

17-525

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700283

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 / 8697**, 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: **13-1606-000**

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:
STEWART SUE D TRUSTEE FOR
STEWART DUNCAN E & SUE TRUST THE
321 W DESOTO ST
PENSACOLA, FL 32501
LT 26 BEL NO BLK 71 BELMONT TRACT OR 4033 P 247 OR 5403 P
1390 CA 94

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
2015/8697	13-1606-000	06/01/2015	585.81	29.29	615.10

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
2016/8006	13-1606-000	06/01/2016	614.00	6.25	30.70	650.95

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

- 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
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
- Total (Lines 1 - 6)

1,266.05

0.00

546.74

200.00

175.00

2,187.79

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

- 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

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.
13-1606-000 2015

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700283

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
13-1606-000	2015/8697	06-01-2015	LT 26 BEL NO BLK 71 BELMONT TRACT OR 4033 P 247 OR 5403 P 1390 CA 94

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: 000S009010260071
Account: 131606000
Owners: STEWART SUE D TRUSTEE FOR
 STEWART DUNCAN E & SUE TRUST
 THE
Mail: 321 W DESOTO ST
 PENSACOLA, FL 32501
Situs: 512 W STRONG ST 32501
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
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	\$10,665	\$16,788	\$27,453	\$27,453
2015	\$10,665	\$16,757	\$27,422	\$27,422
2014	\$10,665	\$15,746	\$26,411	\$26,411

[Disclaimer](#)

Amendment 1/Portability Calculations

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/25/2015	7396	776	\$100	OT	View Instr
08/25/2015	7396	339	\$100	OT	View Instr
04/2004	5403	1390	\$100	WD	View Instr
06/1996	4033	247	\$100	WD	View Instr
06/1996	3994	794	\$18,000	WD	View Instr
12/1995	3892	763	\$7,000	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 26 BEL NO BLK 71 BELMONT TRACT OR 4033 P 247 OR
 5403 P 1390 OR 7396 P 339 CA 94

Extra Features

None

Parcel Information

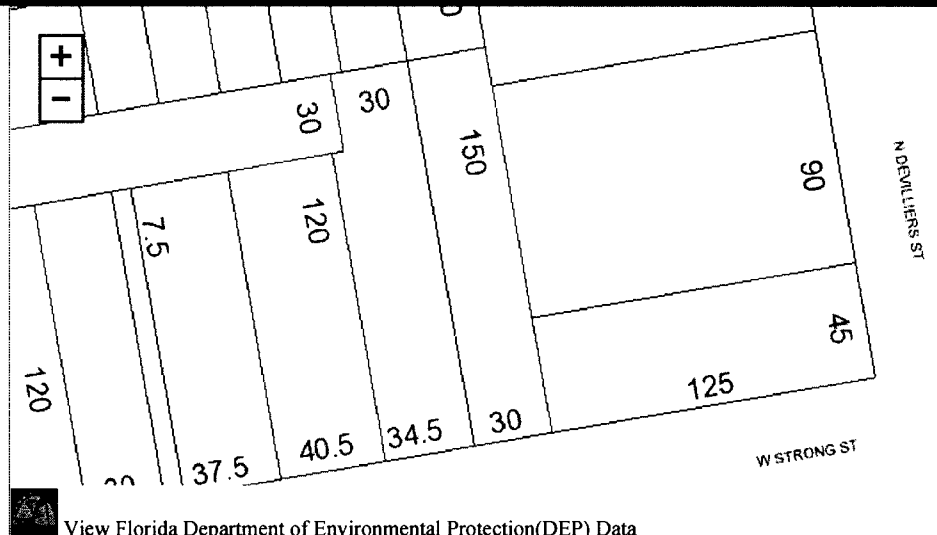
[Launch Interactive Map](#)

Section Map Id:
 CA094

Approx. Acreage:
 0.1033

Zoned:
 R-1A

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 512 W STRONG ST, Year Built: 1933, Effective Year: 1933

Structural Elements

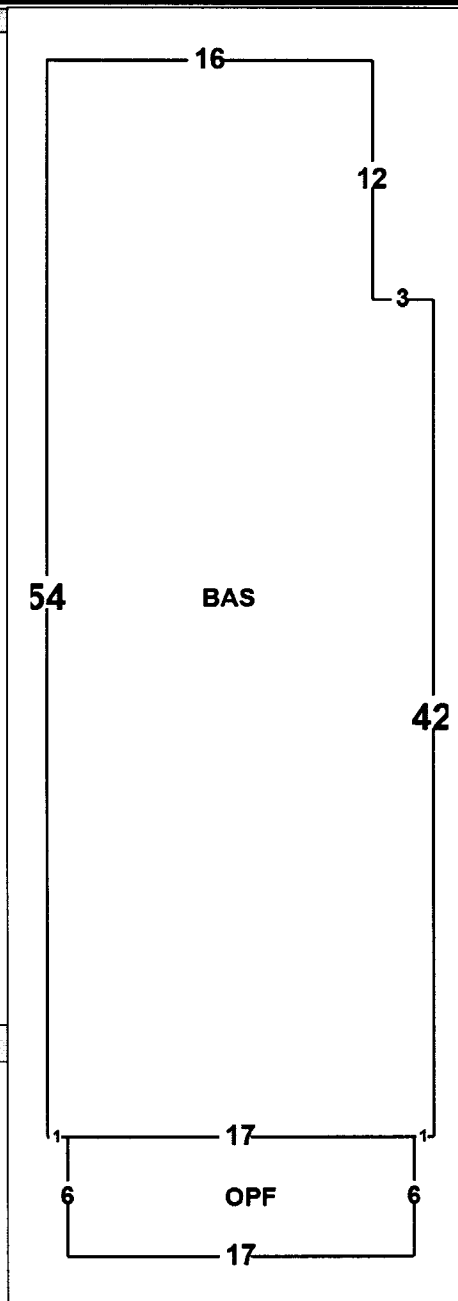
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-PANEL-PLYWOOD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1092 Total SF

BASE AREA - 990

OPEN PORCH FIN - 102



Images



6/29/16

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.

Last Updated: 05/17/2017 (tc.2094)

17-525

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.: 13751

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:

Sue D. Stewart, sole surviving Trustee of the Duncan E. and Sue D. Stewart Trust

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

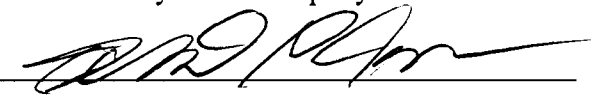
4. Taxes:

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.: 13751

July 7, 2017

**Lot 26, Block 71, West King Track, Belmont Numbering, City of Pensacola, Escambia County, Florida,
according to the map of said City copyrighted by Thomas C. Watson in 1906.**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13751

July 7, 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 \$27,453.00. Tax ID 13-1606-000.

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.: 13-1606-000

CERTIFICATE NO.: 2015-8697

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.

Sue D. Stewart, Trustee of the
Duncan E. & Sue D. Stewart Trust
321 W. DeSoto St.
Pensacola, FL 32501

Unknown Tenants
512 W. Strong St.
Pensacola, FL 32501

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. 4

1500 41.00
70

✓
PREPARED BY/RETURN TO:
George E. Loomis, Attorney at Law
811 North Spring Street
Pensacola, Florida 32501
Prepared without the benefit of title
examination or survey.

Recorder's Use Only

OR BK 5403 PG1390
Escambia County, Florida
INSTRUMENT 2004-237457

DEED DOC STAMPS PD & ESC CO \$ 0.70
05/11/04 ERNIE LEE HAGANA, CLERK

SPECIAL WARRANTY DEED

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Know All Men By These Presents, that **DUNCAN E. STEWART and SUE D. STEWART**, husband and wife, GRANTOR, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed to **DUNCAN E. STEWART and SUE D. STEWART, TRUSTEES**, under the provisions of a Trust Agreement dated the 21st day of April, 2004, known as **The Duncan E. & Sue D. Stewart Trust**, GRANTEE (whose mailing address is 321 West DeSoto Street, Pensacola, Florida 32501), and successors and assigns, forever, the following described property, situate, lying and being in Escambia County, Florida:

PARCEL ID #: 00-0S-00-9010-260-071

LOT 26, BLOCK 71, WEST KING TRACK, BELMONT NUMBERING, ESCAMBIA COUNTY, CITY OF PENSACOLA, FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

Being the same property as described in that certain deed recorded in OR Book 4033, Page 0247, of the Public Records of Escambia County, Florida.

Subject To taxes for the current year and to valid easements, reservations, and restrictions of record, if any, which are not hereby reimposed, and free from all other exceptions and any right of homestead. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or under GRANTOR.

The above named Trustees are the original Trustees of the above named trust. No person or corporation dealing with an original Trustee or a successor Trustee shall be required to investigate the Trustee's authority for entering into any transaction or to see to the application of the proceeds of any transaction.

Said Trustees, original or successor, shall have full and complete independent power and authority to sell, assign, contract, mortgage, pledge, encumber, partition, subdivide, lease, option, transfer, and convey said real property and appurtenances thereto or any interest therein, including, but not limited to, the granting of easements or licenses, and, further, to deal with said real property and every part and interest thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same at any time or times hereafter, for such price and upon such terms and conditions, including terms of credit, as the Trustee may determine, without any court order.

The Trustees, original and successor, powers may be exercised independently, and without the prior or subsequent approval of any court or judicial authority, and no person dealing with the Trustee shall be required to inquire into the propriety of the Trustee's actions.

Every deed, trust deed, mortgage, lease or other instrument executed by a Trustee, original or successor, in relation to said property shall be conclusive evidence in favor of every person or entity relying upon or claiming under any conveyance, lease or other instrument: (a) that at the time of the delivery thereof, said Trust was in full force and effect; (b) that such conveyance or other instrument was executed in accordance the trusts, conditions and limitations contained in said Trust or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made by a successor Trustee or successor Trustees, that such successor Trustee or successors Trustees of said Trust have succeeded and assumed said office or been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor Trustee.

Any contract, obligation or indebtedness incurred or entered into by a Trustee, original or successor, in connection with said property shall be as Trustee of said Trust and not individually, and Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representation, warranties, covenants, undertakings and agreements of a Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against any Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and release and all persons and entities whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

The interest of each beneficiary under said Trust and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of said property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said property as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, Grantors have set their hand and seal this 21st day of April, 2004.

Signed, sealed and delivered in the presence of:

GRANTORS:

Candice S. Scales
Witness: Candice L. Scales

Duncan E. Stewart
DUNCAN E. STEWART

Dana H. Loomis
Witness: DANA H. LOOMIS

Sue D. Stewart
SUE D. STEWART

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21st day of April, 2004, by DUNCAN E. STEWART and SUE D. STEWART, who are personally known to me.

George E. Loomis
George E. Loomis
Notary Public, State of Florida
Comm. No: DD 58916
Comm. Expires: Sept. 19, 2005.

GEORGE E. LOOMIS
Notary Public-State of FL
Comm. Exp: Sept. 19, 2005
Comm. No: DD 58916

RCD May 11, 2004 01:24 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-237457

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 08697 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:

SUE D STEWART TRUSTEE 321 W DESOTO ST PENSACOLA, FL 32501	THE DUNCAN E & SUE STEWART TRUST 321 W DESOTO ST PENSACOLA, FL 32501
SUE D STEWART C/O TENANTS 512 W STRONG ST PENSACOLA FL 32501	

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. 08697, 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 26 BEL NO BLK 71 BELMONT TRACT OR 4033 P 247 OR 5403 P 1390 CA 94

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 131606000 (17-525)

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

SUE D STEWART TRUSTEE and THE DUNCAN E & SUE STEWART TRUST

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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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Emily Hogg
Deputy Clerk

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Post Property:

512 W STRONG ST 32501



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

SUE D STEWART TRUSTEE
321 W DESOTO ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

THE DUNCAN E & SUE STEWART TRUST

321 W DESOTO ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

17-525

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV042508NON

Agency Number: 17-011386

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08697 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: SUE D STEWART TRUSTEE AND THE DUNCAN E & SUE STEWART TRUST

Defendant:

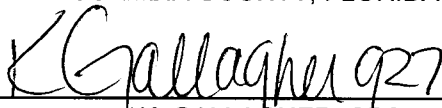
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/17/2017 at 2:11 PM and served same at 1:39 PM on 8/21/2017 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:


K. GALLAGHER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

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. 08697**, 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 26 BEL NO BLK 71 BELMONT TRACT OR 4033 P 247 OR 5403 P 1390 CA 94

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 131606000 (17-525)

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

SUE D STEWART TRUSTEE and THE DUNCAN E & SUE STEWART TRUST

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.

Post Property:

512 W STRONG ST 32501



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

By:
Emily Hogg
Deputy Clerk

2017 AUG 17 2:11

011386

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

17- 525

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV042517NON

Agency Number: 17-011331

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08697 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: SUE D STEWART TRUSTEE AND THE DUNCAN E & SUE STEWART TRUST
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 8/17/2017 at 2:09 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for THE DUNCAN E & SUE STEWART TRUST , Writ was returned to court UNEXECUTED on 8/21/2017 for the following reason:

321 WEST DESOTO STREET IS A VACANT HOUSE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

KGallagher 927

K. GALLAGHER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

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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SECTION 00, TOWNSHIP 0 S, RANGE 00 W

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Dated this 17th day of August 2017.

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Personal Services:

THE DUNCAN E & SUE STEWART TRUST

**321 W DESOTO ST
PENSACOLA, FL 32501**

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



By:
Emily Hogg
Deputy Clerk

2017 AUG 17 2:09

RECEIVED

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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Personal Services:

**THE DUNCAN E & SUE STEWART
TRUST**
321 W DESOTO ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

17-525

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV042514NON

Agency Number: 17-011330

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08697 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: SUE D STEWART TRUSTEE AND THE DUNCAN E & SUE STEWART TRUST
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 8/17/2017 at 2:09 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for SUE D STEWART TRUSTEE , Writ was returned to court UNEXECUTED on 8/22/2017 for the following reason:

321 WEST DESOTO STREET IS A VACANT HOUSE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:


K. GALLAGHER, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: MLDENISCO

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Personal Services:

SUE D STEWART TRUSTEE
321 W DESOTO ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

2017 AUG 17 2:09

RECEIVED

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Personal Services:

SUE D STEWART TRUSTEE
321 W DESOTO ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

SUE D STEWART TRUSTEE [17-525]
321 W DESOTO ST
PENSACOLA, FL 32501

9171 9690 0935 0128 0415 00

THE DUNCAN E & SUE STEWART
TRUST [17-525]
321 W DESOTO ST
PENSACOLA, FL 32501

9171 9690 0935 0128 0415 17

SUE D STEWART [17-525]
C/O TENANTS
512 W STRONG ST
PENSACOLA FL 32501

9171 9690 0935 0128 0413 64

Contact

CERTIFIED MAIL™

Pam Childers

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



9171 9690 0935 0128 0415 00

2017 SEP - 5 D 1:51
OFFICIAL RECORDS

UNCLAIMED

SUE D STEWART TRUSTEE [17-5251]
321 W DESOTO ST
PENSACOLA, FL 32501

n/l

NEOPOST

08/17/2017

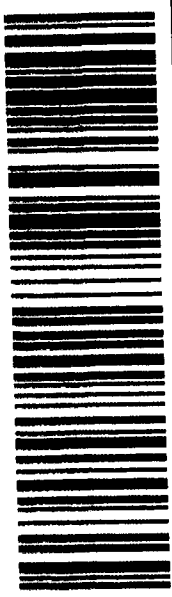
US POSTAGE \$005.26



ZIP 32502
041M11272965

Pam Childers

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



9171 9690 0935 0128 0415 17

2017 SEP - 5 D 1:51
OFFICIAL RECORDS

UNCLAIMED

DUNCAN E & SUE STEWART
TRUST [17-5251]
321 W DESOTO ST
PENSACOLA, FL 32501

n/l

NEOPOST

08/17/2017

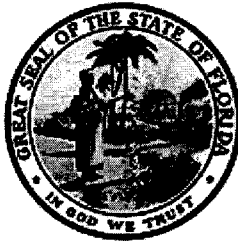
US POSTAGE \$005.26



ZIP 32502
041M11272965

3250133039 00

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: 131606000 Certificate Number: 008697 of 2015**

Payor: BONNIE B MCKENZIE 1425 W 2ND ST RIFLE CO 81650 Date 09/22/2017

Clerk's Check #	1	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$2,300.94
		Postage	\$15.78
		Researcher Copies	\$4.00
		Total Received	\$2,901.22

\$2,841.87

**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 008697

Redeemed Date 09/22/2017

Name BONNIE B MCKENZIE 1425 W 2ND ST RIFLE CO 81650

Clerk's Total = TAXDEED	\$490.80 \$2841.87
Due Tax Collector = TAXDEED	\$2,790.94
Postage = TD2	\$15.78
ResearcherCopies = TD6	\$4.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
FINANCIAL SUMMARY					
No Information Available - See Dockets					



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 131606000 Certificate Number: 008697 of 2015

Redemption 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="09/22/2017"/>
Months	6	5
Tax Collector	<input type="text" value="\$2,187.79"/>	<input type="text" value="\$2,187.79"/>
Tax Collector Interest	\$196.90	\$164.08
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,390.94	<input type="text" value="\$2,358.12"/> 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	\$33.75
Total Clerk	\$490.50	<input type="text" value="\$483.75"/> C4
Postage	<input type="text" value="\$15.78"/>	<input type="text" value="\$15.78"/>
Researcher Copies	<input type="text" value="\$4.00"/>	<input type="text" value="\$4.00"/>
Total Redemption Amount	\$2,901.22	\$2,861.65
	Repayment Overpayment Refund Amount	\$39.57

THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That PFS FINANCIAL 1 LLC US BANK holder of Tax Certificate No. 08697, 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:

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SECTION 00, TOWNSHIP 0 S, RANGE 00 W
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Dated this 17th day of August 2017.

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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 08697 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.

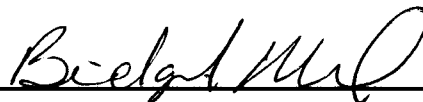
Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class 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 2, 2017

PFS FINANCIAL 1 LLC US BNAK 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 001929	\$450.00	\$33.75	\$483.75
2015 TD 008705	\$450.00	\$33.75	\$483.75
2015 TD 009338	\$450.00	\$33.75	\$483.75
2015 TD 008697	\$450.00	\$33.75	\$483.75
2015 TD 005578	\$450.00	\$33.75	\$483.75
2015 TD 003389	\$450.00	\$33.75	\$483.75
2015 TD 009621	\$450.00	\$33.75	\$483.75
2015 TD 002632	\$450.00	\$33.75	\$483.75

TOTAL \$3,870.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

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 00

NEOPOST

08/17/2017

US POSTAGE \$005.26



ZIP 32502
041M11272965

2017 SEP -5 D 11:00
OFFICIAL RECORDS

UNCLAIRED

SUE D STEWART TRUSTEE [17-5251]
321 W DESOTO ST
PENSACOLA, FL 32501

n/l
D

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 17

NEOPOST

08/17/2017

US POSTAGE \$005.26



ZIP 32502
041M11272965

2017 SEP -5 D 11:00
OFFICIAL RECORDS

UNCLAIRED

DUNCAN E & SUE STEWART
TRUST [17-5251]
321 W DESOTO ST
PENSACOLA, FL 32501

n/l
D

3250133039 00