

17-500

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700296

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 / 3167**, 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: **06-0847-000**

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 2050 PHILADELPHIA, PA 19102

Property Owner:
REASE WILLIE M
711 WOODLAND DR
PENSACOLA, FL 32503
ALSO BEG 1036 4/10 FT E OF NW COR OF LT 4 S 33 FT W 66 FT
CONTINUE W 201 4/10 FT FOR POB S 120 FT W Full 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
2015/3167	06-0847-000	06/01/2015	535.92	26.80	562.72

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
2016/2871	06-0847-000	06/01/2016	726.85	6.25	98.28	831.38

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. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

1,394.10
0.00
730.72
200.00
175.00

2,499.82

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
19. Total Amount to Redeem

6.25

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.

06-0847-000 2015

ALSO BEG 1036 4/10 FT E OF NW COR OF LT 4 S 33 FT W 66 FT CONTINUE W 201 4/10 FT FOR POB S 120 FT W 67 FT N 120 FT E 67 FT TO POB OR 860/1277 P 597/876

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700296

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
06-0847-000	2015/3167	06-01-2015	ALSO BEG 1036 4/10 FT E OF NW COR OF LT 4 S 33 FT W 66 FT CONTINUE W 201 4/10 FT FOR POB S 120 FT W 67 FT N 120 FT E 67 FT TO POB OR 860/1277 P 597/876

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:	162S304101000000
Account:	060847000
Owners:	REASE WILLIE M
Mail:	711 WOODLAND DR PENSACOLA, FL 32503
Situs:	3409 W SCOTT ST 32505
Use Code:	MULTI-FAMILY <=9
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	\$8,550	\$23,591	\$32,141	\$30,892
2015	\$8,550	\$22,865	\$31,415	\$28,084
2014	\$6,412	\$13,996	\$20,408	\$20,408

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/1978	1277	876	\$8,900	WD	View Instr
01/1974	860	597	\$4,300	SC	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
ALSO BEG 1036 4/10 FT E OF NW COR OF LT 4 S 33 FT W 66 FT CONTINUE W 201 4/10 FT FOR POB S 120 FT W 67 FT N 120 FT...

Extra Features
None

Parcel Information

Section Map Id:
16-25-30-2

Approx. Acreage:
0.1816

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

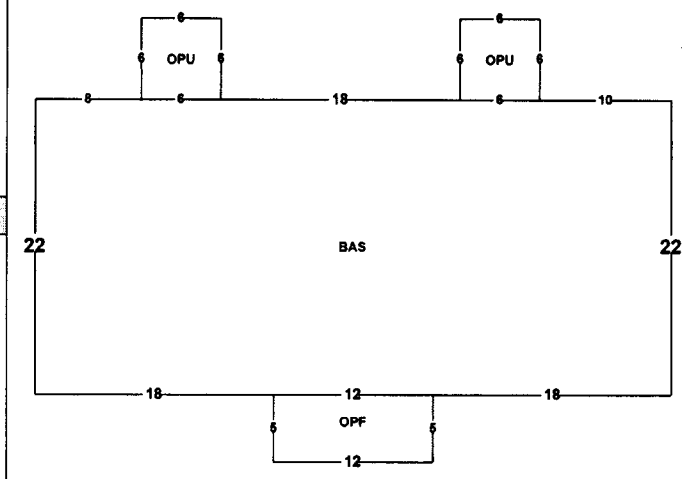
Buildings

Address: 3409 W SCOTT ST, Year Built: 1968, Effective Year: 1968

Structural Elements

INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
 PIL/STL

Areas - 1188 Total SF
BASE AREA - 1056
OPEN PORCH FIN - 60
OPEN PORCH UNF - 72



Images



6/25/13

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.3527)

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.: 13726

July 6, 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 07-06-1997, through 07-06-2017, and said search reveals the following:

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

Willie M. Rease

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

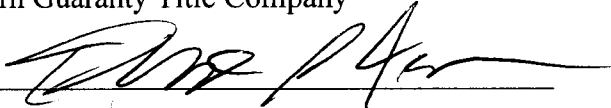
4. Taxes:

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 6, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13726

July 6, 2017

162S304101000000 - Full Legal Description

ALSO BEG 1036 4/10 FT E OF NW COR OF LT 4 S 33 FT W 66 FT CONTINUE W 201 4/10 FT FOR POB S 120 FT W
67 FT N 120 FT E 67 FT TO POB OR 860/1277 P 597/876

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13726

July 6, 2017

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

1. Judgment filed by State of Florida recorded in O.R. Book 7202, page 990.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$32,141.00. Tax ID 06-0847-000.

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: 10-2-2017

TAX ACCOUNT NO.: 06-0847-000

CERTIFICATE NO.: 2015-3167

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 State of Florida/
Notify Escambia County, 190 Governmental Center, 32502

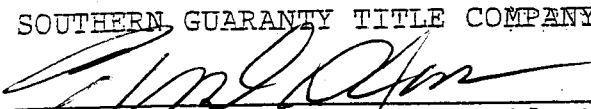
 X Homestead for tax year.

Willie M. Rease
711 Woodland Dr.
Pensacola, FL 32503

Unknown Tenants
3409 W. Scott St.
Pensacola, FL 32505

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.

State of Florida

Escambia County

W. T. Greel
5400 N. ALABAMA ST.
PENSACOLA, FLORIDAForm 140
PRINTED AND FOR SALE
MAYES PRINTING CO.
PENSACOLA, FLA.

WARRANTY DEED

3409 W. Scott St. (71501)

Know All Men by These Presents: That we, W. T. Greel and Lavada Greel, husband and wife,

for and in consideration of Ten dollars and other good and valuable consideration

DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
Willie Mae Reese

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:

That portion of Government Lot 4, Section 16, Township 2 South, Range 30 West, Escambia County, Florida described as follows: Commencing at a concrete monument at the Northwest corner of Unit #2, Laurel Park, according to plat filed in Plat Book 5, at Page 6 of the records of said county; thence North 0°00' East along the Northerly extension of the West line of said subdivision a distance of 267.4 feet to a point 33 feet South of the North line of said Lot 4; thence South 89°27' West, 267.4 feet for the point of beginning; thence South 89°27' West, 67.0 feet; thence South 0°33' East, 120.0 feet; thence South 0°33' East, 67.0 feet; thence North 0°33' West, 120.0 feet to the point of beginning.

Subject to taxes for the year 1974 and thereafter.

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

And we covenant that we, W. T. Greel, well seized of an indefeasible estate in fee simple in the said property, and having a good right to convey the same; that it is free of lien or encumbrance, and that we, our heirs, executors and administrators, the said grantees, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 16th day of November A. D. 19 78.

Signed, sealed and delivered in the presence of

Margaret A. Williams
E. Alan King

(SEAL)
Lavada Greel
(SEAL)
(SEAL)

State of Florida

Escambia County

Before the subscriber personally appeared W. T. Greel, and Lavada Greel

his wife known to me to be the individual described by said names in and who executed the foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

and official seal this 16th day of November 1978

My commission expires

Jan. 16, 1982

9163

FILED
IN THE PUBLIC
RECORDS OF
ESCAMBIA COUNTY
NOV 27 3 00 PM '78
NOTARY PUBLIC
W. T. GREEL

Instrument #2014053444, Pam Childers Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY
190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

✓

STATE OF FLORIDA

VS

CASE NO: 2010 CO 027274 A
CODE ENFORCMENT CITATION NO: CE101000290
/ DOB: 01/01/1953

WILLIE MOSES REASE JR
711 WOODLAND DRIVE
PENSACOLA FL 32503

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2010 DEC 14 P 3:01
COUNTY CRIMINAL DIVISION
FILED & RECORDED

JUDGMENT AGAINST DEFENDANT FOR CODE ENFORCEMENT CIVIL PENALTY

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$200.00, to the Clerk of the Court, which the Court has determined to be the defendant's liability for civil infraction under Escambia County Resolution R98-171;

It is further ordered and adjudged that, in accordance with Section 162.21, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 14th day of December, 2010.


JUDGE JOHN F SIMON

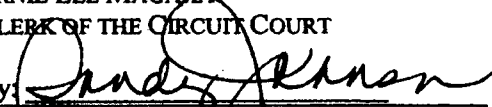
ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of hereof had been furnished to defendant by delivery by mail, this 15 day of December, 2010



ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
By: 
CERTIFICATE OF TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
DATE: 7/25/2014

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: 060847000 Certificate Number: 003167 of 2015**

Payor: WILLIE REASE 711 WOODLAND DR PENSACOLA FL 32503 Date 08/11/2017

Clerk's Check #	2730966	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$2,731.05
		Postage	\$10.52
		Researcher Copies	\$2.00
		Total Received	\$3,234.07 \$2,813.06

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: Whitney Copping
 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
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

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

Case # 2015 TD 003167

Redeemed Date 08/11/2017

Name WILLIE REASE 711 WOODLAND DR PENSACOLA FL 32503

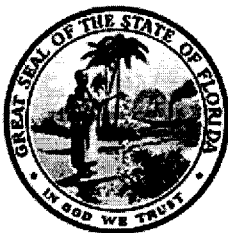
Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$2,731.05
Postage = TD2	\$10.52
ResearcherCopies = TD6	\$2.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 060847000 Certificate Number: 003167 of 2015

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 10/02/2017	Redemption Date 08/11/2017
Months	6	4
Tax Collector	\$2,499.82	\$2,499.82
Tax Collector Interest	\$224.98	\$149.99
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,731.05	\$2,656.06 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	\$0.00
Researcher Copies	\$2.00	\$0.00
Total Redemption Amount	\$3,234.07	\$3,133.06
	Repayment Overpayment Refund Amount	\$101.01

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.

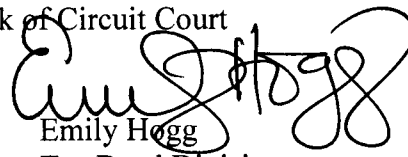
TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 004749	\$450.00	\$27.00	\$477.00
2015 TD 007844	\$490.00	\$29.40	\$519.40
2015 TD 002047	\$450.00	\$27.00	\$477.00
2015 TD 000987	\$450.00	\$27.00	\$477.00
2015 TD 003167	\$450.00	\$27.00	\$477.00
2015 TD 002103	\$450.00	\$27.00	\$477.00
2015 TD 000500	\$450.00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

TOTAL \$3,381.40

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division