17-489

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700284

Date of Tax Deed Application
Apr 27, 2017

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 2015 / 242**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County , State of Florida, to wit: **01-2594-588**

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 2050PHILADELPHIA, PA 19102

Property Owner:
CRANE PHILA LEE
4209 ROSEBUD CT
PENSACOLA, FL 32504
LT 19 BLK H 2ND ADDN TIERRA VERDE PB 7 P 16 OR 752 P 229

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
2015/242	01-2594-588	06/01/2015	919.27	45.96	965.23

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
2016/213	01-2594-588	06/01/2016	935.65	6.25	46.78	988.68

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	1,953.91
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	851.68
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)	3,180.59
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.	41,029.00
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	6.25
19. Total Amount to Redeem	

Done this the 4th day of May, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: October 2, 2017

By Candice Lewis

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
01-2594-588 2015

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700284

To: Tax Collector of ESCAMBIA COUNTY, Florida

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,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
01-2594-588	2015/242	06-01-2015	LT 19 BLK H 2ND ADDN TIERRA VERDE PB 7 P 16 OR 752 P 229

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- 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 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
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

04-27-2017
Application Date

Applicant's signature

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	151S291000019008
Account:	012594588
Owners:	CRANE PHILA LEE
Mail:	4209 ROSEBUD CT PENSACOLA, FL 32504
Situs:	4209 ROSEBUD CT 32504
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
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	$28,500	$73,187	$101,687	$82,058
2015	$28,500	$70,199	$98,699	$81,488
2014	$28,500	$66,176	$94,676	$80,842

Disclaimer

Amendment 1/Portability Calculations

★File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/1973	752	229	$36,100	WD	View Instr
01/1972	593	396	$29,500	WD	View Instr

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

2016 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 19 BLK H 2ND ADDN TIERRA VERDE PB 7 P 16 OR 752 P 229

Extra Features

None

Parcel Information

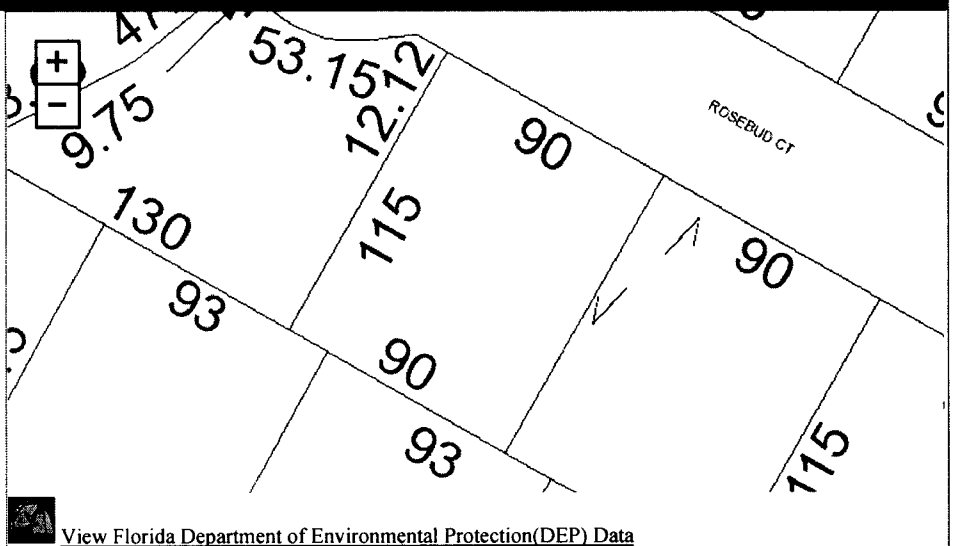
Launch Interactive Map

Section Map Id:
11-1S-29-2

Approx. Acreage:
0.2386

Zoned:
R-1AAA

Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

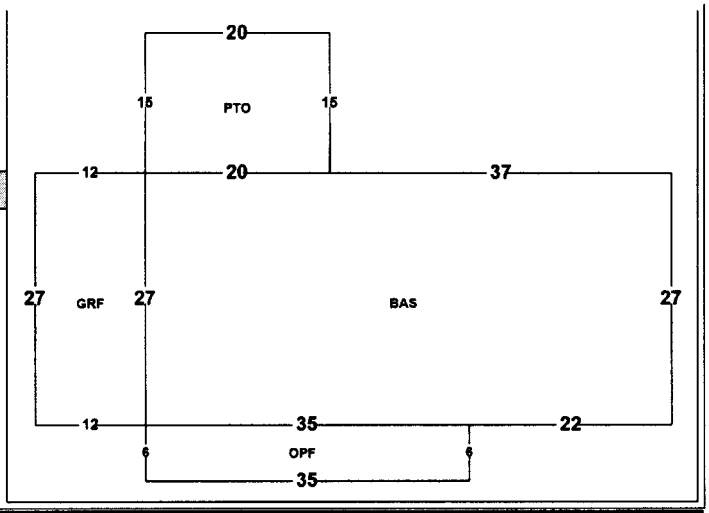
Address:4209 ROSEBUD CT, Year Built: 1969, Effective Year: 1969

Structural Elements

INTERIOR WALL-*PANEL-PLYWOOD*
NO. PLUMBING FIXTURES-*6*
NO. STORIES-*1*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*GABLE-HI PITCH*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*

Areas - 2373 Total SF

BASE AREA - *1539*
GARAGE FIN - *324*
OPEN PORCH FIN - *210*
PATIO - *300*

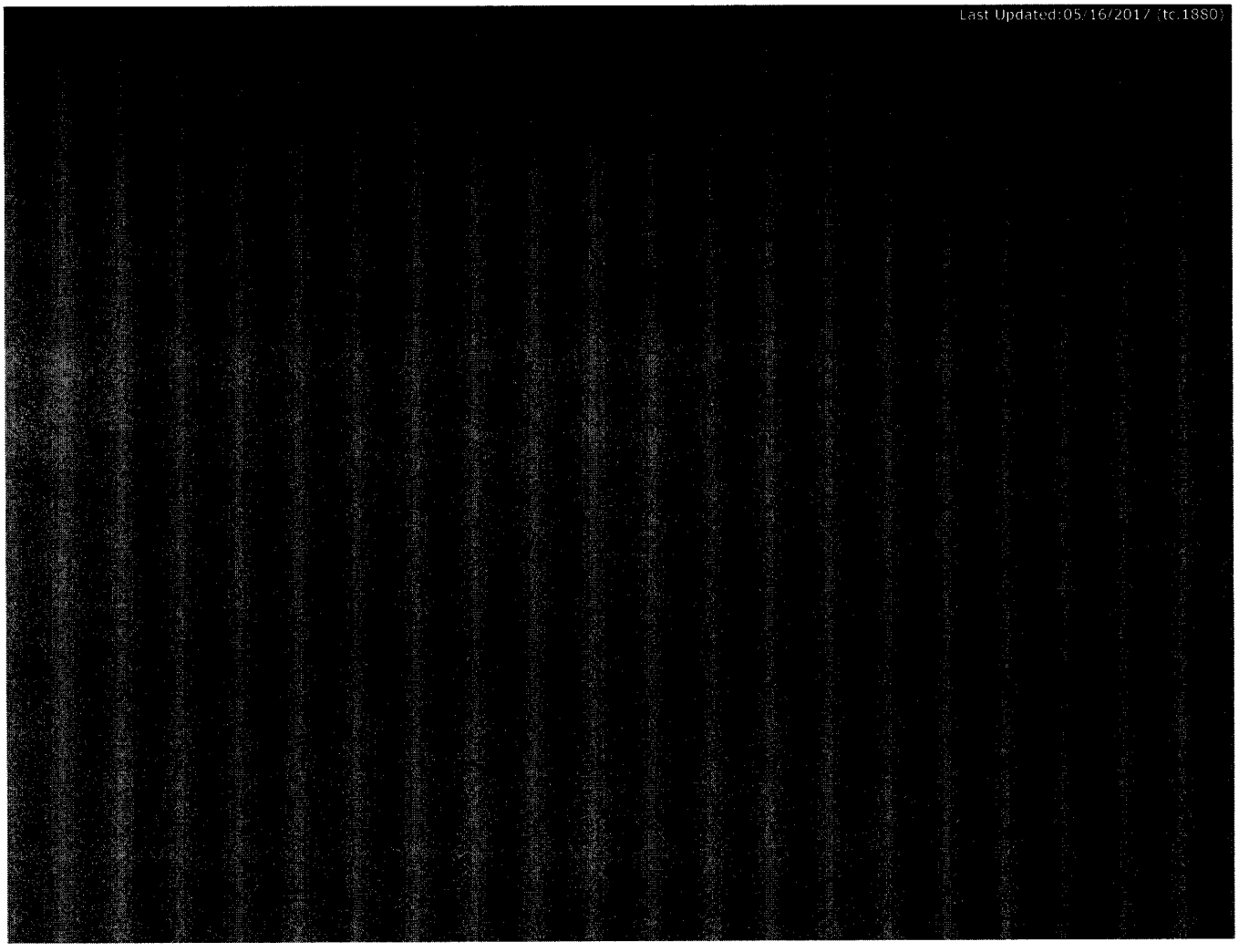


Images



9/14/15

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: 012594588 Certificate Number: 000242 of 2015

Payor: JOHN LARRY BACK 4209 ROSE BUD CT PENSACOLA FL 32504 **Date** 07/31/2017

Clerk's Check #	6609301963	Clerk's Total	$~~490~~.50 $3,473.96
Tax Collector Check #	1	Tax Collector's Total	$~~3~~,473.09
		Postage	$5.26
		Researcher Copies	$1.00
		Total Received	~~$3,969.85~~

$3480.22

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
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DOMESTIC RELATIONS
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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 # 2015 TD 000242
Redeemed Date 07/31/2017
Name JOHN LARRY BACK 4209 ROSE BUD CT PENSACOLA FL 32504

Clerk's Total = TAXDEED	$~~490.50~~ #3473.96
Due Tax Collector = TAXDEED	$3,~~478~~.09
Postage = TD2	$5.26
ResearcherCopies = TD6	$1.00

• **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 Sale

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 012594588 Certificate Number: 000242 of 2015

Redemption Yes | Application Date 04/27/2017 | Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 10/02/2017	Redemption Date 07/31/2017
Months	6	3
Tax Collector	$3,180.59	$3,180.59
Tax Collector Interest	$286.25	$143.13
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$3,473.09	$3,329.97 TC
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$40.50	$20.25
Total Clerk	$490.50	$470.25 CH
Postage	$5.26	$0.00
Researcher Copies	$1.00	$0.00
Total Redemption Amount	$3,969.85	$3,800.22
	Repayment Overpayment Refund Amount	$169.63

Notes

17-489

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.: 13712 July 5, 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 07-05-1997, through 07-05-2017, and said search reveals the following:

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

   Phila Lee Crane

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: _____ July 5, 2017

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 13712 July 5, 2017

Lot 19, Block H, Second Addition to Tierra Verde, as per plat thereof, recorded in Plat Book 7, Page 16, of the Public Records of Escambia County, Florida

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 13712 July 5, 2017

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

1. Taxes for the year 2014-2016 delinquent. The assessed value is $101,687.00. Tax ID 01-2594-588.

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: 10-2-2017

TAX ACCOUNT NO.: 01-2594-588

CERTIFICATE NO.: 2015-242

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 2016 tax year.

Phila Lee Crane, if alive,
or the Estate of if deceased
4209 Rosebud Court
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,
this 7th day of July, 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.

This instrument prepared by: Sam B. Hudnall, 4209 Rosebud Ct., Pensacola, Florida

REC FEE
ST STP
FED STP
TOTAL 156.90

WARRANTY DEED

OR 752 PAGE 229

State of Florida
Escambia County

4209 Rosebud Ct., Pensacola, Florida
GRANTEE'S ADDRESS

Know All Men by These Presents: That We, SAM B. HUDNALL and IMOGENE H. HUDNALL, husband and wife

for and in consideration of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations

DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto PHILA LEE CRANE, Unmarried,

her heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the City of Pensacola County of Escambia State of Florida to wit:

Lot Nineteen (19), Block "H", Second Addition to Tierra Verde, a subdivision of a portion of Sections 13 and 15, Township 1 South, Range 29 West, according to Plat thereof filed in Plat Book 7, at Page 16, of the Public Records of Escambia County, Florida.

As a part consideration for this transaction, the Grantee herein named does hereby assume and agree to pay that certain mortgage given by Joseph R. and Dana C. Montgomery to Wachovia Mortgage Company said mortgage being in the original amount of $27,300.00, bearing date of and recorded December 31, 1969 in OR Book 471 at Page 688, Public Records of Escambia County, Florida.

Taxes for the year 1973 and subsequent years, included in Mortgage Payments and to be paid by the Mortgagee herein mentioned.

To have and to hold, unto the said grantee her heirs and assigns, forever.

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

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have good right to convey the same, that it is free of liens or encumbrance, except above set out and that we, our heirs, executors and administrators, the said grantee her heirs, executors, administrators and assigns, in the quiet and peaceable 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 20th day of November A.D. 1973

Signed, sealed and delivered in the presence of

Sam B. Hudnall (SEAL)
Imogene H. Hudnall (SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared
SAM B. HUDNALL and
IMOGENE H. HUDNALL
his wife, known to me to be the individuals described by said names who also executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of November 1973

NOTARY PUBLIC STATE OF FLORIDA

Notary Public

My Commission expires 2-23-74

CLERK'S FILE NO. 58024
Nov 21 12 PM '73

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 7, 2017

PFS FINANCIAL 1 LLC US BANK
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
2015 TD 000242	$450.00	$20.25	$470.25

TOTAL $470.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division