

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700558

Date of Tax Deed Application
Jul 28, 2017

This is to certify that **CBBTL LLC AND B LOW LLC PARTNE CITIBANK, N.A., AS COLLATERAL**, holder of **Tax Sale Certificate Number 2015 / 2725**, 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: **05-3634-000**

Cert Holder:
CBBTL LLC AND B LOW LLC PARTNE CITIBANK, N.A., AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510 SAN DIEGO, CA 92121

Property Owner:
LEWIS PAULINE S
4616 MARSEILLE DR
PENSACOLA, FL 32505
LT 10 BLK 34 MONTCLAIR UNIT NO 4 PB 5 P 88 OR 7134 P 1511
SEC 10/12 T 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
2015/2725	05-3634-000	06/01/2015	419.17	20.96	440.13

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
2017/2395	05-3634-000	06/01/2017	1,152.27	6.25	57.61	1,216.13
2016/2430	05-3634-000	06/01/2016	1,175.92	6.25	58.80	1,240.97

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	2,897.23
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
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)	3,272.23

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 4th day of August, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 2/5/18

By BA

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
05-3634-000 2015

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700558

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

CBBTL LLC AND B LOW LLC PARTNE CITIBANK, N.A., AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121,

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
05-3634-000	2015/2725	06-01-2015	LT 10 BLK 34 MONTCLAIR UNIT NO 4 PB 5 P 88 OR 7134 P 1511 SEC 10/12 T 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
CBBTL LLC AND B LOW LLC PARTNE CITIBANK, N.A.,
AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121

07-28-2017
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: 102S301000010034
Account: 053634000
Owners: LEWIS PAULINE S
Mail: 4616 MARSEILLE DR
 PENSACOLA, FL 32505
Situs: 4616 MARSEILLE DR 32505
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): MONTCLAIR/WOODHAM/PENSACOLA
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2017	\$4,500	\$48,783	\$53,283	\$53,283
2016	\$4,500	\$57,084	\$61,584	\$61,584
2015	\$4,500	\$59,566	\$64,066	\$64,066

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

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/12/2014	7134	1511	\$80,000	WD	View Instr
12/2001	4824	652	\$75,000	WD	View Instr
01/1975	902	675	\$29,500	WD	View Instr
01/1969	470	935	\$19,800	WD	View Instr
01/1967	339	687	\$17,000	WD	View Instr

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

2017 Certified Roll Exemptions

None

Legal Description

LT 10 BLK 34 MONTCLAIR UNIT NO 4 PB 5 P 88 OR
7134 P 1511 SEC 10/12 T 2S R 30

Extra Features

FRAME SHED

Parcel Information

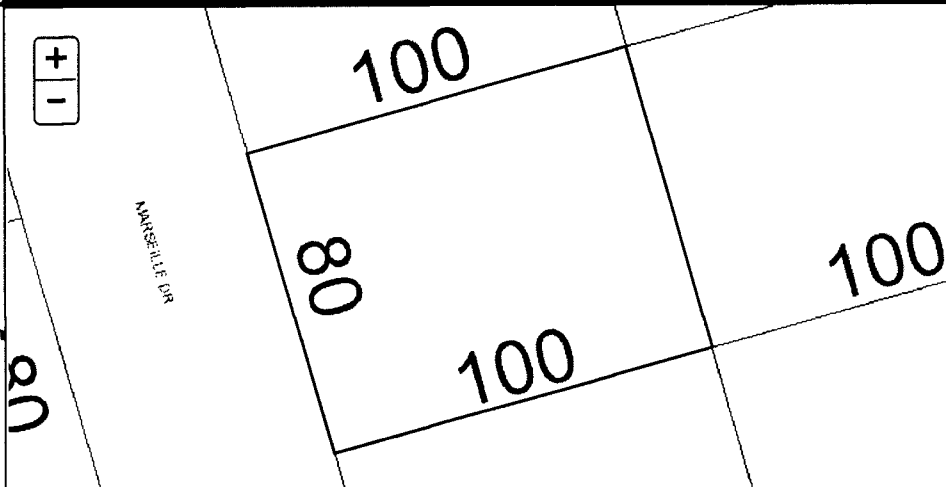
[Launch Interactive Map](#)

Section Map Id:
 12-2S-30-1

Approx. Acreage:
 0.1844

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 4616 MARSEILLE DR, Year Built: 1963, Effective Year: 1985

Structural Elements


DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-COMMON

FLOOR COVER-TILE/STAIN CONC/BRICK

FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2347 Total SF

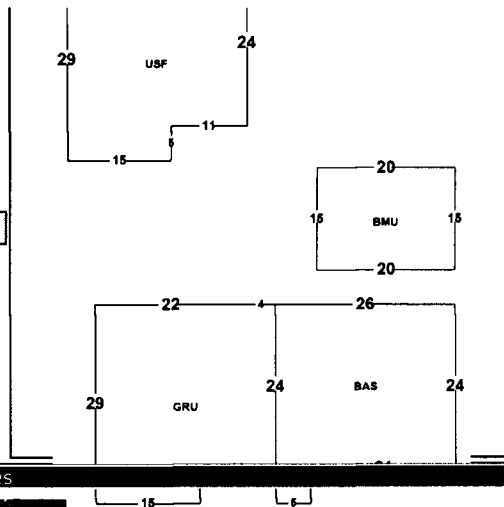
BASE AREA - 624

BASEMENT UNF - 300

GARAGE UNFIN - 699

OPEN PORCH UNF - 25

UPPER STORY FIN - 699



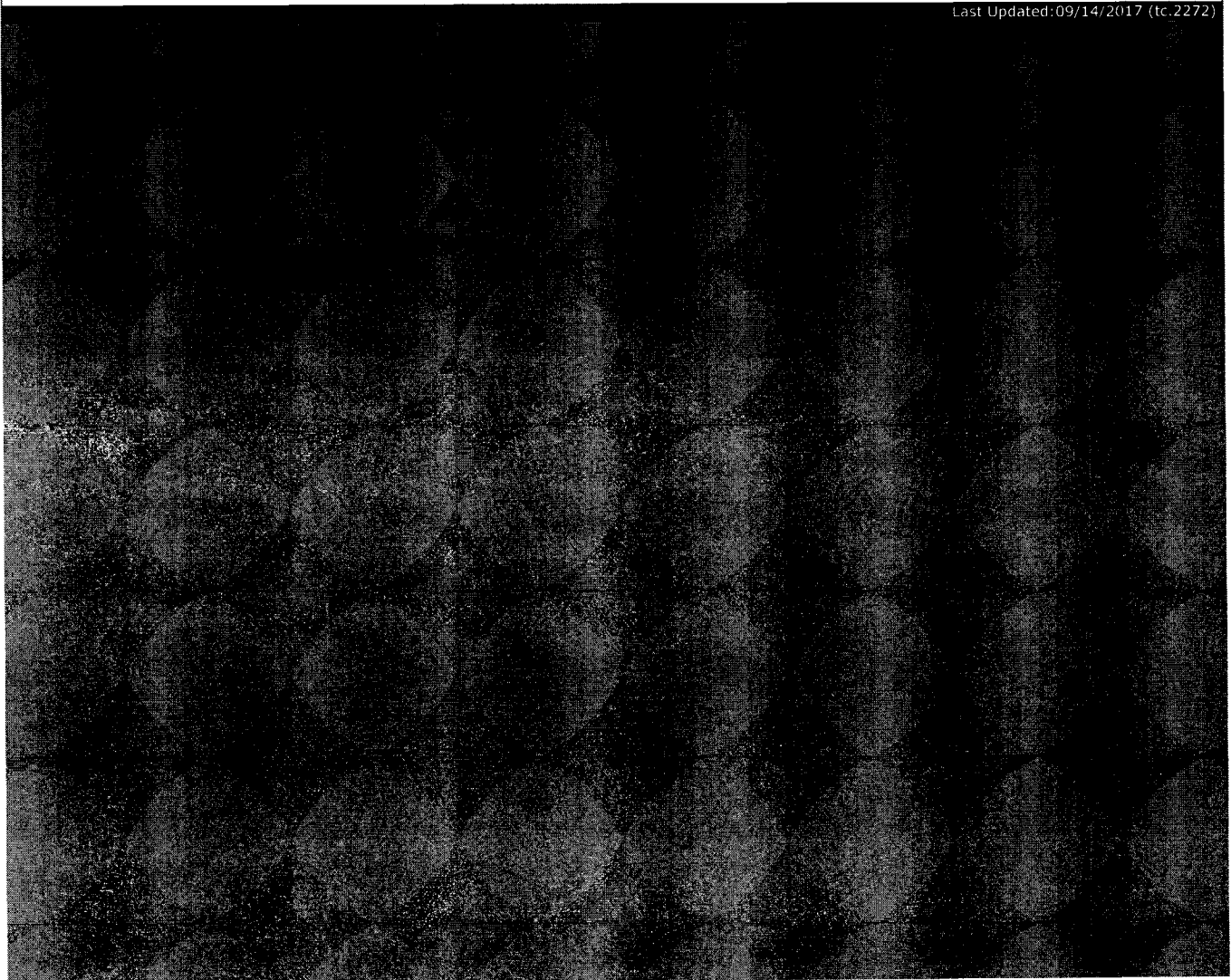
Images



12/12/14

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: 09/14/2017 (tc.2272)





Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



SCAN TO PAY ONLINE

2017 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
05-3634-000	06		102S301000010034

PROPERTY ADDRESS:

EXEMPTIONS:

4616 MARSEILLE DR

18-091

LEWIS PAULINE S
4616 MARSEILLE DR
PENSACOLA, FL 32505

PRIOR YEAR(S) TAXES OUTSTANDING

15/2725

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	53,283	0	53,283	352.55
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	53,283	0	53,283	119.78
BY STATE LAW	4.3830	53,283	0	53,283	233.54
WATER MANAGEMENT	0.0353	53,283	0	53,283	1.88
SHERIFF	0.6850	53,283	0	53,283	36.50
M.S.T.U. LIBRARY	0.3590	53,283	0	53,283	19.13

TOTAL MILLAGE 14.3268

AD VALOREM TAXES \$763.38

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LT 10 BLK 34 MONTCLAIR UNIT NO 4 PB 5 P 88 OR
7134 P 1511 SEC 10/12 T 2S R 30

FP FIRE PROTECTION

125.33

NON-AD VALOREM ASSESSMENTS \$125.33

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$888.71

If Paid By Please Pay	Nov 30, 2017	Dec 31, 2017	Jan 31, 2018	Feb 28, 2018	Mar 31, 2018
	\$853.16	\$862.05	\$870.94	\$879.82	\$888.71

RETAIN FOR YOUR RECORDS

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

2017 Real Estate Property Taxes

ACCOUNT NUMBER
05-3634-000
PROPERTY ADDRESS
4616 MARSEILLE DR

LEWIS PAULINE S
4616 MARSEILLE DR
PENSACOLA, FL 32505

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2017
	853.16
AMOUNT IF PAID BY	Dec 31, 2017
	862.05
AMOUNT IF PAID BY	Jan 31, 2018
	870.94
AMOUNT IF PAID BY	Feb 28, 2018
	879.82
AMOUNT IF PAID BY	Mar 31, 2018
	888.71

DO NOT FOLD, STAPLE, OR MUTILATE

18-091

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.: 14061

November 13, 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 11-13-1997, through 11-13-2017, and said search reveals the following:

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

Pauline S.Lewis

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

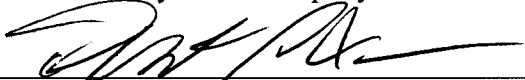
4. Taxes:

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: 

November 13, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 14061

November 13, 2017

**Lot 10, Block 34, Unit No. 4, Montclair, as per plat thereof, recorded in Plat Book 5, Page 88, of the
Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 14061

November 13, 2017

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

1. That certain mortgage executed by Pauline S. Lewis and James R. Lewis, wife and husband in favor of David J. Theriot dated 02/12/2014 and recorded 02/13/2014 in Official Records Book 7134, page 1513 of the public records of Escambia County, Florida, in the original amount of \$20,000.00.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$53,283.00. Tax ID 05-3634-000.

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: rcs@t@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 2-5-2018

TAX ACCOUNT NO.: 05-3634-000

CERTIFICATE NO.: 2015-2725

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

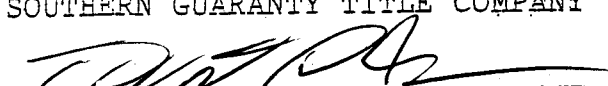
 X Homestead for tax year.

Pauline S. Lewis
4616 Marseille Dr.
Pensacola, FL 32505

David J. Theriot
402 Hood St.
Donaldsonville, LA
and
13 Palao Rd.
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 16th day of November, 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:
Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501

FILE NO 14FL-3042

WARRANTY DEED
TAX ID #10-2S-30-1000-010-034

STATE OF Florida
COUNTY OF Escambia

402 *PT* KNOW ALL MEN BY THESE PRESENTS: That David J. Theriot, a single man, Grantor*, Address:
401 Hood Street, Donaldsonville, LA 70346, for and in consideration of Ten Dollars (\$10.00) and other good and
valuable considerations, the receipt of which is hereby acknowledged, has bargained, sold, conveyed and granted
unto

Pauline S. Lewis, a married woman

Grantee*, Address: 4616 Marseille Drive, Pensacola, FL 32505, grantee's heirs, executors, administrators and
assigns forever, the following described property, situate, lying and being in the County of Escambia, State of Florida,
to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to taxes for current year and to valid easements and restrictions of record affecting the above
property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all
persons whomsoever.

"Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or
assigns of the respective parties hereto, the use of singular member shall include the plural and the plural the singular,
and the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on this 12th day of February,
2014.

David J. Theriot
David J. Theriot

Signed, sealed and delivered
in the presence of:

Witness #1 Sign: *Carol D. Eubanks*

Witness #1 Print Name: Carol D. Eubanks

Witness #2 Sign: *Anita Moss*

Witness #2 Print Name: Anita Moss

STATE OF Florida
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 12th day of February, 2014, by David J.
Theriot, a single man, who has provided his driver's license as identification, and who did take an oath.

My Commission expires:

(Notary Seal)



Carol D. Eubanks
Notary Public
Serial Number

EXHIBIT "A"

LEGAL DESCRIPTION

**Lot 10, Block 34, Unit No. 4 Montclair, according to the map or plat thereof, as
recorded in Plat Book 5, Page 88, of the Public Records of Escambia County,
Florida.**

THIS INSTRUMENT PREPARED BY:
Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501
File # 14FL-3042

THIS MORTGAGE DEED
Property Appraisers Parcel ID#00-0S-00-9060-013-221

EXECUTED the 12th day of February, 2014, by Pauline S. Lewis and James R. Lewis, wife and husband, hereinafter called the mortgagor, to David J. Theriot, hereinafter called the mortgagee:

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one.)

WITNESSETH, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in Escambia County, Florida, viz:

SEE EXHIBIT "A" ATTACHED.

Amount of Mortgage: **\$ 20,000.00**

This Mortgage cannot be assumed without the prior written consent of the Mortgagee herein.

If payments become 10 or more days delinquent per month, a late charge of 5% per month will be assessed.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor 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 and clear of all encumbrances except taxes accruing subsequent to **2014**, restrictions and easements of record, if any.

PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to-wit:

SEE ATTACHED EXHIBIT

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

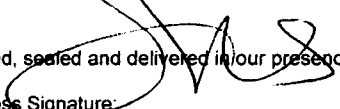
AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than **\$20,000.00** in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred to, paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other rights hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

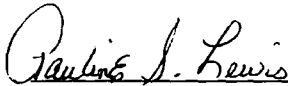
IF any sum of money herein referred to be not promptly paid within 30 days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage,

or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.


IN WITNESS WHEREOF, the said mortgagor has hereunto signed and sealed these presents the day and year first written above.

Signed, sealed and delivered in our presence:

Witness Signature: 
Printed Name: Carol D. Eubanks


Pauline S. Lewis

Witness Signature: 
Printed Name: Anita Moss


James R. Lewis

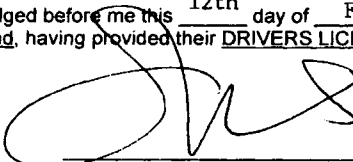
State of Florida

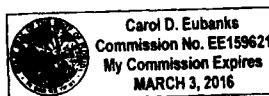
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 12th day of February, 2014, by Pauline S. Lewis and James R. Lewis, wife and husband, having provided their DRIVERS LICENSE as identification.

My Commission expires:

(Notary Seal)


Notary Public
Serial Number



MORTGAGE NOTE

Pensacola, Florida

February 12, 2014

\$20,000.00

FOR VALUE RECEIVED, the undersigned (jointly and severally if more than one) promises to pay David J. Theriot, or order, in the manner hereinafter specified, the principal sum of \$20,000.00 (Twenty Thousand and 00/100 Dollars) with interest from date at the rate of 5% (Five Percent) per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at ~~401~~ ^{202 PH} Hood Street, Donaldsonville, LA 70346, or at such place as may be hereafter designated by written notice from the holder to the maker hereof, on the date and in the manner following:

Payable in 71 consecutive monthly installments of \$322.10 each, including principal and interest, commencing on March 20, 2014, with 1 final 72nd consecutive monthly payment of \$322.04, including principal and interest, due on February 20, 2020.

This Promissory Note cannot be assumed without the prior written consent of the Note Holder herein.

If payments become ten (10) or more days delinquent per month, a late charge of 5% per month will be assessed.

This note with interest is secured by a mortgage on real estate, or even date herewith, made by the maker hereof in favor of the said Payee, and shall be construed and enforced according to the laws of the State of Florida.

If default be made in the payment of any of the sums or interest mentioned herein or in said mortgage for a period of 30 days, or in the performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accrued interest shall at the option of the holder hereof become at once due and collectible without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the laws of the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

Each person liable hereon whether maker or endorser hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if, after maturity of this note or default hereunder, or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

Whenever used herein the terms "holder," maker" and "payee" shall be construed in the singular or plural as the context may require or admit.

Maker's Address
4616 Marseille Drive
Pensacola, FL 32505



Pauline S. Lewis

EXHIBIT "A"

LEGAL DESCRIPTION

**Lot 10, Block 34, Unit No. 4 Montclair, according to the map or plat thereof, as
recorded in Plat Book 5, Page 88, of the Public Records of Escambia County,
Florida.**

THIS INSTRUMENT PREPARED BY:

Jennifer Gantt
Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501
FILE #14FL-3042

AFFIDAVIT

STATE OF Florida
COUNTY OF Escambia

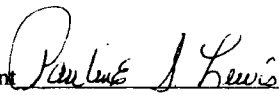
PERSONALLY APPEARED before me this date Pauline S. Lewis (Affiant), who being
by me first duly cautioned and sworn, deposes and says:

1. That Affiant is NOT one and the same person as Pauline M. Lewis named in that certain judgment between Advantage Assets II, Inc., Assignee of Wells Fargo Financial Bank vs. Pauline M. Lewis in the County of Escambia, State of Florida, dated September 21, 2011, and recorded in Official Record Book 6767 at Page 778 of the public records of Escambia County, Florida.
2. That Affiant is NOT one and the same person as Pauline M. Lewis named in that certain judgment between Portfolio Recovery Associates, LLC vs. Pauline M. Lewis in the County of Escambia, State of Florida, dated August 1, 2013, and recorded in Official Record Book 7055 at Page 223 of the public records of Escambia County, Florida.
3. That the aforementioned judgment does not constitute a lien against the following described property, to-wit:

Lot 10, Block 34, Unit No. 4 Montclair, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 88, of the Public Records of Escambia County, Florida.

FURTHER, Affiant sayeth naught.

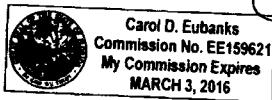
Affiant

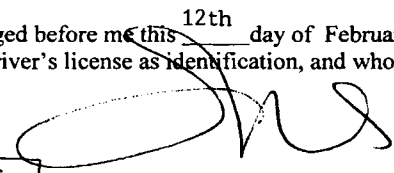

Pauline S. Lewis

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 12th day of February, 2014, by Pauline S. Lewis, who has provided her driver's license as identification, and who did take an oath.

(Notary Seal)




Notary Public

My Commission expires: _____

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 02725 of 2015

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 21, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

PAULINE S LEWIS 4616 MARSEILLE DR PENSACOLA, FL 32505	DAVID J THERIOT 402 HOOD ST DONALDSONVILLE LA
---	---

DAVID J THERIOT 13 PALAO RD PENSACOLA FL 32507
--

WITNESS my official seal this 21th day of December 2017.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 5, 2018, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CBBTL LLC AND B LOW LLC PARTNE CITIBANK NA AS COLLATERAL** holder of **Tax Certificate No. 02725**, issued the **1st day of June, A.D., 2015** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 10 BLK 34 MONTCLAIR UNIT NO 4 PB 5 P 88 OR 7134 P 1511 SEC 10/12 T 2S R 30

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053634000 (18-091)

The assessment of the said property under the said certificate issued was in the name of

PAULINE S LEWIS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of February, which is the **5th day of February 2018**.

Dated this 21st day of December 2017.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



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

By:
Emily Hogg
Deputy Clerk

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Post Property:

4616 MARSEILLE DR 32505



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

PAULINE S LEWIS
4616 MARSEILLE DR
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

PAULINE S LEWIS [18-091]
4616 MARSEILLE DR
PENSACOLA, FL 32505

9171 9690 0935 0128 0980 92

12/22/17 DELIVERED ✓

DAVID J THERIOT [18-091]
402 HOOD ST
DONALDSONVILLE LA

9171 9690 0935 0128 0981 08

12.29.17 RETURNED -
UTP

DAVID J THERIOT [18-091]
13 PALAO RD
PENSACOLA FL 32507

9171 9690 0935 0128 0981 15

12/26/17 DELIVERED ✓

1/2/18
Pauline
called
for
quora

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

By:
Emily Hogg
Deputy Clerk

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[Equipment](#)

[Reports](#)

[Tracking](#)

[Supplies](#)


[Home](#) > [Tracking](#) > Status History

Status History ?

Tracking Number Information

Meter:	11272965	Mailing Date:	12/20/17 03:49 PM
Tracking Number:	9171969009350128098115	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32507
Service:	ERR	City:	PENSACOLA
Value	\$0.460	State:	FL

[Proof of Delivery](#)


13 PALAD RC

Status Details

▼ Status Date	Status
Tue, 12/26/17, 01:21:00 PM	OK : Delivered
Fri, 12/22/17, 11:22:00 AM	Delayed: No Authorized Recipient Available
Fri, 12/22/17, 09:43:00 AM	Out for Delivery
Fri, 12/22/17, 09:33:00 AM	Sorting / Processing Complete
Fri, 12/22/17, 08:35:00 AM	Arrival at Unit

My Services

 [Profile](#)  [Print](#)  [Guide](#)  [Export](#)

[Equipment](#)

[Reports](#)

[Tracking](#)

[Supplies](#)

[Home](#) > [Tracking](#) > Status History

Status History ?

Tracking Number Information

Meter:	11272965	Mailing Date:	12/20/17 03:33 PM
Tracking Number:	9171969009350128098092	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32505
Service:	ERR	City:	PENSACOLA
Value	\$0.460	State:	FL

[Proof of Delivery](#)

Pauline Lewis
for me

Status Details

▼ Status Date	Status
Fri, 12/22/17, 03:10:00 PM	OK : Delivered
Fri, 12/22/17, 09:43:00 AM	Out for Delivery
Fri, 12/22/17, 09:33:00 AM	Sorting / Processing Complete
Fri, 12/22/17, 08:42:00 AM	Arrival at Unit
Fri, 12/22/17, 05:58:00 AM	Processed (processing scan)

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBAULT COUNTY, FL

2017 DEC 29 A 11:57

OFFICIAL RECORDS

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0128 0981 08

NEOPOST

FIRST-CLASS MAIL

12/21/2017

US POSTAGE

\$005.26



ZIP 32502
041M11272965

DAVID J THERIOT [18-091]
402 HC
DONALDSC

NIXIE

708 DE 1

0012/26/17

RETURN TO SENDER
NO MAIL RECEIPT
UNABLE TO FORWARD

333653333

BC: 32502583335

*2187-04317-21-38

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

By:
Emily Hogg
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**

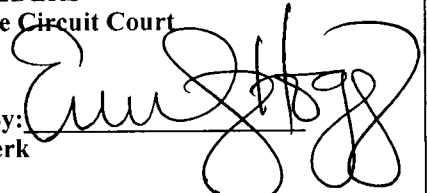
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 053634000 Certificate Number: 002725 of 2015**

**Payor: AC SELECT LLC AND ALAN SHAMS PO BOX 10635 PENSACOLA FL 32524 Date
01/12/2018**

Clerk's Check #	85321	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$3,622.06
		Postage	\$15.78
		Researcher Copies	\$7.00
		Total Received	\$4,142.09

**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 002725

Redeemed Date 01/12/2018

Name AC SELECT LLC AND ALAN SHAMS PO BOX 10635 PENSACOLA FL 32524

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$3,622.06
Postage = TD2	\$15.78
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: 053634000 Certificate Number: 002725 of 2015

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/05/2018"/>	Redemption Date <input type="text" value="01/12/2018"/>
Months	7	6
Tax Collector	<input type="text" value="\$3,272.23"/>	<input type="text" value="\$3,272.23"/>
Tax Collector Interest	\$343.58	\$294.50
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,622.06	<input type="text" value="\$3,572.98"/> 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	\$40.50
Total Clerk	\$497.25	<input type="text" value="\$490.50"/> CH
Postage	<input type="text" value="\$15.78"/>	<input type="text" value="\$15.78"/>
Researcher Copies	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Total Redemption Amount	\$4,142.09	\$4,086.26
	Repayment Overpayment Refund Amount	\$55.83 + 40 = <input type="text" value="\$ 95.83"/> Redeemer

Notes

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

18-091

Document Number: ECSO17CIV065767NON

Agency Number: 18-003072

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 02725 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: PAULINE S LEWIS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/21/2017 at 2:04 PM and served same at 8:20 AM on 1/2/2018 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



K. JACKSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

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Post Property:

4616 MARSEILLE DR 32505



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

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

18-091

Document Number: ECSO17CIV065721NON

Agency Number: 18-003045

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 02725 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: PAULINE S LEWIS

Defendant:

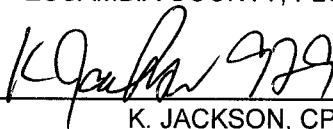
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 12/21/2017 at 2:03 PM and served same on PAULINE S LEWIS , at 8:20 AM on 1/2/2018 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



K. JACKSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

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Personal Services:

PAULINE S LEWIS
4616 MARSEILLE DR
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

January 22, 2018

AC SELECT LLC AND ALAN SHAMS
PO BOX 10635
PENSACOLA FL 32524

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 002725

\$95.83

TOTAL \$95.83

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 •

January 22, 2018

CBBTL LLC AND B LOW LLC PARTNE CITIBANK NA AS COLLATERAL
4747 EXECUTIVE DR STE 510
SAN DIEGO CA 92121

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 002725	\$450.00	\$40.50	\$490.50

TOTAL \$490.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CBBTL LLC AND B LOW LLC PARTNE CITIBANK NA AS COLLATERAL holder of Tax Certificate No. 02725, issued the 1st day of June, A.D., 2015 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 10 BLK 34 MONTCLAIR UNIT NO 4 PB 5 P 88
OR 7134 P 1511 SEC 10/12 T 2S R 30
SECTION 10, TOWNSHIP 2 S, RANGE 30 W
TAX ACCOUNT NUMBER 053634000 (18-091)
The assessment of the said property under the said certificate issued was in the name of

PAULINE S LEWIS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of February, which is the 5th day of February 2018.

Dated this 21st day of December 2017.
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR1/3-1/24TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2015 TO 02725 in the Escambia Court was published in said newspaper in and was printed and released on January 3, 2018, January 10, 2018, January 17, 2018 and again on January 24, 2018.

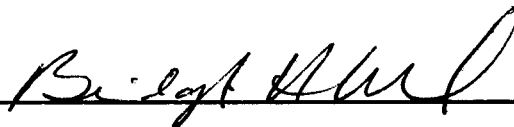
Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X 

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 25th day of January 2018, by Malcolm G. Ballinger, who is personally known to me.

X 



Bridget A. Roberts
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG023500
Expires 8/22/2020