

17-322

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700133

Date of Tax Deed Application
Apr 18, 2017

This is to certify that **BRISINGER FUND 1, LLC**
BRISINGER FUND 1, LLC, holder of **Tax Sale Certificate Number 2015 / 2067**, 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: **04-2377-000**

Cert Holder:
BRISINGER FUND 1, LLC
BRISINGER FUND 1, LLC
1338 S FOOTHILL DRIVE #129 SALT LAKE CITY, UT
84108

Property Owner:
PALACIOS ZENAIDA & PEDRO
4916 SAUFLEY FIELD RD
PENSACOLA, FL 32526

LT 19 BLK 11 WILDEWOOD PB 4 P 47/47A LESS OR 569 P 6 RD
R/W OR 5476 P 519 SEC 46/10 T 1/2S R 30

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
2015/2067	04-2377-000	06/01/2015	351.36	17.57	368.93

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
2016/1824	04-2377-000	06/01/2016	386.63	6.25	52.28	445.16

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	814.09
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	371.76
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)	1,560.85

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	6.25
19. Total Amount to Redeem	

Done this the 25th day of April, 2017 Scott Lunsford, Tax Collector of Escambia County County

Date of Sale: 8/7/17

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
04-2377-000 2015

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700133

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
BRISINGER FUND 1, LLC
BRISINGER FUND 1, LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY, UT 84108,

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
04-2377-000	2015/2067	06-01-2015	LT 19 BLK 11 WILDEWOOD PB 4 P 47/47A LESS OR 569 P 6 RD R/W OR 5476 P 519 SEC 46/10 T 1/2S R 30

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
BRISINGER FUND 1, LLC
BRISINGER FUND 1, LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY, UT 84108

04-18-2017
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: 461S301100019011
Account: 042377000
Owners: PALACIOS ZENAIDA & PEDRO
Mail: 4916 SAUFLEY FIELD RD
 PENSACOLA, FL 32526
Situs: 701 BEVERLY PKWY 32505
Use Code: MOBILE HOME
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	\$4,500	\$11,667	\$16,167	\$16,167
2015	\$4,500	\$11,000	\$15,500	\$15,500
2014	\$4,500	\$10,370	\$14,870	\$14,870

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/2004	5476	519	\$25,000	WD	View Instr
11/2003	5296	1059	\$15,000	WD	View Instr
08/2003	5231	730	\$1,000	CT	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

LT 19 BLK 11 WILDEWOOD PB 4 P 47/47A LESS OR 569
 P 6 RD R/W OR 5476 P 519 SEC 46/10 T 1/2S R 30

Extra Features

METAL BUILDING

Parcel Information

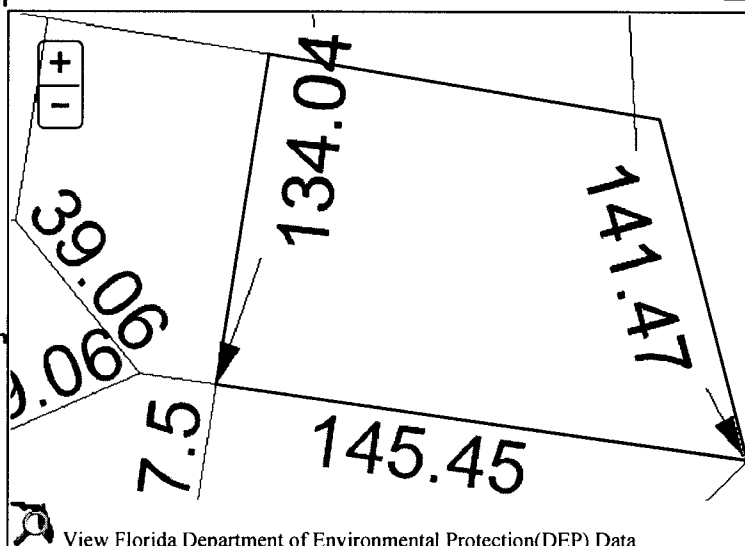
[Launch Interactive Map](#)

Section Map Id:
 46-1S-30-2

Approx. Acreage:
 0.2494

Zoned:
 HC/LI

Evacuation & Flood Information
[Open Report](#)



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


Buildings

Address: 701 BEVERLY PKWY, Year Built: 1989, Effective Year: 1989

Structural Elements

DWELLING UNITS-1
MH EXTERIOR WALL-WOOD SIDING
MH FLOOR FINISH-CARPET
MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-HEAT & AIR
MH INTERIOR
FINISH-DRYWALL/PLASTER
MH MILLWORK-TYPICAL

MH ROOF COVER-COMP
SHINGLE/WOOD
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-6
NO. STORIES-1
STORY HEIGHT-0

 Areas - 1071 Total SF

BASE AREA - 1056

OPEN PORCH FIN - 15

24

BAS

24

25
Images
None

5
5
5 FT
5

14

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:05/03/2017 (tc.57243)

17-322

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.: 13547

May 2, 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 05-02-1997, through 05-02-2017, and said search reveals the following:

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

Zenaida Palacios and Pedro Perez, wife and husband

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: 

May 2, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13547

May 2, 2017

Lot 19, Block 11, Wildewood, as per plat thereof, recorded in Plat Book 4, Page 47/47A, LESS O.R. Book 569, page 6, Road right-of-way, O.R. Book 5476, page 519, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13547

May 2, 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 \$16,167.00. Tax ID 04-2377-000.

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: 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: 8-7-2017

TAX ACCOUNT NO.: 04-2377-000

CERTIFICATE NO.: 2015-2067

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

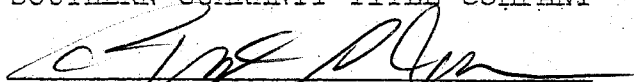
 X Homestead for tax year.

Zenaida Palacios
Pedro Palacios
4916 Saufley Field Rd.
Pensacola, FL 32526

Unknown Tenants
701 Beverly Pkwy.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 3rd day of May, 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.

Rec \$18.50
Doc \$178.50

DEED DOC STAMPS PD & ESC CO \$ 175.00
08/12/04 ERNIE LEE MAGANA, CLERK

Prepared By: Dawn Devers
Citizens Title Group Inc.
4300 BAYOU BLVD., STE. 31
Pensacola, FL 32503
incidental to the issuance of a title insurance policy.
File Number: 04-071602
Parcel ID #: 4618301100019011

WARRANTY DEED (CORPORATE)

This WARRANTY DEED, dated 8-12-2004 by TOWER EAST GROUP, INC., whose post office address is 1010 N. 12th Avenue, Ste 201, Pensacola, FL 32501, hereinafter called the GRANTOR, to ZENaida PALACIOS AND PEDRO PEREZ, HUSBAND AND WIFE whose post office address is 4980 La Ceiba Drive, Pensacola, FL 32526, hereinafter called the GRANTEE: (Wherever used herein the terms "Grantor" and "Grantee" include all 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, FL, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

TOWER EAST GROUP, INC.

Witness Signature: [Signature]
Witness to Print Name: Dawn Devers

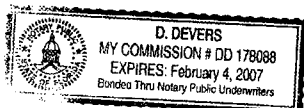
By: [Signature]
Stephen F. Ritz, President

Witness Signature: [Signature]
Witness to Print Name: LARA SHIELDS

STATE OF Florida
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 8-12-04 by Stephen F. Ritz, President of TOWER EAST GROUP, INC. on behalf of the corporation. He/She is personally known to me or has produced [Signature] as identification.

(SEAL)



[Signature]
Notary Public
Print Name:
My Commission Expires:

RETURN TO:
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503

OR BK 5476 PGO520
Escambia County, Florida
INSTRUMENT 2004-274506

RCD Aug 12, 2004 02:40 pm
Escambia County, Florida

File Number: 04-071602

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-274506

EXHIBIT "A"

Lot 19, Block 11, Wildwood Subdivision, a subdivision of a portion of Section 46 and 10, Township 1 and 2 South, Range 30 West, according to the Plat thereof recorded in Plat Book 4 at Pages 47 and 47-A of the Public Records of Escambia County, Florida.

Less:

That part of Lot 19, Block 11, Wildwood Subdivision, Section 46, Township 1 South, Range 30 West, as per plat recorded in Plat Book 4, Pages 47 and 47-A of the Public Records of Escambia County, Florida, lying Southerly of and within 100 feet of the survey line of State Road S-296, Section 48610, said survey line to be described as follows:

Commence on the Northerly Extension of the East line of Lot 24 of Wildwood Subdivision, as per plat recorded in Plat Book 4, pages 47 and 47-A, of the Public Records of Escambia County, Florida, at a point 49.53 feet North of the Northeast corner of said Lot 24; thence run South 81 degrees 13 minutes 35 seconds East 393.70 feet to end of survey line herein described.

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: 042377000 Certificate Number: 002067 of 2015**

**Payor: PARTNERSHIP TITLE COMPANY LLC 917 N 12TH AVENUE PENSACOLA FL 32501
Date 06/16/2017**

Clerk's Check #	183016503	Clerk's Total	\$417.00
Tax Collector Check #	1	Tax Collector's Total	\$1,600.75
		Postage	\$21.04
		Researcher Copies	\$2.00
		Total Received	\$2,160.79

2158.70

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 002067

Redeemed Date 06/16/2017

Name PARTNERSHIP TITLE COMPANY LLC 917 N 12TH AVENUE PENSACOLA FL 32501

Clerk's Total = TAXDEED	\$477.00	
Due Tax Collector = TAXDEED	\$1,640.75	2158.70
Postage = TD2	\$21.04	
ResearcherCopies = TD6	\$2.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY
 No Information Available - See Dockets

17-322



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

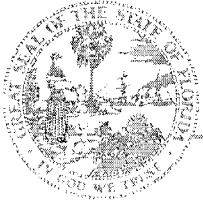
Account: 042377000 Certificate Number: 002067 of 2015

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/07/2017"/>	Redemption Date <input type="text" value="06/16/2017"/>
Months	4	2
Tax Collector	<input type="text" value="\$1,560.85"/>	<input type="text" value="\$1,560.85"/>
Tax Collector Interest	\$93.65	\$46.83
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,660.75	<input type="text" value="\$1,613.93"/> 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	\$27.00	\$13.50
Total Clerk	\$477.00	<input type="text" value="\$463.50"/> CH
Postage	<input type="text" value="\$21.04"/>	<input type="text" value="\$21.04"/>
Researcher Copies	<input type="text" value="\$2.00"/>	<input type="text" value="\$2.00"/>
Total Redemption Amount	\$2,160.79	\$2,100.47
	Repayment Overpayment Refund Amount	\$60.32 + 120 + 200 + 21.04

~~\$401.36~~
 401.27
 redeemer

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

BRISINGER FUND 1 LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY UT 84108

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 002067	\$450.00	\$13.50	\$463.50
2015 TD 002066	\$450.00	\$13.50	\$463.50

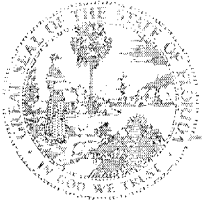
TOTAL \$927.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division



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

PARTNERSHIP TITLE COMPANY LLC
917 N 12TH AVENUE
PENSACOLA FL 32501

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2015 TD 002066
2015 TD 002067

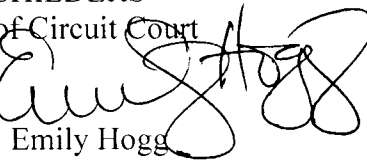
\$374.44
\$401.27

TOTAL \$775.71

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division