

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1700192

Date of Tax Deed Application

Apr 24, 2017

This is to certify that **DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC**, holder of **Tax Sale Certificate Number 2015 / 3830**, 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: **07-0544-430**

Cert Holder:

DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT FORT WORTH, TX 76116

Property Owner:

TYSON RUFUS T EST OF
C/O SHANA T HILL
403 N GREEN ST
PENSACOLA, FL 32505

LTS 1 & 12 BLK D AND PARCEL F (NOT INCLUDED IN PLAT)
 WHISPERING OAKS PB 8 P 36 OR 4254 P 1713 CA 159

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
2015/3830	07-0544-430	06/01/2015	553.55	27.68	581.23

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
2016/3497	07-0544-430	06/01/2016	591.77	6.25	80.01	678.03

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)

1,259.26
 0.00
 567.04
 200.00
 175.00

 2,201.30

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 3rd day of May, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: September 5, 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.
 07-0544-430 2015

which are in my possession.

Electronic signature on file
DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116

04-24-2017
Application Date

Applicant's signature

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700192

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116,

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
07-0544-430	2015/3830	06-01-2015	LTS 1 & 12 BLK D AND PARCEL F (NOT INCLUDED IN PLAT) WHISPERING OAKS PB 8 P 36 OR 4254 P 1713 CA 159

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
DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116

04-24-2017
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
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General Information

Reference: 342S300295001004
Account: 070544430
Owners: TYSON RUFUS T EST OF
Mail: C/O SHANA T HILL
 403 N GREEN ST
 PENSACOLA, FL 32505
Situs: 403 N GREEN ST 32505
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2016	\$9,852	\$19,324	\$29,176	\$29,176
2015	\$9,852	\$18,272	\$28,124	\$28,124
2014	\$9,898	\$17,239	\$27,137	\$27,137

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

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/1998	4254	1713	\$27,000	SC	View Instr
12/1997	4207	1783	\$1,000	CT	View Instr
02/1992	3123	46	\$23,000	WD	View Instr
10/1991	3077	319	\$32,500	WD	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

LTS 1 & 12 BLK D AND PARCEL F (NOT INCLUDED IN PLAT) WHISPERING OAKS PB 8 P 36 OR 4254 P 1713 CA 159

Extra Features

None

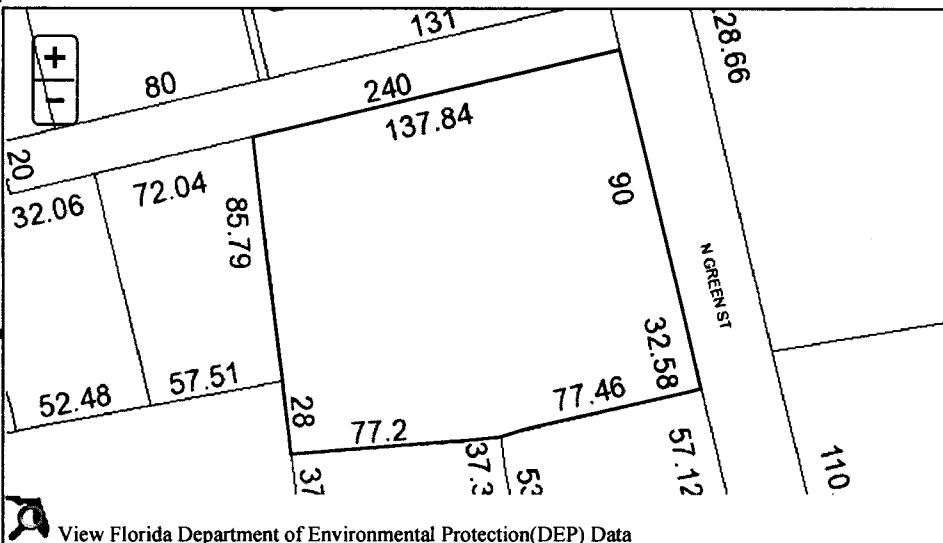
Parcel Information

Section
Map Id:
 CA159

Approx. Acreage:
 0.4496

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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


Buildings

Address: 403 N GREEN ST, Year Built: 1950, Effective Year: 1950

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-WALL/FLOOR FURN

INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

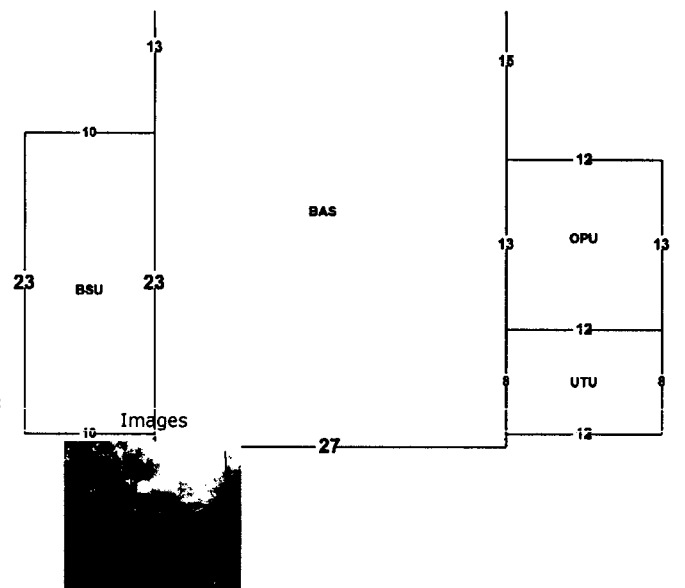
 Areas - 1481 Total SF

BASE AREA - 999

BASE SEMI UNF - 230

OPEN PORCH UNF - 156

UTILITY UNF - 96



1/18/17

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:05/11/2017 (tc.4990)

17-400

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.: 13666

June 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 06-06-1997, through 06-06-2017, and said search reveals the following:

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

Estate of Rufus Tyrone Tyson, contractual interest

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: 

June 6, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13666

June 6, 2017

**Lots 1 and 12, Block D and Parcel F (not included in Plat), Whispering Oaks, Plat Book 8, Page 36, O.R.
Book 4254, page 1713, CA 159, Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13666

June 6, 2017

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

1. Contract for Deed executed by Rufus Tyrone Tyson in favor of Juanita L. Tomblin, Trustee of the Juanita L. Tomblin Revocable Trust dated 05/04/1998 and recorded 05/07/1998 in Official Records Book 4254, page 1713 of the public records of Escambia County, Florida, in the original amount of \$17,000.00.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$29,176.00. Tax ID 07-0544-430.

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: 9-5-2017

TAX ACCOUNT NO.: 07-0544-430

CERTIFICATE NO.: 2015-3830

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

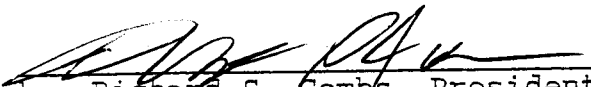
 X Homestead for tax year.

Beneficiaries and Heirs of the
Estate of Rufus Tyrone Tyson
c/o Shana T. Hill
403 N. Green St.
Pensacola, FL 32505

Joe M. Loftin, successor Trustee of the
Juanita L. Tomblin Revocable Trust
2101 Barrancas Ave.
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 6th day of June, 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.

189.00

PREPARED BY:
THURSTON A. SHELL, of
SHELL, FLEMING, DAVIS & MENGE, P.A.
226 SOUTH PALAFOX PLACE
SEVILLE TOWER - SEVENTH FLOOR
POST OFFICE BOX 1831
PENSACOLA, FLORIDA 32598-1831
SPD&M FILE NO.: 1913-53

403 Green Street
Pensacola, Florida 32505 Grantee's SS No
Buyer's Address

OR BK 4254 PG1713
Escambia County, Florida
INSTRUMENT 98-481592
DEED DOC STRIPS PD @ ESC CO \$ 189.00
05/07/98 ERMIE LEE MORGAN, CLERK
By: [Signature]
MTG DOC STRIPS PD @ ESC CO \$ 59.50
05/07/98 ERMIE LEE MORGAN, CLERK
By: [Signature]
INTANGIBLE TAX PD @ ESC CO \$ 34.00
05/07/98 ERMIE LEE MORGAN, CLERK
By: [Signature]

34-2S-30-0295-001-004
Property Appraiser's
Parcel ID No

STATE OF FLORIDA

COUNTY OF ESCAMBIA

CONTRACT FOR DEED

THIS AGREEMENT made and entered into this 4th day of May 1998, by and between JUANITA L. TOMBLIN, Trustee of The Juanita L. Tomblin Revocable Trust, herein called Seller, and RUFUS TYRONE TYSON, a single man, herein called Buyer,

WITNESSETH:

That in consideration of the sum of One Hundred (\$100.00) Dollars and of the mutual promises and covenants contained in this agreement and other valuable considerations passed between the parties to it, the Seller agrees to sell to the Buyer, and the Buyer agrees to buy from the Seller, the following described real property situate, lying and being in Escambia County, Florida, to wit:

Lots 1 and 12, Block D and Parcel F, Whispering Oaks, a subdivision of a portion of Section 34, Township 2 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 8, page 36 of the public records of said County, said Parcel F being designated as "Not Included this Plat".

for a total purchase price of Twenty-seven Thousand Dollars (\$27,000.00), of which the Buyer has paid the sum of Ten Thousand Dollars (\$10,000.00), receipt of which is hereby acknowledged by Seller, and agrees to pay the remaining balance of Seventeen Thousand Dollars (\$17,000.00), together with interest at the rate of Eight and one-half percent (8.5%) per annum computed with monthly rests, in accordance with the terms of the promissory note of date even herewith executed by the Buyer payable to the Seller, such payments to be in the sum of \$157.60 per month, principal and interest, commencing one month from date, and continuing on the same day of each month thereafter for 61 months, at which time the full unpaid balance of principal and all accrued interest shall be due and payable:

1. When the balance due hereunder has been paid in full, Seller shall deliver to the Buyer a warranty deed conveying title to the above property to the Buyer free and clear of liens and encumbrances, except for existing pedestrian easements and utility easements, subdivision restrictions and the lien of taxes and such other liens as the Buyer may hereafter impose or suffer. Buyer will pay all taxes for 1998 and thereafter.

2. The Buyer shall be permitted to go into possession of the property covered by this agreement on the date of its execution. All taxes, assessments and levies of every nature shall be paid by the Buyer before their delinquency, failing which the Seller (without obligation to do so) may pay them without waiving or affecting any right contained herein and charge the sums so paid, together with a service fee of ten percent (10%) of their amount, to the Buyer, and such sums of money shall bear interest from the date of payment at the highest lawful rate. If the receipts for payment of such taxes are not delivered by the Buyer to the Seller by the date the same become delinquent, the Seller may order a tax search of the public records to determine the true status of the

taxes and charge the cost of such search to the Buyer, and such charge shall be secured by this agreement and shall bear interest at the highest lawful rate.

3. The Buyer shall keep the improvements upon said property insured in the name of the Seller and the Buyer as their interests may appear, in an insurance company licensed to do business in the State of Florida satisfactory to Seller, in a sum not less than the balance due on this contract, or the full insurable value, whichever is less. In the event of the Buyer's failure to perform this covenant, the Seller may (but shall not be required to) place insurance on such improvements, pay the premiums therefor and charge the sums so paid, together with a service fee of ten percent (10%) of their amount, to the Buyer, and such sums shall be secured by this agreement and shall bear interest at the maximum rate permitted by law. In the event of a loss by fire or other casualty the Buyer shall give immediate notice by mail to the Seller, and Seller may, if any sum becomes payable under such policy, apply it to the indebtedness secured by this contract, or may permit the Buyer to use it for other purposes without impairing the lien of this mortgage.

4. The Buyer shall not permit, commit or suffer any waste, impairment or deterioration of the property, or any part of it. Upon the failure of Buyer to keep the improvements on the property in good condition or repair, Seller may demand either the adequate repair of the improvements, an increase in the amount of security, or the immediate repayment of the debt secured hereby. Failure of Buyer to comply with the demand of Seller for a period of thirty (30) days shall constitute a default hereunder.

5. Buyer shall not convey or assign his rights under this agreement without the written consent of Seller. Such consent shall not be withheld if Buyer's proposed assignee has the apparent financial ability to perform the Buyer's obligations hereunder and if such assignee agrees to increase the interest rate on the unpaid balance due hereunder to a rate equal to that currently being charged by savings and loan associations in Escambia County, Florida, and if such assignee assumes the obligations of the Buyer hereunder and the obligation to pay such additional interest. No assignment, whether with or without the consent of the Seller, shall relieve the Buyer of his obligations hereunder. In the event of such an assignment, the Seller, without notice to the Buyer, may deal with the Buyer's assignee or successors in interest with reference to the premises and the debt secured hereby in the same manner as with the Buyer and may forbear to sue or may extend time for payment of the debt secured, without discharging or in any way affecting the liability of the Buyer under this instrument or upon the debt secured. Any assignment without Seller's consent shall constitute a default hereunder.

6. Buyer shall pay for the recording of this contract, together with required documentary stamps and intangible tax hereon. Upon the execution and delivery by Seller to Buyer of a deed of conveyance, Buyer shall pay all required recording and documentary stamps and surtax upon the deed.

7. The time of payment shall be of the essence. Buyer shall pay the late payment penalties provided in the promissory note for payments received by Seller more than ten (10) days after their due date. Any default in the performance of the obligations of the promissory note and any failure to comply with the obligations of this contract shall constitute a default hereunder. In the event of such default, Seller may consider the whole of the balance due under this agreement as immediately due and payable and collectible, or the Seller may rescind this agreement, retaining the cash consideration paid for it as liquidated damages, and this agreement shall then become null and void, and in that event, Seller shall have all of the remedies available by law, including the right to foreclose Seller's Vendors' Lien as if this contract

were a mortgage. In the event that Seller seeks to enforce this agreement by foreclosure or other legal proceedings, all costs of those proceedings, including reasonable attorney's fees of not less than ten percent (10%) of the balance of principal and interest owed by Buyer to Seller, shall be paid by the Buyer and shall be secured by the Vendors' Lien retained hereby.

IN WITNESS WHEREOF, the parties have set their hands and seals the day and year first above written.

Signed and sealed and delivered
in the presence of:

Deanna M. Kelly
Deanna M. Kelly
Tasha L. Lattin
As to Seller

Juanita L. Tomblin
JUANITA L. TOMBLIN, Trustee
of The Juanita L. Tomblin
Revocable Trust
SELLER

Carolyn M. Gadd
CAROLYN M. GADD
T. A. Shell
As to Buyer

Rufus Tyrone Tyson
RUFUS TYRONE TYSON
BUYER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

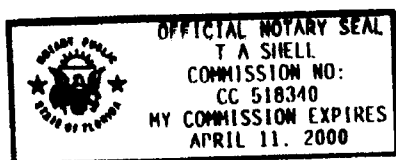
The foregoing instrument was acknowledged before me this 4th day of May, 1998 by Juanita L. Tomblin, Trustee of the Juanita L. Tomblin Revocable Trust, who is personally known to me.

LISA M. TAYLOR
"Notary Public-State of FL"
Comm. Exp. Feb. 20, 2000
Comm. No. CC 534389

Lisa M. Taylor
Notary Public
Print name LISA TAYLOR
My commission expires: 4/11/2000
FEB. 20, 2000

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 4th day of May, 1998 by Rufus Tyrone Tyson who is personally known to me or who has produced a driver's license for identification purposes.



T. A. Shell
Notary Public
Print name T. A. Shell
My commission expires: 4/11/2000

OR BK 4254 PG1716
Escambia County, Florida
INSTRUMENT 98-481592
RCD May 07, 1998 10:27 am
Escambia County, Florida

RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-481592

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Green Street

Legal Address of Property: 403 Green Street, Pensacola, FL 32505

The County (XX) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Thurston A. Shell

Thurston A. Shell
of Shell, Fleming, Davis & Menge
Post Office Box 1831
Pensacola, FL 32598-1831

AS TO SELLERS(S):

Juanita L. Tomblin
Seller's Name: JUANITA L. TOMBLIN
Trustee of The Juanita L. Tomblin
Revocable Trust

Seller's Name: _____

Deanna M. Kelly
Witness' Name: Deanna M. Kelly

Taylor Loftin
Witness' Name: Taylor Loftin

AS TO BUYER(S):

Rufus Thorne Tyson
Buyer's Name: RUFUS THORNE TYSON

Buyer's Name: _____

Carolyn M. Gard
Witness' Name: CAROLYN M. GARD

T.A. Shell
Witness' Name: T.A. SHELL

DEED DOC STAMPS PD & ESC CO \$ 7.00
12/31/97 ERNIE LEE MAGAHA, CLERK
By: Joyce M. Cameron

RCD Dec 31, 1997 03:11 pm
Escambia County, Florida

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

JUANITA L. TOMBLIN, as Trustee
of The Juanita L. Tomblin
Revocable Trust,

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-445504

Plaintiff

vs.

Case No. 97-1451-CA-01
Division D

JUDY TRUITT, WALTER REESE MORTON,
DAVID WAYNE PERDUE, CAROLYN ELAINE MEITZLER
and JOYCE MARIE CAMERON, aka Tracy Wise,
as children and sole heirs of Lois E. Martin,
deceased

Defendants

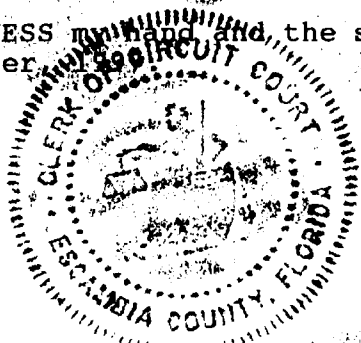
CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on December 19, 1997, for the property described herein, and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida was sold to the plaintiff, Juanita L. Tomblin, as Trustee of The Juanita L. Tomblin Revocable Trust:

Lots 1 and 12, Block D and Parcel F, Whispering Oaks, a subdivision of a portion of Section 34, Township 2 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 8, page 36 of the public records of said County, said Parcel F being designated as "Not Included this Plat".

WITNESS my hand and the seal of the Court on this 30th day of
of December, 1997.



ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

By: Joyce M. Cameron
Deputy Clerk

Bid \$1,000.00

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 03830 of 2015

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 20, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EST OF RUFUS T TYSON C/O SHANA T HILL 403 N GREEN ST PENSACOLA, FL 32505	JOE M LOFTIN SUCCESSOR TRUSTEE JUANITA L TOMBLIN REVOCABLE TRUST 2101 BARRANCAS AVE PENSACOLA FL 32507
---	---

WITNESS my official seal this 20th day of July 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 September 5, 2017, 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 **DIH TAX PARTNERS LLC** holder of **Tax Certificate No. 03830**, 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:

**LTS 1 & 12 BLK D AND PARCEL F (NOT INCLUDED IN PLAT) WHISPERING OAKS PB 8 P 36
OR 4254 P 1713 CA 159**

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070544430 (17-400)

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

EST OF RUFUS T TYSON

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** Tuesday in the month of September, which is the **5th day of September 2017**.

Dated this 20th day of July 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

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 September 5, 2017, 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 DIH TAX PARTNERS LLC holder of Tax Certificate No. 03830, 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:

**LTS 1 & 12 BLK D AND PARCEL F (NOT INCLUDED IN PLAT) WHISPERING OAKS PB 8 P 36
OR 4254 P 1713 CA 159**

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070544430 (17-400)

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

EST OF RUFUS T TYSON

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Post Property:

403 N GREEN ST 32505



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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

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Personal Services:

**EST OF RUFUS T TYSON
C/O SHANA T HILL
403 N GREEN ST
PENSACOLA, FL 32505**

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



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

17-400

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV036979NON

Agency Number: 17-010364

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03830 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF RUFUS T TYSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/20/2017 at 1:47 PM and served same at 9:13 AM on 7/28/2017 in ESCAMBIA COUNTY, FLORIDA, by serving EST OF RUFUS T TYSON , the within named, to wit: SHANA HILL, DAUGHTER.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 930

C. CEPHAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

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Personal Services:

**EST OF RUFUS T TYSON
C/O SHANA T HILL
403 N GREEN ST
PENSACOLA, FL 32505**

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



By:
Emily Hogg
Deputy Clerk

JUL 20 2017 1:47

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

17-400

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV036962NON

Agency Number: 17-010309

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03830 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF RUFUS T TYSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/20/2017 at 1:45 PM and served same at 9:14 AM on 7/28/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 930
C. CEPHAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

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Post Property:

403 N GREEN ST 32505



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

By:
Emily Hogg
Deputy Clerk

RECEIVED
2017 JUL 20 1:45

EST OF RUFUS T TYSON [17-400]
C/O SHANA T HILL
403 N GREEN ST
PENSACOLA, FL 32505

9171 9690 0935 0129 1065 50

7.22.17 DELIVERED ✓

JOE M LOFTIN SUCCESSOR TRUSTEE
[17-400]
JUANITA L TOMBLIN REVOCABLE
TRUST
2101 BARRANCAS AVE
PENSACOLA FL 32507

9171 9690 0935 0129 1065 43

7.21.17 DELIVERED ✓



Escambia
Sun Press
 PUBLISHED WEEKLY SINCE 1948
 (Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

09-05-2017 - TAX CERTIFICATE # 03830

in the CIRCUIT Court

was published in said newspaper in the issues of

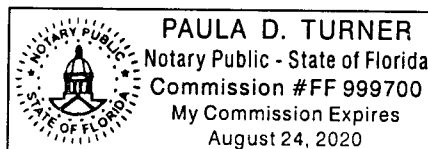
AUGUST 3, 10, 17 & 24, 2017

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, 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 in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 24TH day of AUGUST
 A.D., 2017

PAULA D. TURNER
 NOTARY PUBLIC



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PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ESCAMBIA COUNTY, FLORIDA
 (SEAL)

By: Emily Hogg
 Deputy Clerk

oaw-4w-08-03-10-17-24-2017

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

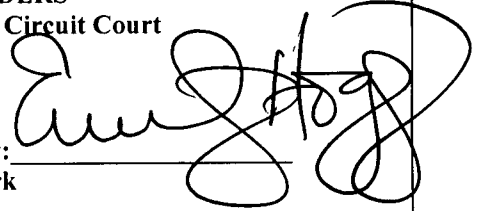
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 070544430 Certificate Number: 003830 of 2015**

Payor: SHANA T HILL 403 N GREEN ST PENSACOLA, FL 32505 Date 09/05/2017

Clerk's Check #	1	Clerk's Total	\$483.75 \$2816.40
Tax Collector Check #	1	Tax Collector's Total	\$2,372.65
		Postage	\$10.52
		Researcher Copies	\$5.00
		Total Received	\$2,871.92

\$2831.92

**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
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 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 003830

Redeemed Date 09/05/2017

Name SHANA T HILL 403 N GREEN ST PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$483.75	\$2816.40
Due Tax Collector = TAXDEED	\$2,372.65	
Postage = TD2	\$10.52	
ResearcherCopies = TD6	\$5.00	

• 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: 070544430 Certificate Number: 003830 of 2015

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/05/2017"/>	Redemption Date <input type="text" value="09/05/2017"/>
Months	<input type="text" value="5"/>	<input type="text" value="5"/>
Tax Collector	<input type="text" value="\$2,201.30"/>	<input type="text" value="\$2,201.30"/>
Tax Collector Interest	<input type="text" value="\$165.10"/>	<input type="text" value="\$165.10"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$2,372.65"/>	<input type="text" value="\$2,372.65"/> 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	<input type="text" value="\$33.75"/>	<input type="text" value="\$33.75"/>
Total Clerk	<input type="text" value="\$483.75"/>	<input type="text" value="\$483.75"/> CH
Postage	<input type="text" value="\$10.52"/>	<input type="text" value="\$10.52"/>
Researcher Copies	<input type="text" value="\$5.00"/>	<input type="text" value="\$5.00"/>
Total Redemption Amount	<input type="text" value="\$2,871.92"/>	<input type="text" value="\$2,871.92"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$0.00"/>



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 12, 2017

DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH TX 76116

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 009259	\$450.00	\$33.75	\$483.75
2015 TD 002352	\$450.00	\$33.75	\$483.75
2015 TD 006929	\$450.00	\$33.75	\$483.75
2015 TD 003830	\$450.00	\$33.75	\$483.75

TOTAL \$1,935.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division