

17-506

# Tax Collector's Certification

CTY-513

Tax Deed Application Number

1700270

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 / 4574**, 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: **08-1789-000**

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:

**BAKER MELODY D**  
**9 MINDORO CIR**

**PENSACOLA, FL 32507**

LT 17 BLK 1 LUZON HTS PB 2 P 5 OR 6337 P 1874 OR 7084 P  
 1426 OR 7084 P 1428 SEC 50/51 T 2S R 30 CA 2 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
2015/4574	08-1789-000	06/01/2015	343.67	17.18	360.85

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 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)

360.85

0.00

354.20

200.00

175.00

1,090.05

**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

19,998.50

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.

08-1789-000 2015

LT 17 BLK 1 LUZON HTS PB 2 P 5 OR 6337 P 1874 OR 7084 P 1426 OR 7084 P 1428 SEC 50/51 T 2S R 30 CA 217

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1700270

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
08-1789-000	2015/4574	06-01-2015	LT 17 BLK 1 LUZON HTS PB 2 P 5 OR 6337 P 1874 OR 7084 P 1426 OR 7084 P 1428 SEC 50/51 T 2S R 30 CA 217

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:** 502S306070017001  
**Account:** 081789000  
**Owners:** BAKER MELODY D  
**Mail:** 9 MINDORO CIR  
 PENSACOLA, FL 32507  
**Situs:** 9 MINDORO CIR 32507  
**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	\$7,600	\$38,286	\$45,886	\$39,997
2015	\$7,600	\$36,326	\$43,926	\$39,719
2014	\$7,600	\$34,436	\$42,036	\$39,404

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/04/2013	7084	1428	\$100	OT	<a href="#">View Instr</a>
09/27/2013	7084	1426	\$100	QC	<a href="#">View Instr</a>
06/02/2008	6337	1874	\$22,000	WD	<a href="#">View Instr</a>
10/2006	6337	1873	\$100	OT	<a href="#">View Instr</a>
08/2001	4750	1415	\$100	WD	<a href="#">View Instr</a>
10/1986	2301	721	\$32,500	WD	<a href="#">View Instr</a>
08/1986	2269	606	\$100	WD	<a href="#">View Instr</a>
05/1986	2253	290	\$100	WD	<a href="#">View Instr</a>

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

### 2016 Certified Roll Exemptions

HOMESTEAD EXEMPTION

### Legal Description

LT 17 BLK 1 LUZON HTS PB 2 P 5 OR 6337 P 1874 OR 7084 P 1426 OR 7084 P 1428 SEC 50/51 T 2S R 30 CA 217

### Extra Features

BLOCK/BRICK GARAGE

### Parcel Information

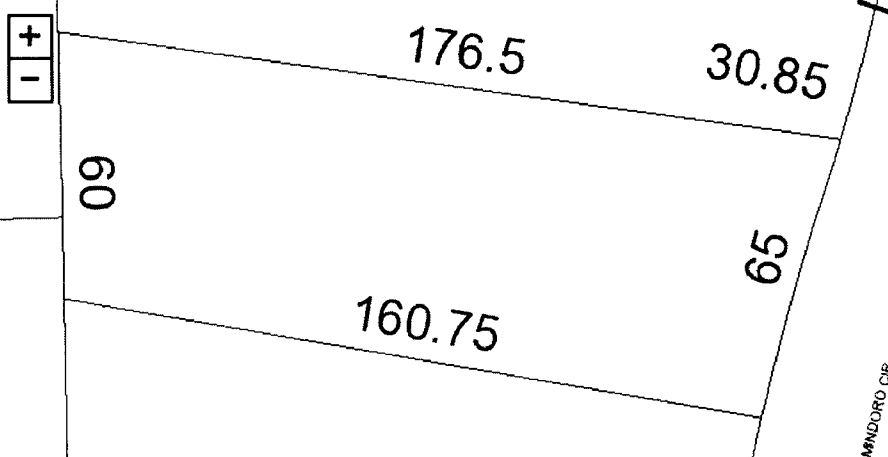
[Launch Interactive Map](#)

**Section Map Id:**  
 CA217

**Approx. Acreage:**  
 0.2391

**Zoned:**   
 MDR

**Evacuation & Flood Information**  
[Open Report](#)



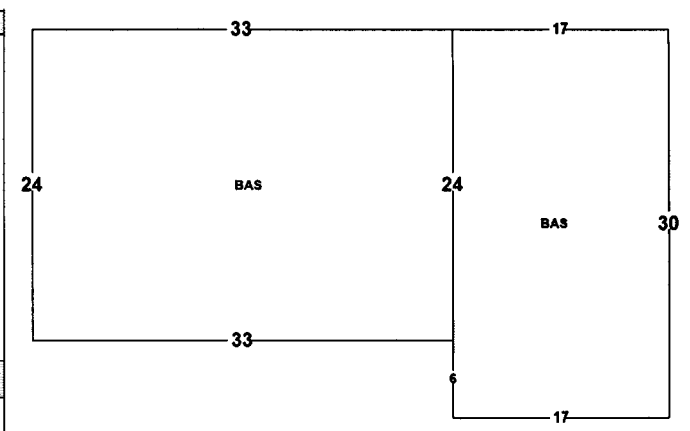
[View Florida Department of Environmental Protection\(DEP\) Data](#)

### Buildings

Address: 9 MINDORO CIR, Year Built: 1946, Effective Year: 1946

**Structural Elements**  
**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-ASBESTOS SIDING**  
**FLOOR COVER-HARDWOOD/PARQET**  
**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-HIP**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 **Areas - 1302 Total SF**  
**BASE AREA - 1302**



Images



10/11/11

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.4480)

**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

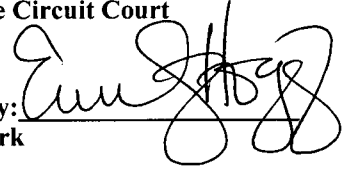
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 081789000 Certificate Number: 004574 of 2015**

**Payor: CENTRAL CREDIT UNION OF FLORIDA PO BOX 17048 PENSACOLA FL 32522      Date  
07/21/2017**

Clerk's Check #	1134422	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$1,194.40
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	<del>\$1,784.90</del>

**\$1295.60**

**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 004574  
 Redeemed Date 07/21/2017**

**Name CENTRAL CREDIT UNION OF FLORIDA PO BOX 17048 PENSACOLA FL 32522**

Clerk's Total = TAXDEED	<del>\$490.50</del>
Due Tax Collector = TAXDEED	<del>\$1,194.40</del> <b>\$1295.60</b>
Postage = TD2	<del>\$60.00</del>
ResearcherCopies = TD6	<del>\$40.00</del>

• 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: 081789000 Certificate Number: 004574 of 2015**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/02/2017"/>	Redemption Date <input type="text" value="07/21/2017"/> 
Months	6	3
Tax Collector	<input type="text" value="\$1,090.05"/>	<input type="text" value="\$1,090.05"/>
Tax Collector Interest	\$98.10	\$49.05
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,194.40	<input type="text" value="\$1,145.35"/> 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	\$40.50	<input type="text" value="\$20.25"/>
Total Clerk	\$490.50	<input type="text" value="\$470.25"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,784.90	\$1,615.60
	Repayment Overpayment Refund Amount	\$169.30

Notes

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed

17-506

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 13732

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:

Melody D. Baker

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.: 13732

July 6, 2017

**Lot 17, Block 1, Luzon Heights, as per plat thereof, recorded in Plat Book 2, Page 5, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 13732

July 6, 2017

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

1. That certain mortgage executed by Melody D. Baker in favor of Central Credit Union of Florida dated 09/27/2013 and recorded 10/04/2013 in Official Records Book 7084, page 1429 of the public records of Escambia County, Florida, in the original amount of \$23000.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$45,886.00. Tax ID 08-1789-000.

**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.: 08-1789-000

CERTIFICATE NO.: 2015-4574

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 2016 tax year.

Melody D. Baker  
9 Mindoro Circle  
Pensacola, FL 32507

Central Credit Union of Florida  
P.O. Box 17048  
Pensacola, FL 32522

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.

1000  
10.70  
THIS INSTRUMENT WAS PREPARED BY:  
JAMES M. WEBER of BEGGS & LANE  
501 COMMENDENCIA STREET  
PENSACOLA, FLORIDA 32502

Parcel ID #: 50-2S-30-6070-017-001

QUITCLAIM DEED

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That I, SAMSON TILLMAN, a single man, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations to me in hand paid, the receipt whereof is hereby acknowledged, do remise, release and quit claim unto MELODY D. BAKER, a single woman, whose address is 9 Mindoro Circle, Pensacola, Florida 32507, her heirs, personal representatives, successors and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

LOT 17, BLOCK 1, LUZON HEIGHTS, ACCORDING TO THE MAP  
OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 5,  
OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead. To have and to hold the same in fee simple forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27<sup>th</sup> day of September, 2013.

Signed, sealed and delivered  
in the presence of:

Sign: Stephen L. Watts  
Print: Stephen L. Watts

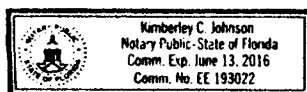
Samson Tillman (SEAL)  
Samson Tillman

Sign: Kimberly C. Johnson  
Print: Kimberly C. Johnson

Grantor's Mailing Address is:  
9 Mindoro Cir  
Pensacola, FL 32507

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of September, 2013, by Samson Tillman, a single man, who is personally known to me or who produced his Florida Driver's License as identification, and who did not take an oath.



Kimberly C. Johnson  
Notary Public, State of Florida at Large

My Commission Expires: 6/13/16

THIS INSTRUMENT WAS PREPARED BY:  
JAMES M. WEBER of BEGGS & LANE,  
A REGISTERED LIMITED LIABILITY PARTNERSHIP  
501 COMMENDENCIA STREET  
PENSACOLA, FLORIDA 32502

(4)

154.00  
18.50

Parcel ID# 50-2S-30-6070-017-001  
172.50

WARRANTY DEED

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That we, DRINDA SUE CHUITES, a married woman, and LINDA LEE BAKER, a married woman (herein "Grantors"), for and in consideration of the sum of One hundred and no/100 Dollars (\$100.00) and other good and valuable considerations to us in hand paid, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto LAUREN W. BAKER and MELODY D. BAKER, husband and wife, as to an undivided one half interest, and SAMSON TILLMAN, a single man, as to the remaining undivided one half interest, (herein "Grantees"), whose address is 9 Mindora Circle, Pensacola, Florida 32507, their heirs, personal representatives, successors and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

LOT 17, BLOCK 1, LUZON HEIGHTS, ACCORDING TO THE MAP  
OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 5,  
OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Grantors herein covenant and warrant that the above described property does not constitute the homestead of either of the said Grantors nor does it abut the homestead of either of the Grantors.

There are excepted from the warranties herein contained any restrictions and easements of record in Escambia County, Florida, the lien of ad valorem real property taxes for 2008 and subsequent years, and any mineral conveyances or mineral reservations of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, personal representatives, successors and assigns, forever. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, together with all riparian rights, if any, free from all exemptions and right of homestead. And we covenant that we are well seized of an indefeasible estate in fee simple in said property and have a good right to convey the same; that it is free from encumbrances, and that we, our heirs, personal representatives, successors and assigns, the said Grantees, their heirs, personal representatives, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 2nd day of June, 2008.

Signed, sealed and delivered  
in the presence of:

Sign: Ivan Garcia  
Print: IVAN GARCIA

Sign: James M. Weber  
Print: James M. Weber

Drinda Sue Chuites  
Drinda Sue Chuites

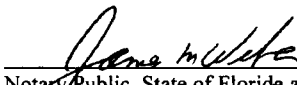
Whose Mailing Address Is:  
# 4 West Lee Street  
Pensacola, Florida 32501

Linda Lee Baker  
Linda Lee Baker

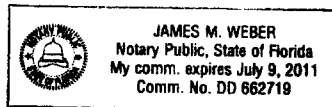
Whose Mailing Address Is:  
7468 Brightwood Street  
Pensacola, Florida 32506

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of June, 2008, by Drinda Sue Chuites, a married woman, and Linda Lee Baker, a married woman, who are personally known to me or have produced their Florida driver's licenses as identification, and who did not take an oath.

  
\_\_\_\_\_  
Notary Public, State of Florida at Large  
My Commission Expires: July 9, 2011

W:\WP60\59548.UIC\WD.060208.wpd



44.00  
80.50  
124.50

PREPARED BY  
CYNTHIA ACOSTA  
6200 N. "W" ST.  
Pensacola, FL 32505

WHEN RECORDED, MAIL TO  
Central Credit Union of Florida  
PO BOX 17048  
Pensacola, FL 32522

AFTER RECORDING RETURN TO:

James M. Weber  
Beggs & Lane  
501 Commendancia Street  
Pensacola, FL 32502

**MORTGAGE**

SPACE ABOVE IS FOR RECORDER'S USE

THIS MORTGAGE is made on 09/27/13 between the Mortgagor,  
MELODY D BAKER

(herein "Borrower"), and the Mortgagee, Central Credit Union of Florida, a  
corporation organized and existing under the laws of State of Florida,  
whose address is 6200 N. "W" ST. Pensacola, FL 32522 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 23,000.00, which indebtedness  
is evidenced by Borrower's note dated 09/27/13 and extensions and renewals thereof (herein "Note"),  
providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid,  
due and payable on 10/10/28;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the  
payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this  
Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does  
hereby mortgage, grant and convey to Lender the following described property located in the County of  
Escambia State of Florida:

**LOT 17, BLOCK 1, LUZON HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS  
RECORDED IN PLAT BOOK 2, PAGE 5, OF THE PUBLIC RECORDS OF ESCAMBIA  
COUNTY, FLORIDA.**

which has the address of 9 Mindoro Circle (Street)  
Pensacola (City) Florida 32507 (herein "Property Address");  
(Zip Code)

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights,  
appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this  
Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a  
leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to  
mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of  
record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all  
claims and demands, subject to encumbrances of record.

1223

EFL208 (LASER)

**REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE  
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

**NOTICE TO BORROWER**

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.

Signed and delivered in the presence of:

X *Stephne L. Watts*  
Signature of Witness  
Stephne L. Watts  
Name of Witness Typed, Printed or Stamped

X *Kimberley C. Johnson*  
Signature of Witness  
Kimberley C. Johnson  
Name of Witness Typed, Printed or Stamped

X  
Signature of Witness  
\_\_\_\_\_  
Name of Witness Typed, Printed or Stamped

X  
Signature of Witness  
\_\_\_\_\_  
Name of Witness Typed, Printed or Stamped

X *Melody D. Baker*  
Signature of Borrower (Seal)

MELODY D BAKER  
Name of Borrower Typed, Printed or Stamped  
9 Mindoro Circle  
Pensacola FL 32507  
Mailing Address of Borrower, Typed, Printed or Stamped

X  
Signature of Borrower (Seal)

\_\_\_\_\_  
Name of Borrower Typed, Printed or Stamped

\_\_\_\_\_  
Mailing Address of Borrower, Typed, Printed or Stamped

X  
Signature of Borrower (Seal)

\_\_\_\_\_  
Name of Borrower Typed, Printed or Stamped

\_\_\_\_\_  
Mailing Address of Borrower, Typed, Printed or Stamped

X  
Signature of Borrower (Seal)

\_\_\_\_\_  
Name of Borrower Typed, Printed or Stamped

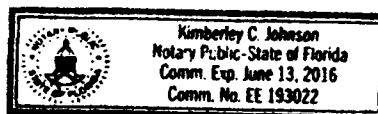
\_\_\_\_\_  
Mailing Address of Borrower, Typed, Printed or Stamped

STATE OF FLORIDA, Pascambia County ss:

The foregoing instrument was acknowledged before me this 09/27/13 (date)  
by MELODY D BAKER

who is personally known to me or who has produced \_\_\_\_\_ as identification and  
who \_\_\_\_\_ take an oath.

*Kimberley C. Johnson*  
Signature of Person Taking Acknowledgment  
Kimberley C. Johnson  
Name of Acknowledger Typed, Printed or Stamped  
Notary - State of Florida  
Title or Name



Serial Number, if Any





# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 1, 2017

PFS FINANCIAL 1 LLC US BANK  
50 SOUTH 16<sup>TH</sup> 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
2014 TD 003873	\$450.00	\$20.25	\$470.25
2015 TD 004574	\$450.00	\$20.25	\$470.25
2015 TD 005176	\$450.00	\$20.25	\$470.25

**TOTAL \$1,410.75**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

Emily Hogg  
Tax Deed Division