

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1900294

Date of Tax Deed Application

Apr 22, 2019

This is to certify that **ST WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2015 / 4139**, 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: **07-2489-000**

Cert Holder:

ST WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

Property Owner:

MOULTON PROPERTIES HOLDINGS LLC
PO BOX 12524
PENSACOLA, FL 32591
 BEG AT SE COR OF LT 1 N 16 DEG 30 MIN W WITH E LI OF LT
 870 52/100 FT TO N R/W LI OF LILLIAN H/W S 7 (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
2015/4139	07-2489-000	06/01/2015	2,001.91	100.10	2,102.01

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
/						

Amounts Certified by Tax Collector (Lines 1-7):

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
- Total of Delinquent Taxes Paid by Tax Deed Applicant
- Total of Current Taxes Paid by Tax Deed Applicant
- Property Information Report Fee
- Tax Deed Application Fee
- Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
- Total (Lines 1 - 6)

Total Amount Paid

2,102.01
2,808.00
1,990.51
200.00
175.00
7,275.52

Amounts Certified by Clerk of Court (Lines 8-15):

- Clerk of Court Statutory Fee for Processing Tax Deed
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Clerk of Court Recording Fee for Certificate of Notice
- Sheriff's Fee
- Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
- Total (Lines 8 - 13)
- One-half Assessed Value of Homestead Property, if Applicable per F.S.
- Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
- Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
- Redemption Fee
- Total Amount to Redeem

Total Amount Paid

6.25

Done this the 21st day of May, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: March 2, 2020

By

Candice Lewis

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

07-2489-000 2015

BEG AT SE COR OF LT 1 N 16 DEG 30 MIN W WITH E LI OF LT 870 52/100 FT TO N R/W LI OF LILLIAN H/W S 78 DEG 53 MIN W ALG N LI OF H/W 967 66/100 FT FOR POB CONTINUE S 78 DEG 53 MIN W 130 FT N 1 DEG 25 MIN E 250 FT N 78 DEG 53 MIN E 130 FT S 1 DEG 25

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900294

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283,

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
07-2489-000	2015/4139	06-01-2015	BEG AT SE COR OF LT 1 N 16 DEG 30 MIN W WITH E LI OF LT 870 52/100 FT TO N R/W LI OF LILLIAN H/W S 78 DEG 53 MIN W ALG N LI OF H/W 967 66/100 FT FOR POB CONTINUE S 78 DEG 53 MIN W 130 FT N 1 DEG 25 MIN E 250 FT N 78 DEG 53 MIN E 130 FT S 1 DEG 25 MIN W 250 FT TO POB DB 543 P 747 LESS OR 3752 P 710/712 SR 298 R/W

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, property information 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
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

04-22-2019
Application Date

Applicant's signature





Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

☒ Navigate Mode
 ☒ Account
 ☐ Reference

Printer Friendly Version

General Information	
Reference:	352S301900002001
Account:	072489000
Owners:	MOULTON PROPERTIES INC
Mail:	PO BOX 12524 PENSACOLA, FL 32591
Situs:	5400 LILLIAN HWY 32506
Use Code:	PRIVATE SCHOOL-GRADE SCHOOL P
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
2018	\$22,062	\$100,696	\$122,758	\$122,758
2017	\$20,805	\$98,206	\$119,011	\$119,011
2016	\$20,805	\$97,940	\$118,745	\$118,745

[Disclaimer](#)

Tax Estimator

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

Sales Data	
Sale Date	Book Page Value Type
11/08/2018	7995 1424 \$100 QC
08/13/2014	7211 572 \$100 WD
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	

Official
Records
(New
Window)

[View Instr](#)
[View Instr](#)

2018 Certified Roll Exemptions
None

Legal Description
BEG AT SE COR OF LT 1 N 16 DEG 30 MIN W WITH E LI OF LT 870 52/100 FT TO N R/W LI OF LILLIAN H/W S 78 DEG 53 MIN W...

Extra Features
ASPHALT PAVEMENT CHAINLINK FENCE MODULAR OFFICE/BLDG WOOD DECK WOOD FENCE

Parcel Information

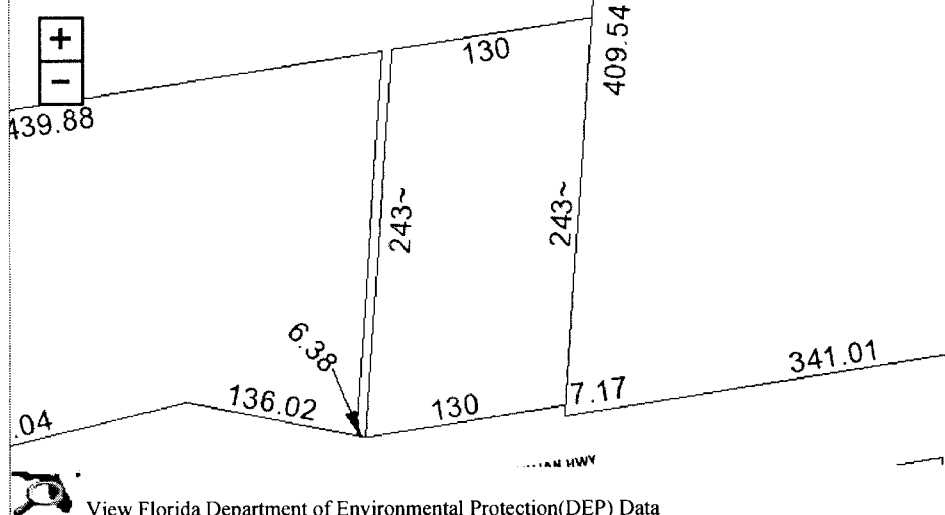
[Launch Interactive Map](#)

Section Map Id:
35-2S-30-1

Approx. Acreage:
0.7250

Zoned: P
HDMU

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 5400 LILLIAN HWY, Year Built: 1961, Effective Year: 1980

Structural Elements
DECOR/HILLWORK: AVERAGE
DWELLING UNITS: 0
EXTERIOR WALL: BRICK COMMON

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **5T WEALTH PARTNERS LP** holder of **Tax Certificate No. 04139**, 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:

BEG AT SE COR OF LT 1 N 16 DEG 30 MIN W WITH E LI OF LT 870 52/100 FT TO N R/W LI OF LILLIAN H/W S 78 DEG 53 MIN W ALG N LI OF H/W 967 66/100 FT FOR POB CONTINUE S 78 DEG 53 MIN W 130 FT N 1 DEG 25 MIN E 250 FT N 78 DEG 53 MIN E 130 FT S 1 DEG 25 MIN W 250 FT TO POB OR 7995 P 1424 LESS OR 3752 P 710/712 SR 298 R/W

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 072489000 (20-150)

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

MOULTON PROPERTIES INC

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 March, which is the **2nd** day of March 2020.

Dated this 24th day of May 2019.

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

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: 072489000 Certificate Number: 004139 of 2015**

**Payor: LINKS FINANCIAL LLC 100 EAST MADISON STREET SUITE 302 TAMPA FL 33602
Date 06/25/2019**

Clerk's Check #	1199611015	Clerk's Total	\$544.06
Tax Collector Check #	1	Tax Collector's Total	\$8,482.23
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$9,103.29

7678.05

**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
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 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 004139
Redeemed Date 06/25/2019

Name LINKS FINANCIAL LLC 100 EAST MADISON STREET SUITE 302 TAMPA FL 33602

Clerk's Total = TAXDEED	\$544.06
Due Tax Collector = TAXDEED	\$8,482.23 7661.05
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

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: 072489000 Certificate Number: 004139 of 2015

Redemption ☐ Yes ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 03/02/2020	Redemption Date 06/25/2019
Months	11	2
Tax Collector	\$7,275.52	\$7,275.52
Tax Collector Interest	\$1,200.46	\$218.27
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$8,482.23	\$7,500.04 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$77.06	\$14.01
Total Clerk	\$544.06	\$481.01 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$9,143.29	\$7,998.05
	Repayment Overpayment Refund Amount	\$1,145.24
Book/Page		

Notes

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8101, Page 671, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04139, issued the 1st day of June, A.D., 2015

TAX ACCOUNT NUMBER: 072489000 (20-150)

DESCRIPTION OF PROPERTY:

BEG AT SE COR OF LT 1 N 16 DEG 30 MIN W WITH E LI OF LT 870 52/100 FT TO N R/W LI OF LILLIAN H/W S 78 DEG 53 MIN W ALG N LI OF H/W 967 66/100 FT FOR POB CONTINUE S 78 DEG 53 MIN W 130 FT N 1 DEG 25 MIN E 250 FT N 78 DEG 53 MIN E 130 FT S 1 DEG 25 MIN W 250 FT TO POB OR 7995 P 1424 LESS OR 3752 P 710/712 SR 298 R/W

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: MOULTON PROPERTIES INC

Dated this 25th day of June 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

20-150
Redeemed

PROPERTY INFORMATION REPORT

File No.: 15624

December 12, 2019

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 12-10-1999, through 12-10-2019, and said search reveals the following:

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

Moulton Properties, Inc.

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

December 12, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15624

December 12, 2019

352S301900002001 - Full Legal Description

BEG AT SE COR OF LT 1 N 16 DEG 30 MIN W WITH E LI OF LT 870 52/100 FT TO N R/W LI OF LILLIAN H/W S
78 DEG 53 MIN W ALG N LI OF H/W 967 66/100 FT FOR POB CONTINUE S 78 DEG 53 MIN W 130 FT N 1 DEG 25
MIN E 250 FT N 78 DEG 53 MIN E 130 FT S 1 DEG 25 MIN W 250 FT TO POB OR 7995 P 1424 LESS OR 3752 P
710/712 SR 298 R/W

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15624

December 12, 2019

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

1. All Taxes Paid. The assessed value is \$127,365.00. Tax ID 07-2489-000.

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: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 3-2-2020

TAX ACCOUNT NO.: 07-2489-000

CERTIFICATE NO.: 2015-4139

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.

Moulton Properties, Inc.
P.O. Box 12524
Pensacola, FL 32591

Property address:
5400 Lillian Hwy.
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,
this 9th day of December, 2019.

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:

T. A. Borowski, Jr.
Borowski & Traylor, P.A.
P.O. Box 12651
Pensacola, FL 32591-2651
(850) 429-2027

Parcel Id. No. 352S301900002001

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this 9th day of November, 2018, between MOULTON PROPERTIES HOLDINGS, LLC, a Florida limited liability company, whose mailing address is P.O. Box 12524, Pensacola, FL 32591, ("Grantor"), and MOULTON PROPERTIES, INC., a Florida corporation, whose mailing address is P.O. Box 12524, Pensacola, FL 32591, ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, paid by Grantee to Grantor, the receipt and sufficiency of which Grantor hereby acknowledges, does hereby remise, release and quitclaim unto Grantee all of the right, title, interest, claim and demand which Grantor has in and to the following described real property, situate, lying, and being in the County of Escambia, State of Florida, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.

This property is not the homestead property of Grantor.

This quit claim deed was prepared using information obtained from the public records and not prepared in connection with the issuance of title insurance or with the benefit of a title search.

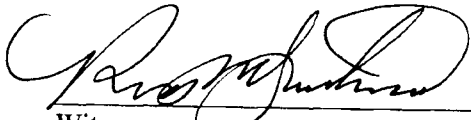
This conveyance of real property is pursuant to a Chapter 11 plan that was confirmed under Section 1129 of the Bankruptcy Code prior to the date of the transfer and therefore is not subject to documentary stamp taxes pursuant to Fla. Admin. Code 12B-4.014(15).

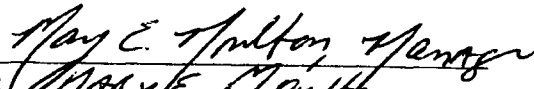
IN WITNESS WHEREOF, Grantor has caused this Quit Claim Deed to be executed by its duly authorized officer on the day and year first above written.

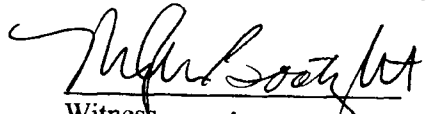
[Signature and acknowledgement on following page]

Signed, sealed & delivered
in the presence of:

MOULTON PROPERTIES HOLDINGS,
LLC, a Florida limited liability company


Witness
Print Name: Diane M. Sweetman

By: 
Its: Manager


Witness
Print Name: Mary Ann Boatright

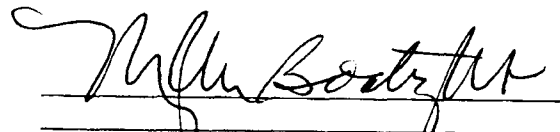
STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 8th day of
November, 2018, by Mary E. Moulton, as
Manager of Moulton Properties Holdings, LLC, a Florida limited liability
company, and on behalf of such company, who: (notary **must** check applicable box)

- ☒ is personally known to me.
☐ produced a current Florida driver's license as identification.
☐ produced _____ as identification.

(SEAL)




(Print Name)

Notary Public
Commission # _____
My Commission Expires: _____

EXHIBIT "A"

Commence at the Southeast corner of Government Lot 1, Section 35, Township 2 South, Range 30 West, Escambia County, Florida; thence North 16 degrees 30 minutes 0 seconds West along the East line of said lot for a distance of 870.52 feet to the Northerly right of way line of Lillian Highway (66 foot right of way); thence South 78 degrees 45 minutes 54 seconds West along said Northerly right of way line for a distance of 967.66 feet to the point of beginning; thence continue South 78 degrees 53 minutes 0 seconds West along said Northerly right of way line for a distance of 130 feet; thence North 1 degree, 25 minutes 0 seconds East for a distance of 250 feet; thence North 78 degrees 53 minutes 0 seconds East a distance of 130 feet; thence South 1 degree 25 minutes 0 seconds West 250 feet to the point of beginning; less and except that portion conveyed to the State of Florida Department of Transportation as recorded in Official Records Book 3752, Page 710, Public Records of Escambia County, Florida.