

15-0355-000 2015

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1700236

To: Tax Collector of ESCAMBA COUNTY, Florida

I,

TAX EASE FUNDING 2016-1 LLC  
14800 LANDMARK BLVD SUITE 400  
DALLAS, TX 75254,

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
15-0355-000	2015/9312	06-01-2015	LT 7 BLK 28 WEST KING TRACT CA 106

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  
TAX EASE FUNDING 2016-1 LLC  
14800 LANDMARK BLVD SUITE 400  
DALLAS, TX 75254

04-25-2017  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)

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[Navigate Mode](#)
[Account](#)
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### General Information

**Reference:** 000S009060007028  
**Account:** 150355000  
**Owners:** WATSON BAMA EST OF  
**Mail:** C/O FRANK WATSON  
 1075 W LEE ST  
 PENSACOLA, FL 32501  
**Situs:** 1012 N D 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	\$7,245	\$13,652	\$20,897	\$20,897
2015	\$7,245	\$13,629	\$20,874	\$20,874
2014	\$7,245	\$12,890	\$20,135	\$20,135

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

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

### Sales Data

**Sale Date Book Page Value Type Official Records (New Window)**  
 None  
 Official Records Inquiry courtesy of Pam Childers  
 Escambia County Clerk of the Circuit Court and Comptroller

### 2016 Certified Roll Exemptions

None

### Legal Description

LT 7 BLK 28 WEST KING TRACT CA 106

### Extra Features

BLOCK/BRICK BUILDING

### Parcel Information

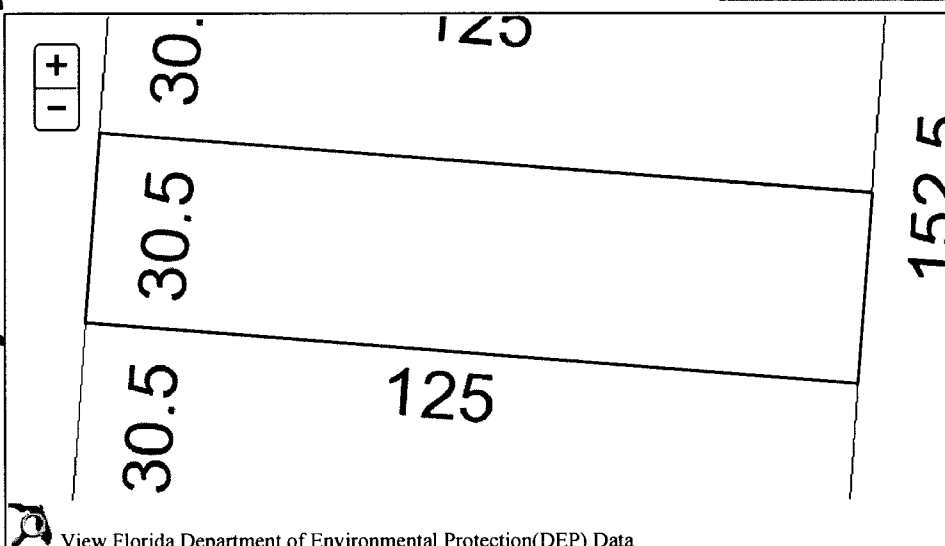
[Launch Interactive Map](#)

**Section Map Id:**  
 CA106

**Approx. Acreage:**  
 0.0875

**Zoned:**   
 R-1A

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



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

### Buildings

Address:1012 N D ST, Year Built: 1918, Effective Year: 1918

#### 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-WOOD/WALLBOARD**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**

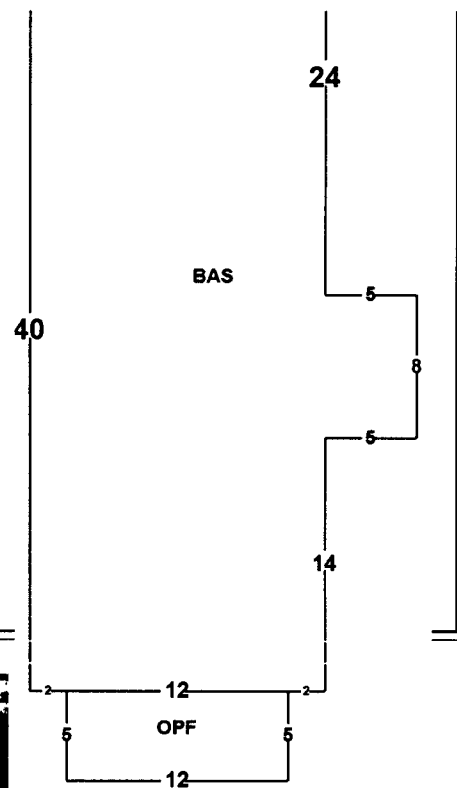
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

Areas - 836 Total SF  
BASE AREA - 740  
OPEN PORCH FIN - 60  
OPEN PORCH UNF - 36

Images



7/22/14



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:05/08/2017 (tc.2734)

**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**

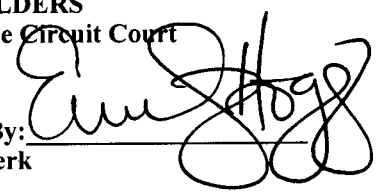
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 150355000 Certificate Number: 009312 of 2015**

**Payor: ANTOINETTE WATSON PO BOX 17002 PENSACOLA FL 32522 Date 05/08/2017**

Clerk's Check #	5503576841	Clerk's Total	<del>\$477.00</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$1,963.90</del>
		Postage	<del>\$80.00</del>
		Researcher Copies	<del>\$40.00</del>
		Total Received	<del>\$2,540.90</del> <b>\$2,017.54</b>

**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  
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 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 009312**

**Redeemed Date 05/08/2017**

**Name ANTOINETTE WATSON PO BOX 17002 PENSACOLA FL 32522**

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$1,963.90
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

**\$ 2,017.54**




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

**Tax Deed - Redemption Calculator**

**Account: 150355000 Certificate Number: 009312 of 2015**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/07/2017"/>	Redemption Date <input type="text" value="05/08/2017"/> 
Months	4	1
Tax Collector	<input type="text" value="\$1,846.84"/>	<input type="text" value="\$1,846.84"/>
Tax Collector Interest	\$110.81	\$27.70
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,963.90	\$1,880.79
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	\$27.00	\$6.75
Total Clerk	\$477.00	\$456.75
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	\$2,540.90	\$2,337.54
	Repayment Overpayment Refund Amount	\$203.36

Notes



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

May 11, 2017

TAX EASE FUNDING 2016-1 LLC  
14800 LANDMARK BLVD SUITE 400  
DALLAS TX 75254

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 006437	\$450.00	\$6.75	\$456.75
2015 TD 009312	\$450.00	\$6.75	\$456.75

**TOTAL \$913.50**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division



**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

17-380

Redeemed

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 13608

May 9, 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 05-08-1997, through 05-08-2017, and said search reveals the following:

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

Estate of Bama Watson

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: 

May 9, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 13608

May 9, 2017

**Lot 7, Block 28, West King Tract, Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 13608

May 9, 2017

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

1. Code Enforcement Lien filed by City of Pensacola recorded in O.R. Book 7578, page 1767.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$20,897.00. Tax ID 15-0355-000.

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: 8-7-2017

TAX ACCOUNT NO.: 15-0355-000

CERTIFICATE NO.: 2015-9312

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.

Beneficiaries and Heirs of the  
Estate of Bama Watson  
c/o Frank Watson  
1075 W. Lee St.  
Pensacola, FL 32501

Unknown Tenants  
1012 North D St.  
Pensacola, FL 32501

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

State of Florida

ESCAMBIA

County

WARRANTY DEED

1012 7/10

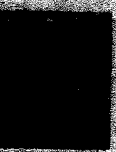
Know All Men by These Presents, that W. A. Tim Terrall and Pollie Terrall  
husband and wife,

for and in consideration of the sum of One Dollar (\$1.00), and other good and  
valuable considerations,

to us in hand paid by Bama Watson, a widow

the receipt whereof is hereby  
acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto  
the said Bama Watson, a widow

her heirs and assigns forever, the following described real estate, situate, lying and being in the City of  
Pensacola, County of Escambia, State of Florida, to-wit: Lot Seven (7), in Block Twenty-  
eight (28), of the West King Tract, as per map of City of Pensacola  
copyrighted by Theo. C. Watson in 1906



Together with the improvements thereon, and the hereditaments and appurtenances thereunto belonging or in any  
wise appertaining: TO HAVE AND TO HOLD the said above described premises unto the said

Bama Watson, a widow, her

heirs and assigns, forever, free from all exemption or homestead right or claim of ourselves the said

grantors. If any such right or claim we possess: And we the said grantors for ourselves

and our heirs, do covenant with the said grantee, her heirs and assigns, that we are

well seized of the said property, and have a good right to convey the same; that it is free from any lien or incum-

brance in law or equity, and that said grantors shall and will warrant and by these presents forever defend the

said premises unto the said grantee, her heirs and assigns, against the lawful claims of all and every

person or persons whomsoever.

In Testimony Whereof, we have hereunto set our hand and seal this 10th

day of September 1912.

Signed, sealed and delivered in the presence of

W. A. Tim Terrall (SEAL)

Pollie Terrall (SEAL)

Bama Watson (SEAL)



State of Florida  
Escambia County

This day, before the undersigned, personally appeared Tim Terrell and Pollie Terrell,  
husband wife

to me well known to be the individual described in and who executed the foregoing Deed of Conveyance, and  
acknowledged that they executed the same for the uses and purposes therein expressed, and the said

Pollie Terrell, wife of the said Tim Terrell,  
upon a private examination by me, held separate and apart from her said husband, acknowledged that she  
executed the same freely and voluntarily and without fear or apprehension, compulsion or constraint, of or  
from her said husband, and for the purpose of relinquishing, renouncing and conveying all her rights of whatever  
kind in and to the said property.

In Testimony Whereof I have hereunto set my hand and affixed my official seal, this 15th

day of September

A. D. 1943



*[Signature]*  
Notary Public

My Commission expires July 19, 1954

WARRANTY DEED

Tim Terrell and

Pollie Terrell, husband

and wife

Grant to

EWA Watson

(a widow)

1012 N 48th

ESCAMBIA COUNTY, FLORIDA

FILED FOR RECORD

at 10:00 o'clock A.M., and duly recorded in

Book 16, Page 16

Rec. 16

Escambia County, Florida

LANGLEY BELL

CLERK, ESCAMBIA COUNTY, FLORIDA

My Comm. expires

31514

FILED

SEP 16 1948

RECORDED IN THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLORIDA, IN THE BOOK AND PAGE NOTED ABOVE

LANGLEY BELL, Clerk Escambia Court

*[Signature]*  
Escambia Court

**BEFORE THE CODE ENFORCEMENT AUTHORITY  
OF THE CITY OF PENSACOLA, FLORIDA**

**THE CITY OF PENSACOLA,**  
**a Florida municipal corporation,**  
**by its Code Enforcement Office (436-5500)**  
**Petitioner,**

**vs.**

**EST OF BAMA WATSON,**  
**Respondent(s).**

**Case # 16-084**

**CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS**

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on April 5, 2016, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

**A. FINDINGS OF FACT:**

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 1012 North "D" Street, Pensacola, Escambia County, Florida, legally described as:

LT 7 BLK 28 WEST KING TRACT CA 106 ACCT. #150355000.

2. The following described condition exists on the property: there are one or more inoperative and/or currently unlicensed motor vehicles (automobiles) improperly parked, kept or stored outside in the open and/or covered and/or screened on the premises of this at this occupied residence and the condition constitutes improper inoperable vehicle parking, keeping or storing.

3. The date this condition was first observed was January 27, 2016; re-inspection made on April 5, 2016, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:  
\_ the posting of a notice on the property and at City Hall for ten (10) days beginning  
X certified mail, return receipt requested,

on March 11, 2016, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on April 5, 2016, at which hearing the respondent(s) Frank Watson, Victor Watson and Vernon Wayne Watson appeared and testified.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):  
    of the Code of the City of Pensacola, Florida.  
    of the Florida Building Code.  
    of the Standard Housing Code.  
    302.08 of the International Property Maintenance Code.
2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ \_\_\_\_\_. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ \_\_\_\_\_.]
3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must correct the violation(s) before April 19, 2016, by making each of the inoperable motor vehicles and/or pieces of major recreational equipment operable (licensed and capable of being driven under its own power on public streets or waterways) and currently licensed or by properly parking, and keeping or storing each in a completely enclosed structure or in the legally required place on the premises, if any, or by removing each from the property. Immediately after all required work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that all required work has been completed to code and/or that the violation(s) has/have been completely corrected.

2. In the event this order is not complied with before the above compliance date, as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, April 19, 2016, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s): A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).



3. It is the responsibility of the respondent(s) to contact the above named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

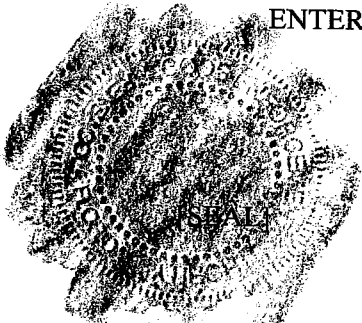
5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on April 14, 2016, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY

  
Louis F. Ray, Jr.  
(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.  
(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me on April 14, 2016, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This Order was Prepared by:  
Joanna Walker  
Administrative Officer  
Code Enforcement Authority  
City of Pensacola, Florida  
Post Office Box 12910  
Pensacola, FL 32521-0001

Joanna Walker  
(Signature of Notary and Administrative Officer)

Joanna Walker  
(Printed Name of Notary & Admin. Officer)

