17-490

CTY-513

Tax Collector's Certification

Tax Deed Application Number
1700274

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 / 500**, 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: **01-4931-100**

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:
PALMER LARRY C
9601 BOWMAN AVE
PENSACOLA, FL 32534
E 209 FT OF N 160 FT OF LT 11 BLK 5 OR 7113 P 676 OR 7114 P 1174 OR 7114 P 1176 LESS OR 70 P 123 COUFull 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
2015/500	01-4931-100	06/01/2015	563.79	28.19	591.98

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
2016/436	01-4931-100	06/01/2016	709.30	6.25	35.47	751.02

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	1,343.00
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	660.59
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)	2,378.59
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.	36,029.50
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.
01-4931-100 2015

E 209 FT OF N 160 FT OF LT 11 BLK 5 OR 7113 P 676 OR 7114 P 1174 OR 7114 P 1176 LESS OR 70 P 123 COUNTY RD R/W S/D OF SECTION LESS NE1/4

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700274

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
01-4931-100	2015/500	06-01-2015	E 209 FT OF N 160 FT OF LT 11 BLK 5 OR 7113 P 676 OR 7114 P 1174 OR 7114 P 1176 LESS OR 70 P 123 COUNTY RD R/W S/D OF SECTION LESS NE1/4

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

Applicant's signature

04-27-2017
Application Date

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	091S302101111005
Account:	014931100
Owners:	PALMER LARRY C
Mail:	9601 BOWMAN AVE PENSACOLA, FL 32534
Situs:	9601 BOWMAN AVE 32534
Use Code:	SINGLE FAMILY RESID
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	$72,731	$91,256	$72,059
2015	$18,525	$69,113	$87,638	$71,559
2014	$13,894	$41,763	$55,657	$55,657

Disclaimer

Amendment 1/Portability Calculations

★File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/16/2013	7114	1176	$100	CJ	View Instr
12/16/2013	7114	1174	$100	CJ	View Instr
12/11/2013	7113	676	$100	QC	View Instr
11/27/2013	7107	1027	$100	OT	View Instr
05/1997	4132	1696	$100	WD	View Instr
05/1996	3971	467	$100	WD	View Instr
02/1988	2515	308	$100	QC	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

E 209 FT OF N 160 FT OF LT 11 BLK 5 OR 7113 P 676 OR 7114 P 1174 OR 7114 P 1176 LESS OR 70 P 123 COUNTY RD R/W S/D OF...

Extra Features

FRAME GARAGE
FRAME SHED

Parcel Information

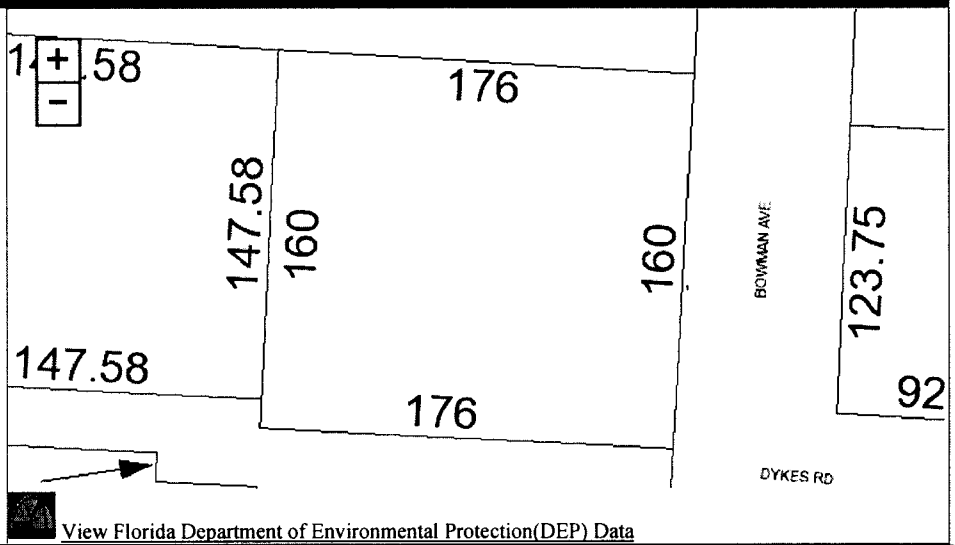
Launch Interactive Map

Section Map Id: 09-1S-30-2

Approx. Acreage: 0.6500

Zoned: MDR

Evacuation & Flood Information Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

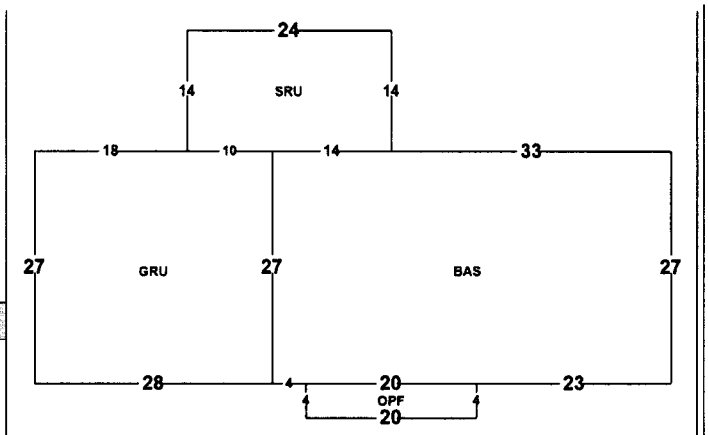
Address:9601 BOWMAN AVE, Year Built: 1960, Effective Year: 1960

Structural Elements

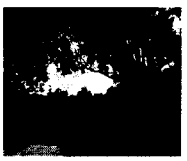
DECOR/MILLWORK-*AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*BRICK-COMMON*
FLOOR COVER-*HARDWOOD/PARQET*
FOUNDATION-*WOOD/SUB FLOOR*
HEAT/AIR-*CENTRAL H/AC*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*3*
NO. STORIES-*1*
ROOF COVER-*DIMEN/ARCH SHNG*
ROOF FRAMING-*HIP*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*

Areas - 2441 Total SF

BASE AREA - *1269*
GARAGE UNFIN - *756*
OPEN PORCH FIN - *80*
SUN ROOM UNF - *336*

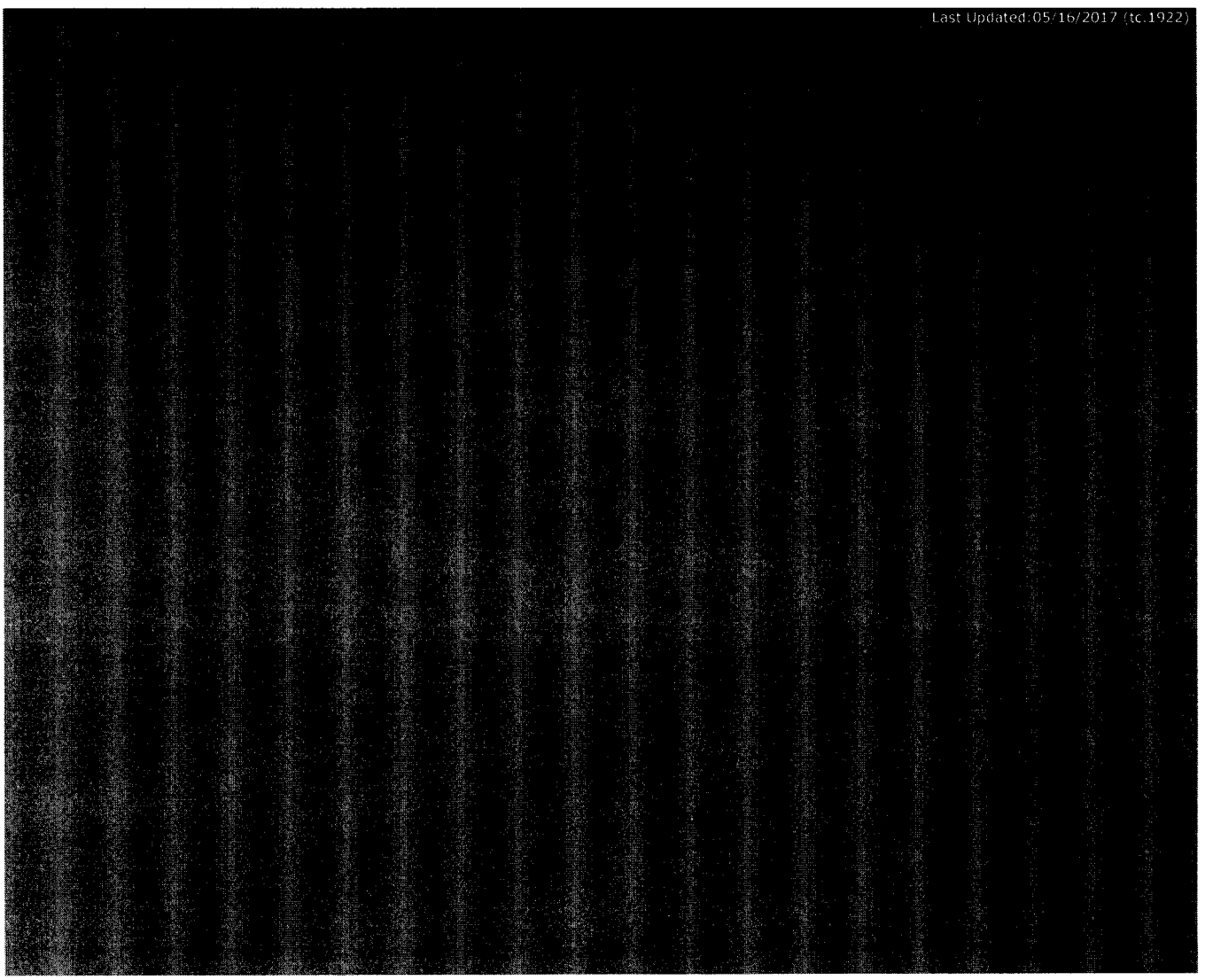


Images



9/19/11

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.



17-490

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.: 13713 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:

   Larry C. Palmer

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.: 13713

July 5, 2017

091S302101111005 - Full Legal Description

E 209 FT OF N 160 FT OF LT 11 BLK 5 OR 7113 P 676 OR 7114 P 1174 OR 7114 P 1176 LESS OR 70 P 123 COUNTY RD R/W S/D OF SECTION LESS NE1/4

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 13713 July 5, 2017

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

1. Possible Judgment filed by State of Florida against Larry Palmer recorded in O.R. Book 6710, page 231.

2. Taxes for the year 2014-2016 delinquent. The assessed value is $91,256.00. Tax ID 01-4931-100.

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.: 01-4931-100

CERTIFICATE NO.: 2015-500

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 State of Florida/ Escambia County, 190 Governmental Center, 32502
X	___	Homestead for 2016 tax year.

Larry C. Palmer
9601 Bowman Ave.
Pensacola, FL 32534

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.

1

Recorded in Public Records 12/12/2013 at 04:36 PM OR Book 7113 Page 676, Instrument #2013094340, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $0.70

QUITCLAIM DEED

STATE OF FLORIDA
ESCAMBIA COUNTY

KNOW ALL MEN BY THESE PRESENTS: That KATHY ANN MAJORS, for and in consideration of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do remise, release, convey and quit claim unto LARRY C. PALMER, whose address is 9601 Bowman Ave., Pensacola, FL 32534, his heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida to wit:

THE EAST 209 FEET OF THE NORTH 160 FEET OF LOT 11, BLOCK 5, SECTION 9, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, LESS THE NORTHEAST QUARTER AS PER PLAT RECORDED IN DEED BOOK 67 AT PAGE 345 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AND LESS COUNTY ROAD RIGHT OF WAY.
BEING THE SAME PROPERTY DESCRIBED IN DEED BOOK 523 PAGE 740, OR BOOK 70 PAGE 123, AND OR BOOK 4132 PAGE 1696.
Property Identification No.: 091S302101111005
Property Address: 9601 Bowman Ave., Pensacola, FL 32534

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NAMED HEREIN; NOR DOES IT ADJOIN THE HOMESTEAD OF THE GRANTOR; NOR DOES ANY MEMBER OF THE GRANTOR'S FAMILY RESIDE THEREON.

This instrument is intended to convey all of the interest of Kathy Ann Majors to Larry C. Palmer as set forth in the Last Will and Testament of Nell F. Palmer dated December 18, 2009 and is being recorded simulteanously with the probate proceedings of Nell F. Palmer in order to correct the legal description as set forth in the Last Will And Testament of Nell F. Palmer.

This deed is prepared without survey, title insurance, or title evidence.
Subject to taxes, easements, restrictions, and reservations of record, if any.
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11 day of December, 2013.
Signed, sealed and delivered in the presence of:

S. A. RODDENBERY, JR.

KATHY ANN MAJORS

Michael J. McRae

STATE OF FLORIDA
ESCAMBIA COUNTY

The foregoing instrument was acknowledged before me this 11 day of December, 2013, by KATHY ANN MAJORS, (X) who is personally known to me or ( ) who has produced a Florida Driver License as identification.

S. A. RODDENBERY, JR.
NOTARY PUBLIC, State of Florida
My Commission Number: EE125071
My Commission Expires: 10/21/2015

Prepared by:
S. A. RODDENBERY, JR.
S. A. RODDENBERY, JR., P. A.
3101 W. Michigan Avenue-Suite A
Pensacola, Florida 32526
(850) 944-3001

S. A. RODDENBERY, JR.
MY COMMISSION # EE 125071
EXPIRES: October 21, 2015
Bonded Thru Pichard Insurance Agency

Recorded in Public Records 04/14/2011 at 09:26 AM OR Book 6710 Page 231, Instrument #2011024637, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

Case: 2009 CT 000973
00039582520
Dkt: CERTLIEN Pg#:

STATE OF FLORIDA

VS

CASE NO: 2009 CT 000973
DIVISION: III
DATE OF BIRTH: 07/16/1954
SOCIAL SECURITY NBR: [redacted]

DEFENDANT: LARRY PALMER
908 NEW WARRINGTON RD LOT 4
PENSACOLA FL 32506

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On April 11, 2011, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of $374.00, which includes outstanding public defender fees/liens the amounts of which shall bear interest at the rate prescribed by law (6%) until satisfied.

It is further **ORDERED AND ADJUDGED** that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida, this 12 day of April 2011.

COUNTY JUDGE

Copy to: DEFENDANT

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2011 APR 12 A 10:21
TRAFFIC DIVISION
FILED & RECORDED

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.
4-12-11

CTFNLCHRGS (3/2011)

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: 014931100 Certificate Number: 000500 of 2015

Payor: LARRY C PALMER 9601 BOWMAN AVE PENSACOLA, FL 32534 **Date** 08/14/2017

Clerk's Check #	1	Clerk's Total	$490.00 $2,684.56
Tax Collector Check #	1	Tax Collector's Total	$2,598.91
		Postage	$10.52
		Researcher Copies	$7.00
		Total Received	~~$3,106.93~~ $2691.56

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
PROBATE
TRAFFIC

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

Case # 2015 TD 000500
Redeemed Date 08/14/2017
Name LARRY C PALMER 9601 BOWMAN AVE PENSACOLA, FL 32534

Clerk's Total = TAXDEED	$490.50 $2684.56
Due Tax Collector = TAXDEED	$2,193.91
Postage = TD2	$10.51
ResearcherCopies = TD6	$7.00

• **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: 014931100 Certificate Number: 000500 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 08/14/2017
Months	6	4
Tax Collector	$2,378.59	$2,378.59
Tax Collector Interest	$214.07	$142.72
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$2,598.91	$2,527.56 TC
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$40.50	$27.00
Total Clerk	$490.50	$477.00 CH
Postage	$10.52	$10.52
Researcher Copies	$7.00	$7.00
Total Redemption Amount	$3,106.93	$3,022.08
	Repayment Overpayment Refund Amount	$84.85

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 •

September 6, 2017

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

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 004749	$450.00	$27.00	$477.00
2015 TD 007844	$490.00	$29.40	$519.40
2015 TD 002047	$450.00	$27.00	$477.00
2015 TD 000987	$450.00	$27.00	$477.00
2015 TD 003167	$450.00	$27.00	$477.00
2015 TD 002103	$450.00	$27.00	$477.00
2015 TD 000500	$450.00	$27.00	$477.00

TOTAL $3,381.40

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:
Emily Hogg
Tax Deed Division

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502
Telephone 850-595-3793 • OR@EscambiaClerk.com