17-523

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700294

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 / 6932**, 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: **11-0149-000**

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 2050PHILADELPHIA, PA 19102

Property Owner:
BROWN BROS INC
1241 CHEMSTRAND RD
CANTONMENT, FL 32533
LT 28 SATSUMA HEIGHTS PLAT DB 102 P 208 OR 4961 P 505

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
2015/6932	11-0149-000	06/01/2015	2,317.36	115.87	2,433.23

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
2016/6325	11-0149-000	06/01/2016	2,393.40	6.25	119.67	2,519.32

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	4,952.55
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	2287.13
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	7,614.68
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	6.25
19. Total Amount to Redeem	

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.
11-0149-000 2015

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700294

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
11-0149-000	2015/6932	06-01-2015	LT 28 SATSUMA HEIGHTS PLAT DB 102 P 208 OR 4961 P 505

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

Applicant's signature

04-27-2017
Application Date

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	141N301000001028
Account:	110149000
Owners:	BROWN BROS INC
Mail:	1241 CHEMSTRAND RD CANTONMENT, FL 32533
Situs:	1241 CHEMSTRAND RD 32533
Use Code:	REPAIR SERVICE
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	$54,150	$89,621	$143,771	$143,771
2015	$54,150	$84,831	$138,981	$138,981
2014	$54,150	$80,000	$134,150	$134,150

Disclaimer

Amendment 1/Portability Calculations

★File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/2002	4961	505	$143,900	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

LT 28 SATSUMA HEIGHTS PLAT DB 102 P 208 OR 4961 P 505

Extra Features

CARPORT
FRAME BUILDING

Parcel Information

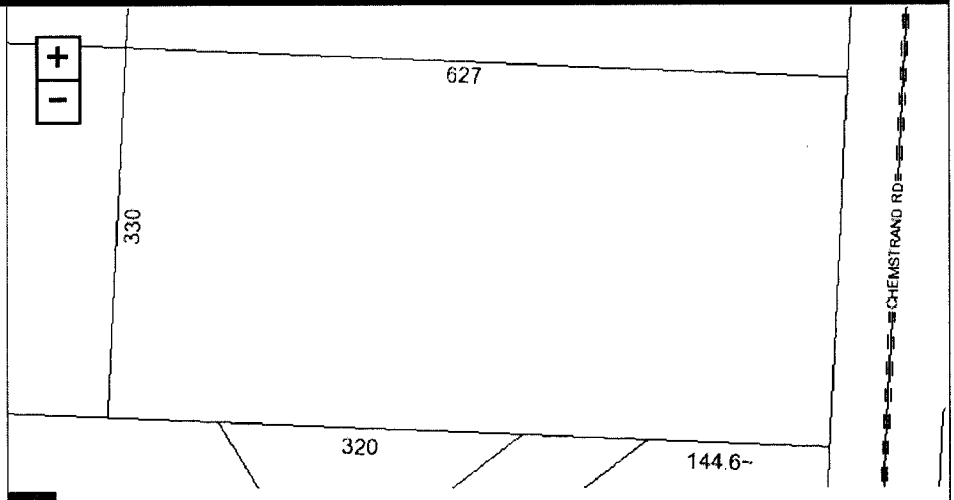
Launch Interactive Map

Section Map Id:
14-1N-30

Approx. Acreage:
4.7500

Zoned:
LDR

Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

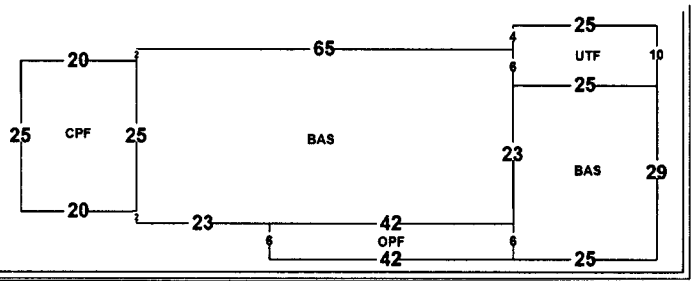
Address:1241 CHEMSTRAND RD, Year Built: 1956, Effective Year: 1956

Structural Elements

NO. STORIES-*1*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*

Areas - 3612 Total SF

BASE AREA - *2610*
CARPORT FIN - *500*
OPEN PORCH FIN - *252*
UTILITY FIN - *250*

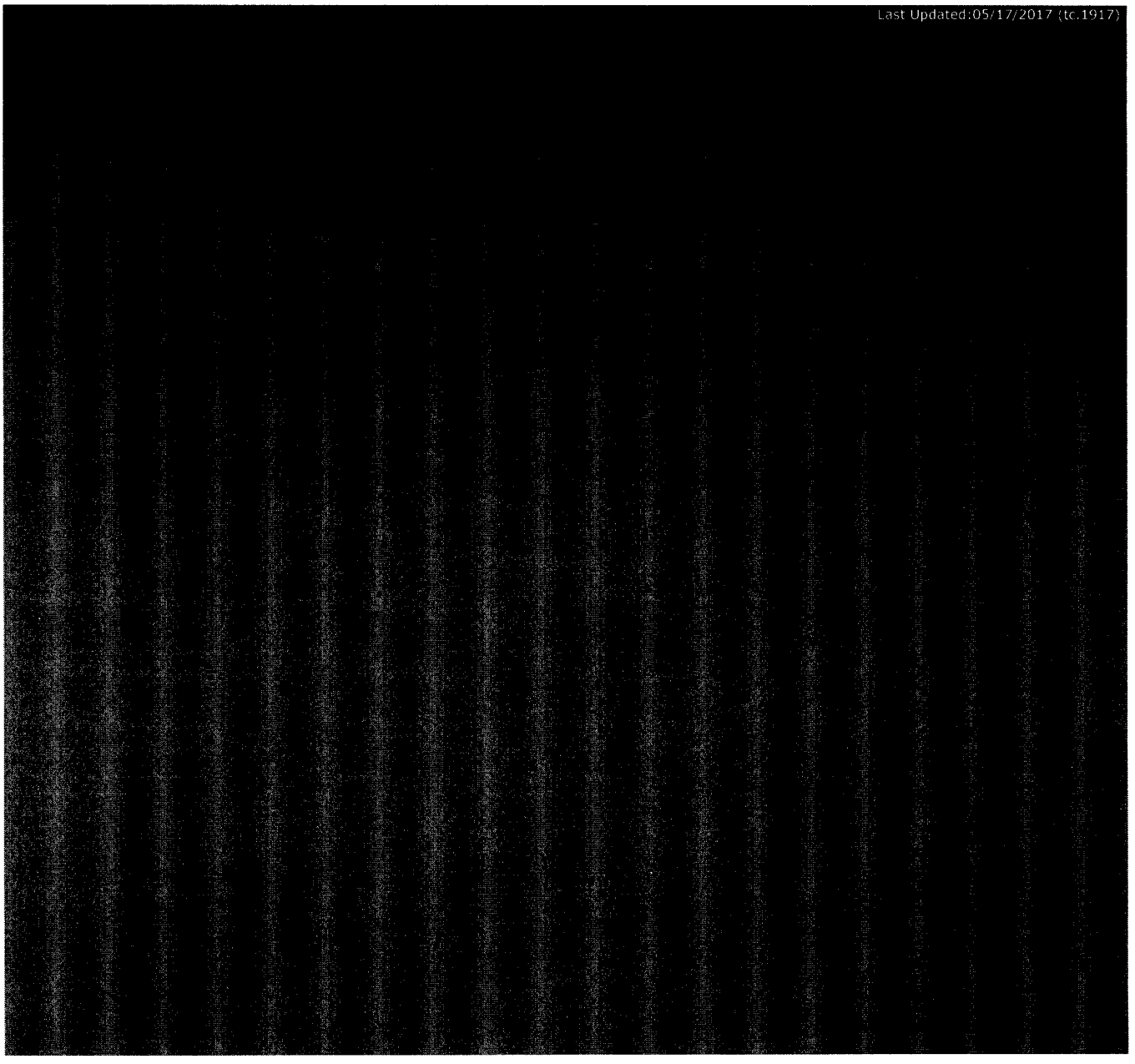


Images



9/30/16

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.



17-523

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.: 13749 July 7, 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 07-07-1997, through 07-07-2017, and said search reveals the following:

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

   Brown Bros., 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

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 7, 2017

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 13749 July 7, 2017

LOT 28, SATSUMA HEIGHTS, being in the Northeast Quarter of Section 14, Township 1 North, Range 30 West, Escambia County, Florida, as recorded in Deed Book 102, at Page 208, of the Public Records of said County.

LESS AND EXCEPT:

That portion of L & N Railroad (100' R/W) that runs across said Lot 28, Satsuma Heights, being in the Northeast Quarter of Section 14, Township 1 North, Range 30 West, Escambia County, Florida, as recorded in Deed Book 102, at Page 208, of the Public Records of said County.

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 13749 July 7, 2017

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

1. That certain mortgage executed by Brown Bros., Inc. in favor of Coastal Bank & Trust of Florida dated 08/10/2009 and recorded 08/13/2009 in Official Records Book 6495, page 417 of the public records of Escambia County, Florida, in the original amount of $150,000.00.

2. Taxes for the year 2014-2016 delinquent. The assessed value is $143,771.00.. Tax ID 11-0149-000.

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.: 11-0149-000

CERTIFICATE NO.: 2015-6932

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.

Brown Bros., Inc.
1241 Chemstrand Rd.
Cantonment, FL 32533

Coastal Bank and Trust of Florida
125 W. Romamna St.
Pensacola, FL 32502

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.

7

Prepared By: **Suzanne Blankenship**
McDonald, Fleming, Moorhead, Ferguson, Green & Smith, LLP
4300 Bayou Blvd, Suite 13
Pensacola, FL 32503
File Number: **02-9471**
Parcel ID #: **14-1N-30-1000-001-028**
Grantee(s) SS #:

OR BK 4961 PG0505
Escambia County, Florida
INSTRUMENT 2002-999542
DEED DOC STAMPS PD @ ESC CO 08/26/02 ERNIE LEE MAGAHA, CLERK $1007.30
By:

19.50
1007.30

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated **08/22/2002**
by **Myra Phelps Brown, a single person**
whose post office address is:
402 Twin Bay Drive, Pensacola, FL 32534
hereinafter called the GRANTOR, to
Brown Bros., Inc., a Florida Corporation
whose post office address is:
1241 Chemstrand Road Cantonment FL 32533
hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" include all 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 $10.00 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, Florida, viz:

LOT 28, SATSUMA HEIGHTS, being in the Northeast Quarter of Section 14, Township 1 North, Range 30 West, Escambia County, Florida, as recorded in Deed Book 102, at Page 208, of the Public Records of said County.

LESS AND EXCEPT:

That portion of L & N Railroad (100' R/W) that runs across said Lot 28, Satsuma Heights, being in the Northeast Quarter of Section 14, Township 1 North, Range 30 West, Escambia County, Florida, as recorded in Deed Book 102, at Page 208, of the Public Records of said County.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2002 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: _____
Print Name: Dorothy A. Garrett

Myra Phelps Brown
Myra Phelps Brown

Signature: Vicki Price
Print Name: Vicki Price

State of **Florida**
County of **Escambia**

THE FOREGOING INSTRUMENT was acknowledged before me this **22nd day of August, 2002**, by: **Myra Phelps Brown, a single person.**

Signature: _____

Print Name: **Dorothy A. Garrett** Notary Public

_____ Personally Known
OR
✓ Produced Identification Florida
Type of Identification Produced **Driver's License**

Dorothy A. Garrett
MY COMMISSION # DD083648 EXPIRES
January 10, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

OR BK 4961 PG0506
Escambia County, Florida
INSTRUMENT 2002-999542

RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE

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 or 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 acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Chemstrand Road

Legal Address of Property: 1241 Chemstrand Road Cantonment FL 32533

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

This form completed by: McDonald, Fleming, Moorhead, Ferguson, Green & Smith, LLP
4300 Bayou Boulevard Ste 13, Pensacola, Florida 32503

AS TO SELLER(S):

Myra Phelps Brown
Seller: Myra Phelps Brown

Witness: Dorothy A. Garrett

Witness: Vicki Price

AS TO BUYER(S):

Brown Bros., Inc., a Florida corporation

Buyer: Terry D. Brown, its president

Witness: Dorothy A. Garrett

Witness: Vicki Price

This form approved by the Escambia County Board of County Commissioners Effective 4/15/95

Recorded in Public Records 08/13/2009 at 09:43 AM OR Book 6495 Page 417, Instrument #2009055363, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $69.50 MTG Stamps $525.00 Int. Tax $300.00

REAL ESTATE MORTGAGE AND SECURITY AGREEMENT

Mortgagors (last name(s) first):

BROWN BROS INC

1241 CHEMSTRAND RD
Mailing Address
CANTONMENT, FL 32533-8902
City State Zip

Mortgagee:

COASTAL BANK AND TRUST OF FLORIDA

125 WEST ROMANA STREET, SUITE 400

PENSACOLA, FL 32502

This instrument was prepared by:

COASTAL BANK AND TRUST OF FLORIDA

125 WEST ROMANA STREET, SUITE 400

PENSACOLA, FL 32502

Know All Men By These Presents: That whereas BROWN BROS INC (whether one or more, hereinafter called the "Borrower") has become justly indebted to COASTAL BANK AND TRUST OF FLORIDA with offices in PENSACOLA, Florida, (together with its successors and assigns, hereinaftcalled "Mortgagee") in the sum of **ONE HUNDRED FIFTY THOUSAND DOLLARS AND ZERO CENTS** **Dollars** ($ 150000.00) together with interest thereon, as evidenced by a promissory note or notes of even date herewith. (If the maturity date of the note or notes is 20 years or longer, indicate the latest maturity date here: _____, _____).

This conveyance is intended to be and is a real property Mortgage and a "Security Agreement" governed by the laws of the State of Florida concerning mortgages and the Uniform Commercial Code as adopted in Florida, and is intended to secure the payment of the following (the "Secured Indebtedness"):

A. The existing indebtedness represented by that certain promissory note of even date herewith for the sum of ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS DOLLARS ($ 150,000.00) made by mortgagor payable to the order of Mortgagee with interest from date until paid at the rate therein specified, the said principal and interest payable in the manner and upon the terms, provisions and conditions set forth in the Note, together with any and all renewals, extensions, modifications, consolidations and extensions thereof;

B. Such future or additional advances as may be made by Mortgagee at the option of Mortgagee to the Mortgagor; provided that, notwithstanding the foregoing, the total of all amounts secured hereby shall not exceed at any one time the sum of THREE HUNDRED THOUSAND AND 00/100 DOLLARS DOLLARS ($ 300,000.00); and provided, further, that all such advances, notes, claims, demands or liabilities and obligations secured hereby be incurred or arise or come into existence either on or prior to the date of this Mortgage, or on or before twenty (20) years after the date of this Mortgage or within sucher lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such advances, notes, claims, demands or liabilities and obligations as against the rights of creditors or subsequent purchasers for a valuable consideration. The Mortgagor hereby waives, on behalf of himself/herself and his/her successors and assigns, the right to file for record a notice limiting the maximum principal amount which may be secured by this Mortgage as provided for in Florida Statute 697.04(1)(b).

NOW, THEREFORE, in consideration of the premises, and in order to secure the payment of said indebtedness and any renewals or extensions thereof and the interest thereon, and all other indebtedness (including future advances) now or hereafter owed by any of the above-named Borrowers to Mortgagee, whether such indebtedness is primary or secondary, direct or indirect, contingent or absolute, matured or unmatured, joint or several, andotherwise secured or not, and to secure compliance with all the covenants and stipulationshereinafter contained, the undersigned BROWN BROS INC

(whether one or more, hereinafter called "Mortgagors") do hereby assign, grant, bargain, sell and convey unto Mortgagee the following described real property situated in ESCAMBIA County, State of Florida, viz:

SEE ATTACHED EXHIBIT A

together with all rents and other revenues thereof and all rights (including riparian rights), privileges, easements, tenements, interests, improvements and appurtenances thereunto belonging or in anywise appertaining, including any after-acquired title and easements and all rights, title and interest now or hereafter owned by Mortgagors in and to all buildings and improvements, storm and screen windows and doors, gas, steam, electric, solar and other heating, lighting, ventilating, air-conditioning, refrigerating and cooking apparatus, elevators, plumbing, sprinkling, smoke, fire, and intrusion detection devices, and other equipment and fixtures now or hereafter attached or appertaining to said premises, all of which shall be deemed to be real property and conveyed by this mortgage, and all of which real property, equipment and fixtures are sometimes hereinafter called the "mortgaged property."

To Have And To Hold the same and every part thereof unto Mortgagee, its successors and assigns forever.

And for the consideration aforesaid, and as additional security for all of the indebtedness described above (including future advances), Mortgagors hereby assign and transfer to Mortgagee, and grant to Mortgagee a security interest in, all building materials, household appliances, equipment, fixtures and fittings of every kind or character now owned or hereafter acquired by Mortgagors, or any of them, located, whether permanently or temporarily, on the mortgaged property, and all building materials, household appliances, equipment, fixtures and fittings now owned or hereafter acquired by Mortgagors, or any of them, located or stored on any other real property, which are or shall be purchased by Mortgagors, or any of them, for the purpose, or with the intention, of making improvements on the mortgaged property or to the premises located on said property. The personal property herein transferred includes limitation,all lumber, bricks, building stones, building blocks, sand, cement roofing,materials, paint, doors, windows, storm doors, storm windows nails, wires and wiring, hardware, plumbing and plumbing fixtures, heating and air conditioning equipment and appliances, electrical and gas equipment and appliances, pipes and piping, ornamental and decorative fixtures, and in general all building materials, equipment and appliances of everykind and character used or useful in connection with improvements to real property.

For the purpose of further securing the payment of said indebtedness Mortgagors warrant covenant and agree with Mortgagee, its successors and assigns, as follows:

1. That they are lawfully seized in fee and possessed of the mortgaged property and have a good right to convey the same as aforesaid, and they will warrant and forever defend the title against the lawful claims of all persons whomsoever, and that the mortgaged property is free and clear of all encumbrances, easements and restrictions not herein specifically mentioned.

2. That they will pay when due all taxes, assessments, or other liens or mortgages taking priority over this mortgage, and should default be made in the payment of the same, or any part thereof, Mortgagee may pay the same (but Mortgagee is not obligated to do so). If the mortgaged property or any part thereof is a unit in a condominium or a planned unit development, Mortgagors shall perform all of Mortgagors' obligations under the declaration or covenants creating or covering the condominium or planned unit development, the bylaws and regulations of the condominium or planned unit development, and constituent documents. Should Mortgagors default in any of such obligations, Mortgagee may perform Mortgagors' obligations (but Mortgagee is not obligated to do so).

☐ (Mark if applicable) This is a construction mortgage that secures an obligation incurred for the construction of an improvement on land (and may include the acquisition cost of the land).

In Witness Whereof, each of the undersigned has hereunto set his or her signature and seal, or has caused this instrument to be executed by its officer(s), partner(s), member(s), or agent(s) thereunto duly authorized, this 7TH day of AUGUST, 2009.

James P. Harris (Seal)

Linda Smith (Seal)

[Type or Print Name of Witness]

James P. Harris (Seal)

Linda Smith (Seal)

[Type or Print Name of Witness]

TERRY D BROWN, PRESIDENT/DIRECTOR

JAN E. BROWN, DIRECTOR

ATTEST: _____

Its _____

(Corporate Seal)

By _____

Its _____

STATE OF FLORIDA
COUNTY OF Escambia

INDIVIDUAL ACNKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 10th day of August, 2009, by Terry D Brown, who (✓) is personally known to me, or ( ) who has shown me _____ as identification, and who did take an oath.

MELISSA KANE
Notary Public - State of Florida
My Comm. Expires Jul 31, 2012
Commission # DD 810883
Bonded Through National Notary Assn.

[NOTARIAL SEAL]

Melissa Kane

Melissa Kane
[Type/Print Name of Notary]
My Commission No.: DD810883
My Commission Expires: July 31, 2012

STATE OF FLORIDA
COUNTY OF Escambia

INDIVIDUAL ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 10th day of August, 2009, by Jan F Brown, who (✓) is personally known to me, or ( ) who has shown me _____ as identification, and who did take an oath.

MELISSA KANE
Notary Public - State of Florida
My Comm. Expires Jul 31, 2012
Commission # DD 810883
Bonded Through National Notary Assn.

[NOTARIAL SEAL]

Melissa Kane

Melissa Kane
[Type /Print Name of Notary]
My Commission No.: DD810883
My Commission Expires: July 31, 2012

STATE OF FLORIDA
COUNTY OF _____

CORPORATE (OR OTHER BUSINESS ENTITY) ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____, the _____ of _____, on behalf of the banking corporation. He/she ( ) is personally known to me, or ( ) he/she has shown me _____ as identification, and he/she did take an oath.

_____

_____
[Type/Print Name of Notary]

[NOTARIAL SEAL]

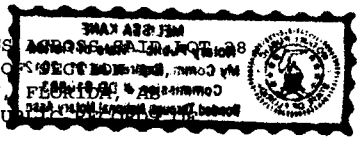
My Commission No.: _____
My Commision Expires: _____

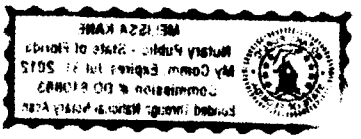
Exhibit A

LOT 28, SATSUMA HEIGHTS, BEING THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA. AS RECORDED IN DEED BOOK 102, AT PAGE 208, OF THE PUBLIC RECORDS OF SAID COUNTY.

LESS AND EXCEPT:

THAT PORTION OF L&N RAILROAD (100' R/W) THAT RUNS [illegible] SATSUMA HEIGHTS, BEING IN THE NORTHEAST QUARTER O[illegible] TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN DEED BOOK 102, AT PAGE 208, OF THE PU[illegible] SAID COUNTY.





STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06932 of 2015

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 17, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

BROWN BROS INC 1241 CHEMSTRAND RD CANTONMENT, FL 32533	COASTAL BANK AND TRUST OF FLORIDA 125 W ROMANA ST PENSACOLA FL 32502

WITNESS my official seal this 17th day of August 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 October 2, 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 **PFS FINANCIAL 1 LLC US BANK** holder of **Tax Certificate No. 06932**, 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:

LT 28 SATSUMA HEIGHTS PLAT DB 102 P 208 OR 4961 P 505

SECTION 14, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110149000 (17-523)

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

BROWN BROS 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 October, which is the **2nd day of October 2017.**

Dated this 17th day of August 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.

CLERK & COMPTROLLER ESCAMBIA COUNTY, FLORIDA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Post Property:
1241 CHEMSTRAND RD 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

BROWN BROS INC
1241 CHEMSTRAND RD
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

17-523

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV042495NON **Agency Number:** 17-011401
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 06932 2015

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: BROWN BROS INC
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/17/2017 at 2:08 PM and served same at 10:05 AM on 9/7/2017 in ESCAMBIA COUNTY, FLORIDA, by serving BROWN BROS INC , the within named, to wit: BO BROWN, CLERK.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: K. Lucas 9/9
K. LUCAS, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: DLRUPERT

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Personal Services:

BROWN BROS INC
1241 CHEMSTRAND RD
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

17- 523

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV042506NON **Agency Number:** 17-011384
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 06932 2015

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: BROWN BROS INC
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/17/2017 at 2:10 PM and served same at 12:40 PM on 8/22/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: V Bell 921
V. BELL, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: MLDENISCO

011284

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 October 2, 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.

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Post Property:
1241 CHEMSTRAND RD 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

FILED
2017 AUG 17 AM 10:

BROWN BROS INC [17-523]
1241 CHEMSTRAND RD
CANTONMENT, FL 32533

9171 9690 0935 0128 0415 86

COASTAL BANK AND TRUST OF
FLORIDA [17-523]
125 W ROMANA ST
PENSACOLA FL 32502

9171 9690 0935 0128 0415 93

Contact

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™

9171 9690 0935 0128 0415 86

NEOPOST
08/17/2017
US POSTAGE $005.26⁰

ZIP 32502
041M11272965

BROWN BROS INC [17-523]
1241 CHEMS
CANTONMEN

MIXIE

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC BC: 32502583335 *2187-11526-17-40

 File#: 17-523

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: 110149000 Certificate Number: 006932 of 2015

Payor: TERRY BROWN 1241 CHEMSTRAND RD CANTONMENT, FL 32533 **Date** 09/29/2017

Clerk's Check #	180014618	Clerk's Total	$490.50
Tax Collector Check #	1	Tax Collector's Total	$8,306.25
		Postage	$10.52
		Researcher Copies	$7.00
		Total Received	$8,814.27

PAM CHILDERS
Clerk of the Circuit Court

Received By: Whitney Coppage
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
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CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

Case # 2015 TD 006932

Redeemed Date 09/29/2017

Name TERRY BROWN 1241 CHEMSTRAND RD CANTONMENT, FL 32533

Clerk's Total = TAXDEED	$490.50
Due Tax Collector = TAXDEED	$8,306.25
Postage = TD2	$10.52
ResearcherCopies = TD6	$7.00

• **For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property | Property Sheet | Lien Holder's | Redeem | Forms | Courtview | Benchmark

Redeemed Sold Sale

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 110149000 Certificate Number: 006932 of 2015

Redemption Yes | Application Date 04/27/2017 | Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 10/02/2017	Redemption Date 09/29/2017
Months	6	5
Tax Collector	$7,614.68	$7,614.68
Tax Collector Interest	$685.32	$571.10
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$8,306.25	$8,192.03 TC
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$40.50	$33.75
Total Clerk	$490.50	$483.75 CH
Postage	$10.52	$10.52
Researcher Copies	$7.00	$7.00
Total Redemption Amount	$8,814.27	$8,693.30
	Repayment Overpayment Refund Amount	$120.97 + 40.00 = $160.97

redeemer

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
By:
Emily Hogg
Deputy Clerk

4WR8/30-9/20TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2015 TD 06932 in the Escambia Court was published in said newspaper in and was printed and released on August, 30, 2017, September 6, 2017, September 13, 2017, and again on September 20, 2017.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, 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 of the said newspaper.

X _____

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 29th day of September 2017, by Malcolm G. Ballinger, who is personally known to me.

X _____

Bridget A. Roberts
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG023500
Expires 8/22/2020

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

October 12, 2017

TERRY BROWN
1241 CHEMSTRAND RD
CANTONMENT FL 32533

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER	REFUND
2015 TD 006932	$160.97

TOTAL $160.97

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502
Telephone 850-595-3793 • OR@EscambiaClerk.com

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

October 12, 2017

PFS FINANCIAL 1 LLC US BANK CUSTODIAN
50 SOUTH 16TH ST STE 2050
PHILADELPHIA PA 19102

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 006932	$450.00	$33.75	$483.75
2015 TD 005535	$450.00	$33.75	$483.75

TOTAL $967.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Emily Hogg
Tax Deed Division