

R/W LI OF LANIER DR (66 FT R/W) TH NLY ALG SD ELY R/W LI 120 FT TO POB CONT NLY ALG SD ELY R/W LI 80 FT ELY AT INT ANG TO LEFT 89 DEG 53 MIN 30 SEC 315 25/100 FT TO WLY LI OF SD LANSING ACRES S/D TH SLY ALG SD WLY LI AT INT ANG TO LEFT 90 DEG 06 MIN 30 SEC 48 FT WLY AT AN INT ANG TO LEFT 89 DEG 53 MIN 30 SEC 192 FT SLY AT AN INT ANG TO RT OF 89 DEG 53 MIN 30 SEC 32 FT TH WLY AT INT ANG TO LEFT 89 DEG 53 MIN 30 SEC 123 25/100 FT TO POB OR 3121 P 977

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700289

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
03-2681-950	2015/1548	06-01-2015	BEG AT SW COR OF LANSING ACRES S/D PB 6 P 30 TH WLY ALG NLY R/W LI OF LANSING DR (66 FT R/W) 315 25/100 FT TO ELY R/W LI OF LANIER DR (66 FT R/W) TH NLY ALG SD ELY R/W LI 120 FT TO POB CONT NLY ALG SD ELY R/W LI 80 FT ELY AT INT ANG TO LEFT 89 DEG 53 MIN 30 SEC 315 25/100 FT TO WLY LI OF SD LANSING ACRES S/D TH SLY ALG SD WLY LI AT INT ANG TO LEFT 90 DEG 06 MIN 30 SEC 48 FT WLY AT AN INT ANG TO LEFT 89 DEG 53 MIN 30 SEC 192 FT SLY AT AN INT ANG TO RT OF 89 DEG 53 MIN 30 SEC 32 FT TH WLY AT INT ANG TO LEFT 89 DEG 53 MIN 30 SEC 123 25/100 FT TO POB OR 3121 P 977

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

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference

[Printer Friendly Version](#)

General Information

Reference: 311S301901509002
Account: 032681950
Owners: KOVALYCSIK MARSHALL E JR
Mail: 7228-B LANIER DR
 PENSACOLA, FL 32504
Situs: 7228 LANIER DR 32504
Use Code: MULTI-FAMILY <=9 ☒
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	\$16,720	\$39,140	\$55,860	\$46,681
2015	\$16,720	\$38,470	\$55,190	\$46,357
2014	\$16,720	\$37,174	\$53,894	\$45,990

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

★ [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/2001	5061	1583	\$100	QC	View Instr
02/1992	3121	977	\$45,000	WD	View Instr
02/1980	1417	408	\$50,000	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

BEG AT SW COR OF LANSING ACRES S/D PB 6 P 30 TH WLY
 ALG NLY R/W LI OF LANSING DR (66 FT R/W) 315 25/100 FT
 TO...

Extra Features

None

Parcel Information

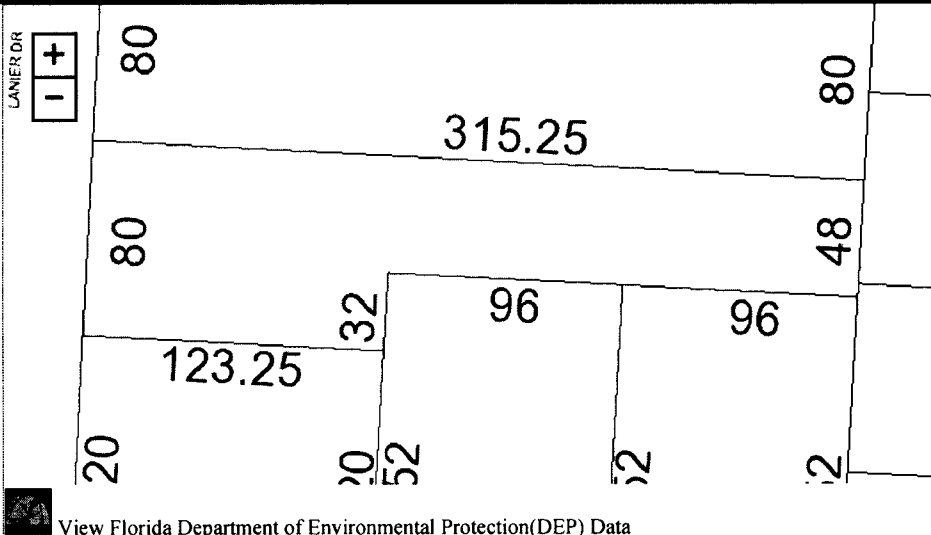
[Launch Interactive Map](#)

Section Map Id:
 31-1S-30-1

Approx. Acreage:
 0.4400

Zoned: ☒
 R-1AA

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 7228 LANIER DR, Year Built: 1977, Effective Year: 1977

Structural Elements

FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

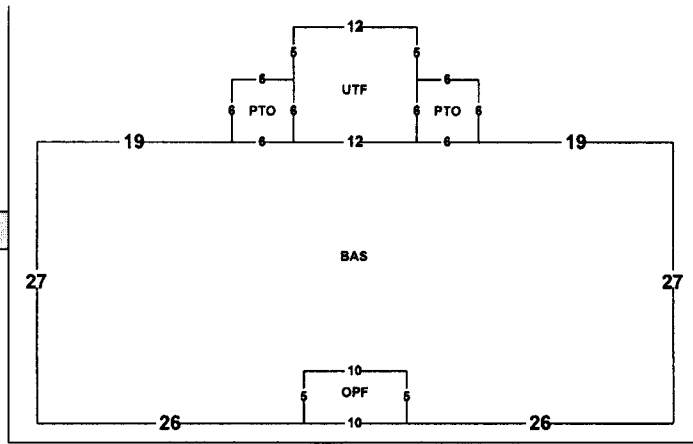
 Areas - 1878 Total SF

BASE AREA - 1624

OPEN PORCH FIN - 50

PATIO - 72

UTILITY FIN - 132



Images



5/12/10

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: 05/16/2017 (tc.2323)

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

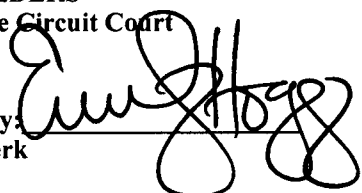
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 032681950 Certificate Number: 001548 of 2015

Payor: MARSHALL KOVALYCSIK 7228-B LANIER DR PENSACOLA, FL 32504 Date
05/30/2017

Clerk's Check #	1	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$2,098.85
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,689.35

\$2091.62

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
 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 001548

Redeemed Date 05/30/2017

Name MARSHALL KOVALYCSIK 7228-B LANIER DR PENSACOLA, FL 32504

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$2,098.85
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

\$2091.62

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY
 No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

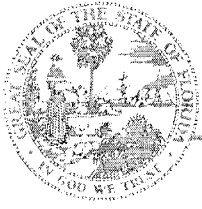
Tax Deed - Redemption Calculator

Account: 032681950 Certificate Number: 001548 of 2015

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 10/02/2017	Redemption Date 05/25/2017
Months	6	1
Tax Collector	\$1,919.82	\$1,919.82
Tax Collector Interest	\$172.78	\$28.80
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,098.85	\$1,954.87 <i>TC</i>
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$40.50	\$6.75
Total Clerk	\$490.50	\$456.75 <i>CH</i>
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$2,689.35	\$2,411.62
	Repayment Overpayment Refund Amount	\$277.73

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 •

June 20, 2017

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

Dear Certificate Holder:

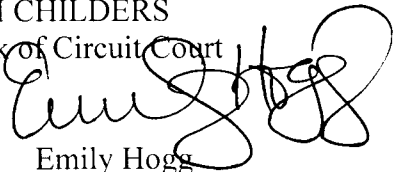
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 001548	\$450.00	\$6.75	\$456.75
2015 TD 001877	\$450.00	\$13.50	\$463.50
2015 TD 001776	\$450.00	\$6.75	\$456.75

TOTAL \$1,377.00

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

17-488
Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13717

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:

Marshall E. Kovalycsik, Jr.

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.: 13717

July 5, 2017

311S301901509002 - Full Legal Description

BEG AT SW COR OF LANSING ACRES S/D PB 6 P 30 TH WLY ALG NLY R/W LI OF LANSING DR (66 FT R/W) 315 25/100 FT TO ELY R/W LI OF LANIER DR (66 FT R/W) TH NLY ALG SD ELY R/W LI 120 FT TO POB CONT NLY ALG SD ELY R/W LI 80 FT ELY AT INT ANG TO LEFT 89 DEG 53 MIN 30 SEC 315 25/100 FT TO WLY LI OF SD LANSING ACRES S/D TH SLY ALG SD WLY LI AT INT ANG TO LEFT 90 DEG 06 MIN 30 SEC 48 FT WLY AT AN INT ANG TO LEFT 89 DEG 53 MIN 30 SEC 192 FT SLY AT AN INT ANG TO RT OF 89 DEG 53 MIN 30 SEC 32 FT TH WLY AT INT ANG TO LEFT 89 DEG 53 MIN 30 SEC 123 25/100 FT TO POB OR 3121 P 977

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13717

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 \$55,860.00. Tax ID 03-2681-950.

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

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.: 03-2681-950

CERTIFICATE NO.: 2015-1548

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

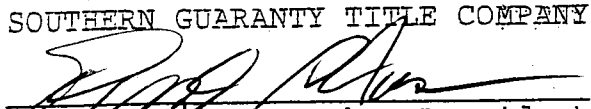
 X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for 2016 tax year.

Marshall E. Kovalycsik, Jr.
7228-B Lanier Dr.
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 was prepared by:
GAYLE J. RYBA, ESQUIRE
123 S. Palafox Street
Pensacola, Florida 32501
(850) 434-9299
Florida Bar #0023396

DEED DOC STAMPS PD ESC CO \$ 0.70
02/03/03 ERIN LEE WOODWARD, CLERK
By: *[Signature]*

QUIT CLAIM DEED

STATE OF FLORIDA COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS,
That, Kimberly K. Kovalycsik, an unmarried woman, for and in consideration of Ten (\$10) Dollars,
the receipt whereof is hereby acknowledged, does remise, release, and quit claim unto Marshall
E. Kovalycsik, Jr., his heirs, executors, administrators and assigns, forever, the following
described property, situated in the County of Escambia, State of Florida, to-wit:

See attached Exhibit "A"

SUBJECT TO 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.

This instrument prepared without Title Search or Title Insurance at the request of the
grantor and grantee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of July,
2001.

[Signature]
Kimberly K. Kovalycsik

In the presence of:

[Signature]
Gayle J. Ryba
Printed name of witness

[Signature]
JEANNE M. HAMILTON
Printed name of witness

STATE OF FLORIDA COUNTY OF ESCAMBIA

This day, before the undersigned Notary Public, personally appeared Kimberly K.
Kovalycsik, _____ who is personally known by me or ☒ who has produced
FOL as identification and who executed the foregoing Quit Claim Deed,
and acknowledged that he executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal,
this 18th day of July, 2001.

 Jeanne M Hamilton
My Commission CC955921
Expires December 14, 2003

[Signature]
NOTARY PUBLIC

OR BK 5061 PG1584
Escambia County, Florida
INSTRUMENT 2003-055147

RCD Feb 03, 2003 01:34 pm
Escambia County, Florida

EXHIBIT "A"

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-055147

Commence at the Southwest corner of Lansing Acres S/D as recorded in Plat Book 6 page 30 of the public records of Escambia County, Florida; thence Westerly along the Northerly R/W line of Lansing Drive (66' R/W) for a distance of 315.25 feet to the Easterly R/W line of Lanier Drive (66' R/W); thence Northerly along said Easterly R/W line for a distance of 120.00 feet to the Point of Beginning; thence continue Northerly along said Easterly R/W line for a distance of 80.00 feet; thence Easterly at an interior angle to the left of $89^{\circ}53'30''$ for a distance of 315.25 feet to the Westerly line of said Lansing Acres S/D; thence Southerly along said Westerly line at an interior angle to the left of $90^{\circ}06'30''$ for a distance of 48.00 feet; thence Westerly at an interior angle to the left of $89^{\circ}53'30''$ for a distance of 192.00 feet; thence Southerly at an interior angle to the right of $89^{\circ}53'30''$ for a distance of 32.00 feet; thence Westerly at an interior angle to the left of $89^{\circ}53'30''$ for a distance of 123.25 feet to the Point of Beginning.

Rec 10-5 4+1.50
Doc 270

260.50

This Warranty Deed

3121N 977

Made this 5th day of February A.D. 19 92
by

Raymond R. Forte and Margaret D. Forte, husband
and wife

hereinafter called the grantor, to
Marshall E. Kovalycsik^{Jr.} and Kimberly K.
Kovalycsik, husband and wife

whose post office address is: 7228-B Lanier Dr., Pensacola, FL 32504

Grantees' SSN: 265-31-8241; 267-53-9550
hereinafter called the grantees:

(Whoever used herein the term "grantor" and "grantee" include all the parties to this instrument and the
heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the grantee, all that certain land situate in Escambia
County, Florida, viz:

See Schedule "A" attached hereto and by this reference made a part
hereof.

SUBJECT TO covenants, restrictions, easements of record and taxes
for the current year.

D. S. PD. \$20.00
DATE Feb 7 1992
JOE A. FLOWERS, COMPTROLLER
BY: Linda C. Stewart, D.C.
CERT. REG. #59-2043328-27-01

Parcel Identification Number: 31-18-30-1901-509-002

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple
that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants
the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is
free of all encumbrances except taxes accruing subsequent to December 31, 19 91

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above
written.

Signed, sealed and delivered in our presence:

Linda C. Stewart
Name: Linda C. Stewart

Jann Mills
Name: Jann Mills

Name:

Name:

Raymond R. Forte
Name & Address: Raymond R. Forte

Margaret D. Forte
Name & Address: Margaret D. Forte
9140 Windsong Ln.
Pensacola, FL 32534

Name & Address:

Name & Address:

State of Florida
County of Escambia

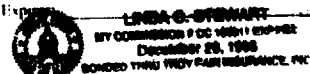
The foregoing instrument was acknowledged before me this 5th day of February, 19 92
by

Raymond R. Forte and Margaret D. Forte, husband and wife

who is personally known to me or who has produced Florida driver's license as identification
and who did not take an oath.

Linda C. Stewart
Print Name: Linda C. Stewart
Notary Public
My Commission Expires

PREPARED BY: Linda C. Stewart
RECORD & RETURN TO:
Lawyers Title Agency of North Florida, Inc.
1149 Creighton Road Suite 1
Pensacola, Florida 32504
File No: 3A-39880



Schedule A

ON 05/27/63 121N 978

Commence at the Southwest corner of Lansing Acres S/D as recorded in Plat Book 5 page 30 of the public records of Escambia County, Florida; thence westerly along the Northerly R/W line of Lansing Drive (66' R/W) for a distance of 315.25 feet to the Easterly R/W line of Lanier Drive (66' R/W); thence Northerly along said Easterly R/W line for a distance of 120.00 feet to the Point of Beginning; thence continue Northerly along said Easterly R/W line for a distance of 80.00 feet; thence Easterly at an interior angle to the left of 89°53'30" for a distance of 315.25 feet to the Westerly line of said Lansing Acres S/D; thence Southerly along said Westerly line at an interior angle to the left of 90°06'30" for a distance of 48.00 feet; thence Westerly at an interior angle to the left of 89°53'30" for a distance of 192.00 feet; thence Southerly at an interior angle to the right of 89°53'30" for a distance of 32.00 feet; thence Westerly at an interior angle to the left of 89°53'30" for a distance of 123.25 feet to the Point of Beginning.

[EB 7]

FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLORIDA

932832