

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
09-1600-000 2015

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700271

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
09-1600-000	2015/5176	06-01-2015	LT 20 BEAL S/D PB 5 P 29 OR 7171 P 303

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: 2615312000000020
Account: 091600000
Owners: CARABREN VICTORIA
Mail: 5115 HUNTSVILLE AVE
 PENSACOLA, FL 32526
Situs: 5115 HUNTSVILLE AVE 32526
Use Code: MOBILE HOME
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	\$14,250	\$5,127	\$19,377	\$19,377
2015	\$14,250	\$4,610	\$18,860	\$18,860
2014	\$14,250	\$4,156	\$18,406	\$18,406

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/04/2016	7606	1237	\$100	OJ	View Instr
07/28/2014	7214	1059	\$11,200	WD	View Instr
05/12/2014	7171	303	\$10,000	CT	View Instr
06/10/2013	7028	1179	\$100	OT	View Instr
08/22/2011	6756	328	\$100	CJ	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

LT 20 BEAL S/D PB 5 P 29 OR 7214 P 1059 OR 7606 P 1237

Extra Features

FRAME BUILDING
 UTILITY BLDG

Parcel Information

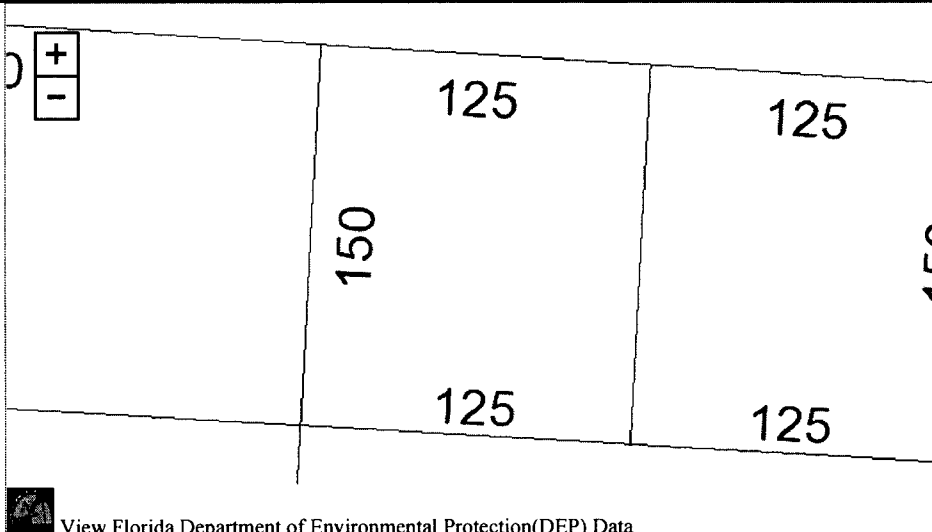
[Launch Interactive Map](#)

Section Map Id:
 26-15-31-1

Approx. Acreage:
 0.4142

Zoned:
 LDR

Evacuation & Flood Information
[Open Report](#)



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

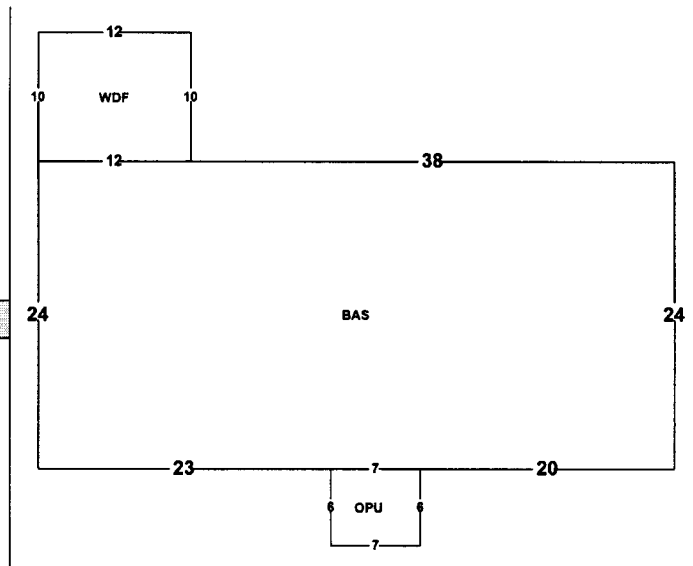
Buildings

Address: 5115 HUNTSVILLE AVE, Year Built: 1982, Effective Year: 1982

Structural Elements

ROOFING: SHINGLES
 FLOORING: CARPET
 WALLS: DRYWALL
 CEILING: DRYWALL
 EXTERIOR: VINYL SIDING
 INTERIOR: CARPET

 Areas - 1362 Total SF
BASE AREA - 1200
OPEN PORCH UNF - 42
WOOD DECK FIN - 120



None

Last Updated:05/16/2017 (tc.4917)

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

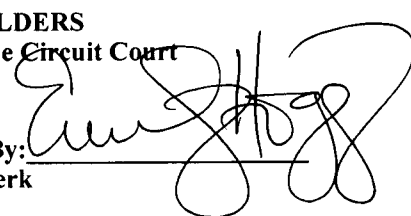
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 091600000 Certificate Number: 005176 of 2015

Payor: VICTORIA RABREN 5115 HUNTSVILLE AVE PENSACOLA, FL 32526 Date 07/21/2017

Clerk's Check #	1	Clerk's Total	\$490/50
Tax Collector Check #	1	Tax Collector's Total	\$1,413.47
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,003.97

\$1505.63

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
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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 005176

Redeemed Date 07/21/2017

Name VICTORIA RABREN 5115 HUNTSVILLE AVE PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$490.50	
Due Tax Collector = TAXDEED	\$1,413.47	\$1505.63
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	

• 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: 091600000 Certificate Number: 005176 of 2015

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 10/02/2017	Redemption Date 07/21/2017
Months	6	3
Tax Collector	\$1,291.03	\$1,291.03
Tax Collector Interest	\$116.19	\$58.10
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,413.47	\$1,355.38 <i>TC</i>
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$40.50	\$20.25 <i>alt</i>
Total Clerk	\$490.50	\$470.25
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$2,003.97	\$1,825.63
	Repayment Overpayment Refund Amount	\$178.34

Notes

Southern Guaranty Title Company

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

Redeemed

17-510

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13736

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:

Victoria Maegan Carabren formerly Vicitoria Rabren

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

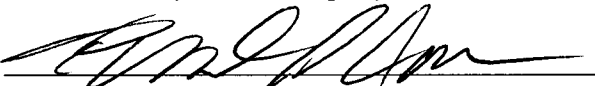
4. Taxes:

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
CONTINUATION PAGE**

File No.: 13736

July 6, 2017

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

1. Taxes for the year 2014-2016 delinquent. The assessed value is \$19,377.00. Tax ID 09-1600-000.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13736

July 6, 2017

Lot 20, Beal Subdivision, as per plat thereof, recorded in Plat Book 5, Page 29, of the Public Records of Escambia County, Florida

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.: 09-1600-000

CERTIFICATE NO.: 2015-5176

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

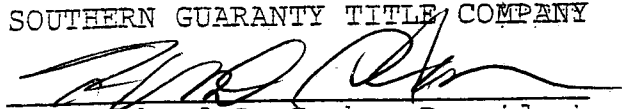
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Victoria Maegan Carabren fka
Victoria Rabren
5115 Huntsville Ave.
Pensacola, FL 32526

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.

14-060301
Rec. 52.50
Docs 78.40

\$ 11,200.00

This Instrument Prepared by and Return to:
Felberbaum & Associates, P.A.
Rick Felberbaum, Esq.
4855 Technology Way, #550
Boca Raton, Florida 33431
File #1012826/CR
Property Appraisers Parcel Identification (Folio) Numbers:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made and executed the 20 day of August, 2014
by **US Bank National Association, on behalf of Mortgage Equity Conversion Asset Trust 2011-1** with
its permanent post office address at One Federal Street, 3rd Floor, Boston, MA 02110 herein called the
grantor, **Victoria Rabren, a single woman**; in whose post office address is: **5115 Huntsville Avenue,
Pensacola, FL 32526**, hereinafter called the Grantee:

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives
and assigns of individuals, and the successors and assigns of corporations)*

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND
00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged,
hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that
certain land situate in Escambia County, State of Florida,
viz:

**LOTS 20 AND 21, BEAL SUBDIVISION, BEING A PORTION OF SECTION 26, TOWNSHIP 1
SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT
RECORDED IN PLAT BOOK 5, PAGE 29, OF THE PUBLIC RECORDS OF SAID COUNTY.**

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that except as above noted, at the time of delivery of
this Special Warranty Deed the premises were free of all encumbrances made by them, and they will
warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in the presence of:

Reverse Mortgage Solutions, Inc. as Attorney-In-Fact for US Bank National Association, on behalf of Mortgage Equity Conversion Asset Trust 2011-1

X Brittany Aguilera
Witness Signature

By: Randall Reynolds

Name: Randall Reynolds, Assistant Vice President

Brittany Aguilera
Printed Witness Signature

Title: REO Management Solutions, LLC

X Anna Milane
Witness Signature

Anna Milane
Printed Witness Signature

STATE OF TX
COUNTY OF Harris

The foregoing instrument was acknowledged before me this 28 day of July, 2014, by Randall Reynolds for Reverse Mortgage Solutions, Inc. as Attorney-In-Fact for US Bank National Association, on behalf of Mortgage Equity Conversion Asset Trust 2011-1 on behalf of the corporation. He/she is personally known to me or has produced TXDL as identification.

SEAL



Karen Maples
Notary Signature, State of TX
Karen Maples
Printed Notary Name
My Commission Expires: _____

RE: 5115 Huntsville Avenue, Pensacola, FL 32526



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 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.

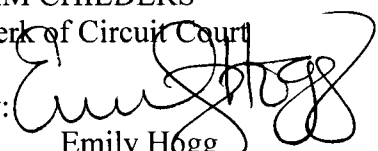
TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 003873	\$450.00	\$20.25	\$470.25
2015 TD 004574	\$450.00	\$20.25	\$470.25
2015 TD 005176	\$450.00	\$20.25	\$470.25

TOTAL \$1,410.75

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division