Veterans Affairs  
P.O. Box 1427  
St. Petersburg, Florida 33731

TO HAVE AND TO HOLD the above-described property, with appurtenances, unto said Grantee(s) and Grantee's heirs  
or successors and assigns, forever.

Grantor hereby warrants the title to said lands against the lawful claims of any person claiming the same by, through, or  
under Grantor.

IN WITNESS WHEREOF, Grantor on the day and year first above written has caused this instrument to be signed and  
sealed in his/her name and on his/her behalf by the undersigned employee being thereunto duly appointed, qualified, and

Chelsea Title T54790-C

acting pursuant to title 38, United States Code, sections 212 and 1820, and title 38, Code of Federal Regulations, sections 36.4342 and 36.4520, pursuant thereto, as amended, and who is authorized to execute this instrument.

SIGNED, SEALED AND DELIVERED IN THE  
PRESENCE OF US:

The Secretary of Veterans Affairs

By Thomas B. Johnson (SEAL)  
THOMAS B. JOHNSON

Title Acting Loan Guaranty Officer

VA Regional Office  
St. Petersburg, Florida  
Telephone: 1-800-282-8821  
(Pursuant to a delegation of authority  
contained in 38 C.F.R. 36.4342 and  
36.4520.)

STATE OF FLORIDA

County of Pinellas

SS:

I HEREBY CERTIFY, That on this day before me, the undersigned authority, personally appeared  
THOMAS B. JOHNSON

to me well known to be the person described in and who executed the foregoing instrument, who, being by me first duly sworn, stated that he/she is an employee of the Department of Veterans Affairs, a department of the Federal Executive Branch, duly authorized to execute this deed in behalf of the Secretary of Veterans Affairs, and he/she acknowledged to me that he/she executed the same as said employee in behalf of said Secretary and that said instrument is the free act and deed of said Secretary, and of such officer in his/her behalf, for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at St. Petersburg  
in the County and State aforesaid, this 23rd day of November, 19 90

My commission expires:

Notary Public Ken Murphy County Pinellas  
(Or at large)  
State of Florida.

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES APRIL 22, 1991.  
BONDED THREE THOUSAND DOLLARS UNDERWRITERS

\*NOTE—Print, typewrite, or stamp name of the employee executing this instrument, also names of witnesses and notary public immediately below each signature.

842670

FILED AND INDEXED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY

DEC 4 11 09 AM '90

NOTARY PUBLIC  
JAMES M. COMPTON  
ESCAMBIA COUNTY

Chie Sea T. He

WARRANTY DEED

SECRETARY OF VETERANS AFFAIRS  
TO

Date: 19

ABSTRACT OF DESCRIPTION

STATE OF FLORIDA,

County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_

19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.,  
this instrument was filed for record, and  
being duly acknowledged and proven, I have  
recorded the same on pages \_\_\_\_\_ or

Book \_\_\_\_\_ in the public records of said  
county.

IN WITNESS WHEREOF, I have hereunto  
set my hand and affixed the seal of the Circuit

Court of the \_\_\_\_\_ Judicial  
Circuit of said State in and for said County,

Clerk.

By \_\_\_\_\_, D.C.  
When recorded, mail to \_\_\_\_\_

003777