

18-477

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800272

Date of Tax Deed Application
Apr 27, 2018

This is to certify that **BRISINGER FUND 1, LLC**
BRISINGER FUND 1, LLC, holder of Tax Sale Certificate Number 2016 / 2572, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **05-4153-000**

Cert Holder:
BRISINGER FUND 1, LLC
BRISINGER FUND 1, LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY, UT 84108

Property Owner:
NEWS PUBLISHING AUSTRALIA LTD
1211 AVENUE OF THE AMERICAS
NEW YORK, NY 10036

LT 17 LESS NWLY 2 FT & ALL LT 18 BLK S PENSACOLA HOME ORCHARDS S/D PLAT DB 87 P 524 AND BEG AT NE C (Full legal attached.)

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2016/2572	05-4153-000	06/01/2016	9,697.33	484.87	10,182.20

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
2017/2514	05-4153-000	06/01/2017	10,003.35	6.25	500.17	10,509.77

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	20,691.97
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
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)	21,066.97

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, If Applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: October 1, 2018

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
05-4153-000 2016

LT 17 LESS NWLY 2 FT & ALL LT 18 BLK S PENSACOLA HOME ORCHARDS S/D PLAT DB 87 P 524 AND BEG AT NE COR OF SEC ALSO BEING NW COR OF MAYFAIR S/D S 0 DEG 0 MIN 0 SEC W ALG E LI BEING W LI OF S/D 1376 26/1 00 FT TO NELY LI OF PENSACOLA HOME ORCHARDS S/D N 43 DEG 32 MIN 35 SEC W ALG NELY LI 622 51/100 FT TO ELY COR OF LTS 18 & 19 BLK S S 46 DEG 27 MIN 25 SEC W ALG LI OF LTS 310 FT TO ELY R/W LI OF MOBILE HWY (SR 10-A 106 FT R/W) N 43 DEG 32 MIN 35 SEC W ALG ELY R/W LI 130 FT TO SLY LI OF NWLY 02 FT OF LT 17 BLK S N 46 DEG 27 MIN 25 SEC E ALG SLY LI 31 0 FT TO NELY LI OF S/D N 43 DEG 32 MIN 35 SEC W AL G NELY LI 332 FT TO ELY LI OF LTS 17 & 18 BLK U N 46 DEG 27

MIN 25 SEC E 348 56/100 FT N 0 DEG 0 MIN 0 SEC E 339 12/100 FT TO N LI OF SEC N 88 DEG 44 MIN 11 SEC E ALG N LI 494 58/100 FT TO POB OR 4233 P
197 SEC 14 T 2S R 30

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800272

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

BRISINGER FUND 1, LLC
BRISINGER FUND 1, LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY, UT 84108,

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
05-4153-000	2016/2572	06-01-2016	LT 17 LESS NWLY 2 FT & ALL LT 18 BLK S PENSACOLA HOME ORCHARDS S/D PLAT DB 87 P 524 AND BEG AT NE CO R OF SEC ALSO BEING NW COR OF MAYFAIR S/D S 0 DEG 0 MIN 0 SEC W ALG E LI BEING W LI OF S/D 1376 26/1 00 FT TO NELY LI OF PENSACOLA HOME ORCHARDS S/D N 43 DEG 32 MIN 35 SEC W ALG NELY LI 622 51/100 FT T O ELY COR OF LTS 18 & 19 BLK S S 46 DEG 27 MIN 25 SEC W ALG LI OF LTS 310 FT TO ELY R/W LI OF MOBILE HWY (SR 10-A 106 FT R/W) N 43 DEG 32 MIN 35 SEC W ALG ELY R/W LI 130 FT TO SLY LI OF NWLY 02 FT OF LT 17 BLK S N 46 DEG 27 MIN 25 SEC E ALG SLY LI 31 0 FT TO NELY LI OF S/D N 43 DEG 32 MIN 35 SEC W AL G NELY LI 332 FT TO ELY LI OF LTS 17 & 18 BLK U N 46 DEG 27 MIN 25 SEC E 348 56/100 FT N 0 DEG 0 MIN 0 SEC E 339 12/100 FT TO N LI OF SEC N 88 DEG 44 MIN 11 SEC E ALG N LI 494 58/100 FT TO POB OR 4233 P 197 SEC 14 T 2S R 30

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
BRISINGER FUND 1, LLC
BRISINGER FUND 1, LLC

1338 S FOOTHILL DRIVE #129
SALT LAKE CITY, UT 84108

04-27-2018
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: 142S302001017016
Account: 054153000
Owners: NEWS PUBLISHING AUSTRALIA LTD
Mail: 1211 AVENUE OF THE AMERICAS
 NEW YORK, NY 10036
Situs: 4900 BLK MOBILE HWY 32505
Use Code: VACANT COMMERCIAL
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): SHERWOOD/WARRINGTON/ESCAMBIA
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2017	\$641,250	\$0	\$641,250	\$641,250
2016	\$641,250	\$0	\$641,250	\$606,034
2015	\$641,250	\$0	\$641,250	\$550,940

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)
[➤ File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/1998	4233	197	\$225,000	WD	View Instr
01/1978	1222	163	\$23,500	WD	View Instr
01/1966	286	894	\$12,500	WD	View Instr
01/1966	286	891	\$12,500	WD	View Instr

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

2017 Certified Roll Exemptions

None

Legal Description

LT 17 LESS NWLY 2 FT & ALL LT 18 BLK S
 PENSACOLA HOME ORCHARDS S/D PLAT DB 87 P
 524 AND BEG AT NE COR OF SEC ALSO...

Extra Features

None

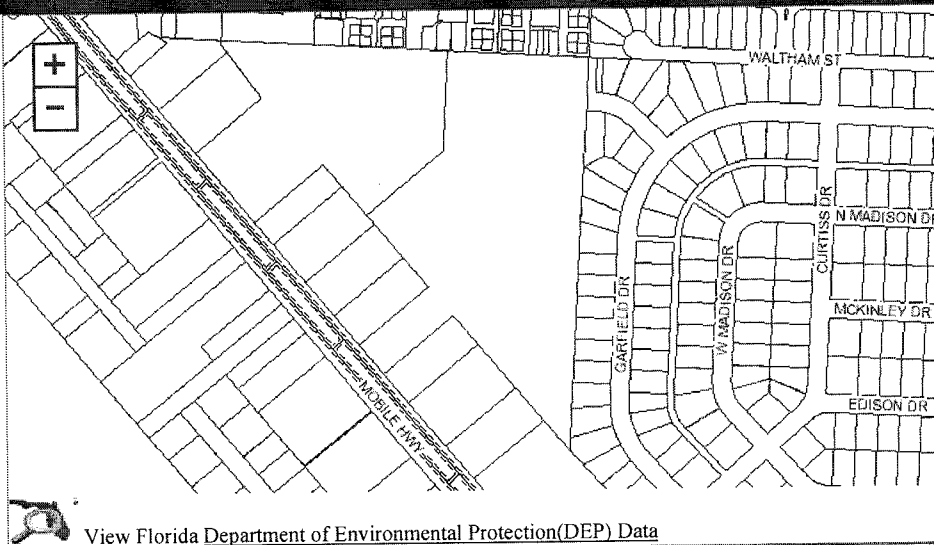
Parcel Information

Section Map Id:
 14-2S-30-1

Approx. Acreage:
 15.0000

Zoned:
 Com

Evacuation & Flood Information
[Open Report](#)


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

Buildings

Images

None

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.

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-477

PROPERTY INFORMATION REPORT

File No.: 14441

July 3, 2018

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 07-03-1998, through 07-03-2018, and said search reveals the following:

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

New Publishing Australia Limited, a Delaware corporation

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

July 3, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14441

July 3, 2018

142S302001017016 - Full Legal Description

LT 17 LESS NWLY 2 FT & ALL LT 18 BLK S PENSACOLA HOME ORCHARDS S/D PLAT DB 87 P 524 AND BEG AT NE COR OF SEC ALSO BEING NW COR OF MAYFAIR S/D S 0 DEG 0 MIN 0 SEC W ALG E LI BEING W LI OF S/D 1376 26/100 FT TO NELY LI OF PENSACOLA HOME ORCHARDS S/D N 43 DEG 32 MIN 35 SEC W ALG NELY LI 622 51/100 FT TO ELY COR OF LTS 18 & 19 BLK S S 46 DEG 27 MIN 25 SEC W ALG LI OF LTS 310 FT TO ELY R/W LI OF MOBILE HWY (SR 10-A 106 FT R/W) N 43 DEG 32 MIN 35 SEC W ALG ELY R/W LI 130 FT TO SLY LI OF NWLY 02 FT OF LT 17 BLK S N 46 DEG 27 MIN 25 SEC E ALG SLY LI 310 FT TO NELY LI OF S/D N 43 DEG 32 MIN 35 SEC W ALG NELY LI 332 FT TO ELY LI OF LTS 17 & 18 BLK U N 46 DEG 27 MIN 25 SEC E 348 56/100 FT N 0 DEG 0 MIN 0 SEC E 339 12/100 FT TO N LI OF SEC N 88 DEG 44 MIN 11 SEC E ALG N LI 494 58/100 FT TO POB OR 4233 P 197 SEC 14 T 2S R 30

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14441

July 3, 2018

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

1. Taxes for the year 2015-2017 delinquent. The assessed value is \$641,250.00. Tax ID 05-4153-000.
2. MSBU Lien filed in O.R. Book 4447, page 382.

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: rcsgrt@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-1-2018

TAX ACCOUNT NO.: 05-4153-000

CERTIFICATE NO.: 2016-2572

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

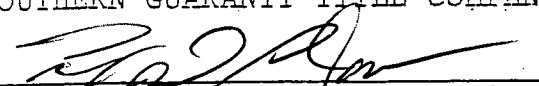
 X Notify City of Pensacola, P.O. Box 12910, 32521
221 Palafox Place, 4th Floor/
X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for tax year.

News Publishing Australia Limited
1211 Avenue of the Americas
New York, NY 10036

Property address:
4900 Block Mobile Hwy.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 9th day of July, 2018.

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.

Prepared by:

Gretal J. Toker, Esq.
Hogan & Hartson L.L.P.
8300 Greensboro Drive, Suite 1100
McLean, Virginia 22102

OR BK 4233 P60197
Escambia County, Florida
INSTRUMENT 98-465480

DEED DOC STAMPS PD @ ESC CO \$1575.00
03/13/98 ENNIS LEE WAGNER, CLERK
By: *[Signature]*

WARRANTY DEED

This Warranty Deed (this "Deed") is made as of March 11, 1998 by and between: (i) ROLLINS TELECASTING, INC., a Delaware corporation having an address at: c/o Heritage Broadcasting Corporation, One Galleria Tower, 13355 Noel Road, Suite 1500, Dallas, Texas 75240-6650 (the "Grantor"), and (ii) NEWS PUBLISHING AUSTRALIA LIMITED, a Delaware corporation having a principal address at 1211 Avenue of the Americas, New York, New York 10036 (the "Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and assign unto Grantee, its successors and assigns, in fee simple that certain parcel of land situate and being in Escambia County, Florida, and being more particularly described in Exhibit A attached hereto and made a part hereof (the "Property").

TOGETHER WITH all right, title and interest of Grantor in and to any rights, alleys, streets and ways, public and private, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

GRANTOR COVENANTS that lawful seisin of and good right to convey the Property are vested in Grantor; and that Grantor fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever;

SUBJECT TO any and all covenants, easements, encumbrances and restrictions of record, and real estate taxes not yet due and payable.

TO HAVE AND TO HOLD the property hereby conveyed unto the Grantee, its successors and assigns, for all purposes in fee simple forever.

IN TESTIMONY WHEREOF, Grantor has caused this Deed to be
duly executed on its behalf as of the day, month and year first above written.

GRANTOR:

ROLLINS TELECASTING, INC.

WITNESS:

By: Tracy L. Burrance

Name

By: William G. Evans

William G. Evans,
Vice President

WITNESS:

By: John P. Stump

Name



STATE OF FLORIDA)

COUNTY OF MANATEE)

I, the undersigned, a Notary Public in and for the County and State
aforesaid, do hereby certify that William G. Evans, as the duly authorized Vice
President of Rollins Telecasting, Inc., a Delaware corporation, and who is
personally known to me OR who presented FLDL as identification,
personally appeared before me and acknowledged this Deed to be the act of the
above named corporation and that he signed and delivered the same as such.

Given under my hand and official seal this 4 day of March, 1998.



John P. Stump
Name: John P. Stump
Notary Public
My commission expires: may 6, 2001

OR BK 4233 P60199
Escambia County, Florida
INSTRUMENT 98-465480

RCD Mar 13, 1998 11:56 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-465480

EXHIBIT A

Property Description

Begin at a 4" x 4" concrete monument, unnumbered, at the Northeast corner of Section 14, Township 2 South, Range 30 West, Escambia County, Florida, said corner also being the Northwest boundary corner of Mayfair Subdivision as recorded in Plat Book 3 at Page 54 of the public records of said County; thence South 00°00'00" West along the East line of said Section 14, also being the West boundary line of said Mayfair Subdivision for a distance of 1376.26 feet to the Northeasterly boundary line of Pensacola Home Orchards Subdivision according to Plat as recorded in Deed Book 87 at page 524 of the public records of said County; thence North 43°32'35" West along said Northeasterly boundary line for a distance of 622.51 feet to the Easterly common corner of Lots 18 and 19, Block "S" of said Pensacola Home Orchards Subdivision; thence South 46°27'25" West along the common lot line of said Lots 18 and 19, Block "S" for a distance of 310.00 feet to the Easterly right of way line of Mobile Highway (State Road No. 10-A, 106' R/W); thence North 43°32'35" West along said Easterly right of way line for a distance of 130.00 feet to the Southerly line of the Northwesterly 2.00 feet of Lot 17 of said Block "S"; thence North 46°27'25" East along said Southerly line for a distance of 310.00 feet to the aforesaid Northeasterly boundary line of Pensacola Home Orchards Subdivision; thence North 43°32'35" West along said Northeasterly boundary line for a distance of 332.00 feet to the Easterly common lot corner of Lots 17 and 18, Block "U" of said Pensacola Home Orchards Subdivision; thence departing said Northeasterly boundary line, go North 46°27'25" East for a distance of 348.56 feet; thence North 00°00'00" East for a distance of 339.12 feet to the North line of the aforesaid Section 14; thence North 88°44'11" East along said North line of Section 14 for a distance of 494.58 feet to the point of beginning. The above described parcel of land is situated in Section 14, Township 2 South, Range 30 West, Escambia County, Florida, and contains 15.00 acres. Subject to the extension of the alleyway between blocks "E" and "S" of said Pensacola Orchards Subdivision Northwestwardly to the East Line of said Section 14.

AND BEING a portion of the same property conveyed to Grantor by deeds recorded among the land records of Escambia County, Florida, on June 12, 1959 in Deed Book 512 at page 357 (less and except that property previously conveyed by instrument recorded by instrument recorded on March 16, 1959 in Deed Book 508 at page 75), on June 13, 1978 in Deed Book 1222 at page 163, and on September 24, 1987 in Deed Book 2458 at page 962.

County attorney
CERTIFIED MAIL

Tax Deed Notices for October 1, 2018 sale.

Received by: Beth De

✓ 18-464	
9171 9690 0935 0127 9837 71	<u>16/07075</u>
✓ 18-463	
9171 9690 0935 0127 9837 26	<u>16/05361</u>
✓ 18-458	
9171 9690 0935 0127 9839 79	<u>16/03891</u>
✓ 18-454	
9171 9690 0935 0128 2391 43	<u>16/00501</u>
✓ 18-451	
9171 9690 0935 0128 2391 81	<u>16/08883</u>
18-477	
9171 9690 0935 0127 9833 20	<u>16/02572</u>
18-473	
9171 9690 0935 0127 9834 36	<u>16/00490</u>
18-478	
9171 9690 0935 0127 9831 53	<u>16/03069</u>
18-420	
9171 9690 0935 0128 2398 15	<u>16/04582</u>
18-450	
9171 9690 0935 0128 2392 59	<u>16/08838</u>
18-423	
9171 9690 0935 0128 2396 79	<u>16/04757</u>
18-436	
9171 9690 0935 0128 2393 89	<u>16/07042</u>

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 02572 of 2016

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 16, 2018, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

NEWS PUBLISHING AUSTRALIA LTD
1211 AVENUE OF THE AMERICAS
NEW YORK, NY 10036

ESCAMBIA COUNTY
OFFICE OF COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

WITNESS my official seal this 16th day of August 2018.



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 1, 2018, 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 **BRISINGER FUND 1 LLC** holder of **Tax Certificate No. 02572**, issued the **1st day of June, A.D., 2016** 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:

(see attached)

SECTION 14, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 054153000 (18-477)

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

NEWS PUBLISHING AUSTRALIA LTD

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 **1st day of October 2018**.

Dated this 16th day of August 2018.

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**

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

LT 17 LESS NWLY 2 FT & ALL LT 18 BLK S PENSACOLA HOME ORCHARDS S/D PLAT DB 87 P 524 AND BEG AT NE COR OF SEC ALSO BEING NW COR OF MAYFAIR S/D S 0 DEG 0 MIN 0 SEC W ALG E LI BEING W LI OF S/D 1376 26/100 FT TO NELY LI OF PENSACOLA HOME ORCHARDS S/D N 43 DEG 32 MIN 35 SEC W ALG NELY LI 622 51/100 FT TO ELY COR OF LTS 18 & 19 BLK S S 46 DEG 27 MIN 25 SEC W ALG LI OF LTS 310 FT TO ELY R/W LI OF MOBILE HWY (SR 10-A 106 FT R/W) N 43 DEG 32 MIN 35 SEC W ALG ELY R/W LI 130 FT TO SLY LI OF NWLY 02 FT OF LT 17 BLK S N 46 DEG 27 MIN 25 SEC E ALG SLY LI 310 FT TO NELY LI OF S/D N 43 DEG 32 MIN 35 SEC W ALG NELY LI 332 FT TO ELY LI OF LTS 17 & 18 BLK U N 46 DEG 27 MIN 25 SEC E 348 56/100 FT N 0 DEG 0 MIN 0 SEC E 339 12/100 FT TO N LI OF SEC N 88 DEG 44 MIN 11 SEC E ALG N LI 494 58/100 FT TO POB OR 4233 P 197 SEC 14 T 2S R 30

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Post Property:

4900 BLK MOBILE HWY 32505



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

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

LT 17 LESS NWLY 2 FT & ALL LT 18 BLK S PENSACOLA HOME ORCHARDS S/D PLAT DB 87 P 524 AND BEG AT NE COR OF SEC ALSO BEING NW COR OF MAYFAIR S/D S 0 DEG 0 MIN 0 SEC W ALG E LI BEING W LI OF S/D 1376 26/100 FT TO NELY LI OF PENSACOLA HOME ORCHARDS S/D N 43 DEG 32 MIN 35 SEC W ALG NELY LI 622 51/100 FT TO ELY COR OF LTS 18 & 19 BLK S S 46 DEG 27 MIN 25 SEC W ALG LI OF LTS 310 FT TO ELY R/W LI OF MOBILE HWY (SR 10-A 106 FT R/W) N 43 DEG 32 MIN 35 SEC W ALG ELY R/W LI 130 FT TO SLY LI OF NWLY 02 FT OF LT 17 BLK S N 46 DEG 27 MIN 25 SEC E ALG SLY LI 310 FT TO NELY LI OF S/D N 43 DEG 32 MIN 35 SEC W ALG NELY LI 332 FT TO ELY LI OF LTS 17 & 18 BLK U N 46 DEG 27 MIN 25 SEC E 348 56/100 FT N 0 DEG 0 MIN 0 SEC E 339 12/100 FT TO N LI OF SEC N 88 DEG 44 MIN 11 SEC E ALG N LI 494 58/100 FT TO POB OR 4233 P 197 SEC 14 T 2S R 30

18-477

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO18CIV040553NON

Agency Number: 18-011311

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02572 2016

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: NEWS PUBLISHING AUSTRALIA LTD

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/16/2018 at 2:48 PM and served same at 11:33 AM on 8/23/2018 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: S.D. Stine 926
S. STINE, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: NDSCHERER

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 1, 2018, 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 **BRISINGER FUND 1 LLC** holder of **Tax Certificate No. 02572**, issued the **1st day of June, A.D., 2016** 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:

(see attached)

SECTION 14, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 054153000 (18-477)

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

NEWS PUBLISHING AUSTRALIA LTD

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 **1st day of October 2018**.

Dated this 16th day of August 2018.

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:

4900 BLK MOBILE HWY 32505



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

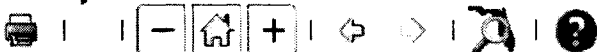
By:
Emily Hogg
Deputy Clerk

2018 AUG 16 PM 2:48

**Map
Attached**

LEGAL DESCRIPTION

LT 17 LESS NWLY 2 FT & ALL LT 18 BLK S PENSACOLA HOME ORCHARDS S/D PLAT DB 87 P 524 AND BEG AT NE COR OF SEC ALSO BEING NW COR OF MAYFAIR S/D S 0 DEG 0 MIN 0 SEC W ALG E LI BEING W LI OF S/D 1376 26/100 FT TO NELY LI OF PENSACOLA HOME ORCHARDS S/D N 43 DEG 32 MIN 35 SEC W ALG NELY LI 622 51/100 FT TO ELY COR OF LTS 18 & 19 BLK S S 46 DEG 27 MIN 25 SEC W ALG LI OF LTS 310 FT TO ELY R/W LI OF MOBILE HWY (SR 10-A 106 FT R/W) N 43 DEG 32 MIN 35 SEC W ALG ELY R/W LI 130 FT TO SLY LI OF NWLY 02 FT OF LT 17 BLK S N 46 DEG 27 MIN 25 SEC E ALG SLY LI 310 FT TO NELY LI OF S/D N 43 DEG 32 MIN 35 SEC W ALG NELY LI 332 FT TO ELY LI OF LTS 17 & 18 BLK U N 46 DEG 27 MIN 25 SEC E 348 56/100 FT N 0 DEG 0 MIN 0 SEC E 339 12/100 FT TO N LI OF SEC N 88 DEG 44 MIN 11 SEC E ALG N LI 494 58/100 FT TO POB OR 4233 P 197 SEC 14 T 2S R 30



Chris Jones - Escambia County Property Appraiser

Reference: 142S302001017016

Account: 054153000

Section Map: 14-2S-30-1

Situs: 4900 BLK MOBILE HWY

Complex: PENSACOLA HOME ORCHARDS PLAT DB 87 P 524

Owner: NEWS PUBLISHING AUSTRALIA LTD

Mailing Address:

10-25-13 AVENUE OF THE AMERICAS

NEW YORK, NY 10036

Last Sale: 3/1998, \$225,000

Property Use: VACANT COMMERCIAL

Approx. Acreage: 15.0000 ac

Bldg. Count: 0

Total Heated Area: 0 sf

Zoned: Com

Taxing Auth: COUNTY MSTU

Schools:

Elem: SHERWOOD

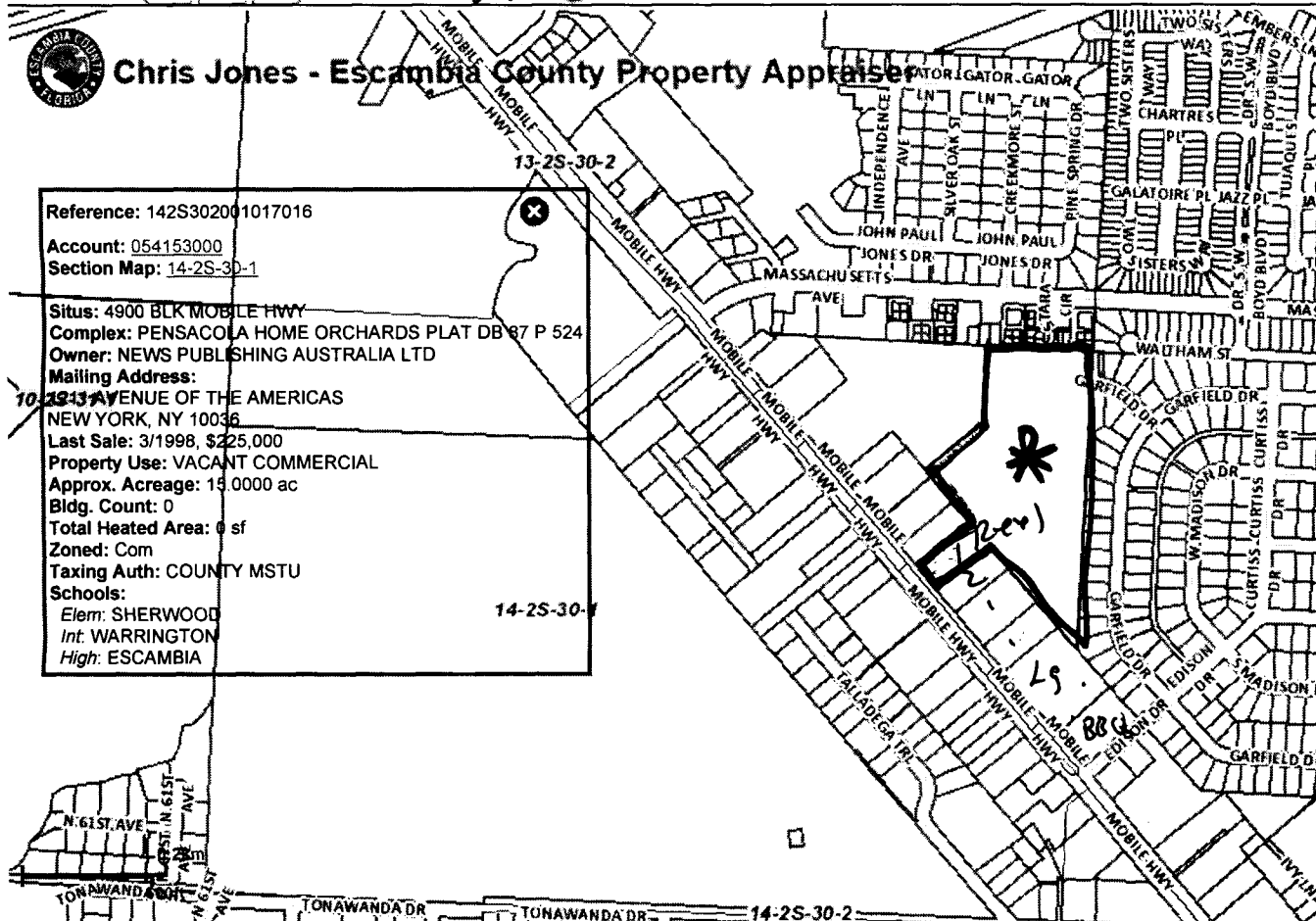
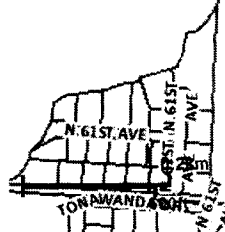
Int: WARRINGTON

High: ESCAMBIA

14-2S-30-1

13-2S-30-2

14-2S-30-2



NEWS PUBLISHING AUSTRALIA LTD
[18-477]
1211 AVENUE OF THE AMERICAS
NEW YORK, NY 10036

9171 9690 0935 0127 9833 44

8.21.18 DELIVERED

ESCAMBIA COUNTY [18-477]
OFFICE OF COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0127 9833 20

✓ 8.20.18 DELIVERED-
8.18.18 BUSINESS CLOSED

CONTACT ✓

LEGAL DESCRIPTION

LT 17 LESS NWLY 2 FT & ALL LT 18 BLK S PENSACOLA HOME ORCHARDS S/D PLAT DB 87 P 524 AND BEG AT NE COR OF SEC ALSO BEING NW COR OF MAYFAIR S/D S 0 DEG 0 MIN 0 SEC W ALG E LI BEING W LI OF S/D 1376 26/100 FT TO NELY LI OF PENSACOLA HOME ORCHARDS S/D N 43 DEG 32 MIN 35 SEC W ALG NELY LI 622 51/100 FT TO ELY COR OF LTS 18 & 19 BLK S S 46 DEG 27 MIN 25 SEC W ALG LI OF LTS 310 FT TO ELY R/W LI OF MOBILE HWY (SR 10-A 106 FT R/W) N 43 DEG 32 MIN 35 SEC W ALG ELY R/W LI 130 FT TO SLY LI OF NWLY 02 FT OF LT 17 BLK S N 46 DEG 27 MIN 25 SEC E ALG SLY LI 310 FT TO NELY LI OF S/D N 43 DEG 32 MIN 35 SEC W ALG NELY LI 332 FT TO ELY LI OF LTS 17 & 18 BLK U N 46 DEG 27 MIN 25 SEC E 348 56/100 FT N 0 DEG 0 MIN 0 SEC E 339 12/100 FT TO N LI OF SEC N 88 DEG 44 MIN 11 SEC E ALG N LI 494 58/100 FT TO POB OR 4233 P 197 SEC 14 T 2S R 30

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Status History ?

Tracking Number Information

Meter:	11272965	Mailing Date:	08/16/18 03:32 PM
Tracking Number:	9171969009350127983344	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	10036
Service:	ERR	City:	NYC
Value	\$0.470	State:	NY

Proof of Delivery

Joshua A. Diaz
12/11/18

Status Details

▼ Status Date	Status
Tue, 08/21/18, 03:42:00 PM	OK : Delivered
Tue, 08/21/18, 12:28:00 AM	Delivery Status Not Updated
Mon, 08/20/18, 10:28:00 AM	Out for Delivery
Mon, 08/20/18, 10:18:00 AM	Sorting / Processing Complete
Mon, 08/20/18, 03:32:00 AM	Arrival at Unit
Sun, 08/19/18, 04:05:00 PM	Processed (processing scan)
Sun, 08/19/18, 11:40:00 AM	Processed (processing scan)
Fri, 08/17/18, 07:43:00 PM	Processed (processing scan)
Fri, 08/17/18, 06:28:00 PM	Origin Acceptance
Thu, 08/16/18, 11:24:00 PM	OK: USPS acknowledges reception of info

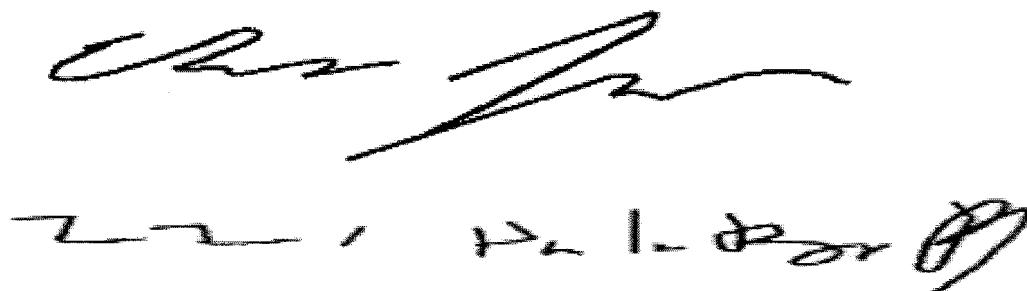
Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal

Status History ?

Tracking Number Information

Meter:	11272965	Mailing Date:	08/16/18 03:39 PM
Tracking Number:	9171969009350127983320	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32502
Service:	ERR	City:	PENSACOLA
Value	\$0.470	State:	FL

Proof of Delivery



Handwritten signature and date: 08/16/18

Status Details

▼ Status Date	Status
Mon, 08/20/18, 01:29:00 PM	OK : Delivered
Sat, 08/18/18, 11:00:00 AM	Delayed: Business Closed
Sat, 08/18/18, 09:08:00 AM	Delayed: Business Closed
Sat, 08/18/18, 01:07:00 AM	Processed (processing scan)
Fri, 08/17/18, 07:43:00 PM	Processed (processing scan)
Fri, 08/17/18, 06:28:00 PM	Origin Acceptance
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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: 054153000 Certificate Number: 002572 of 2016**

**Payor: 21ST CENTURY FOX AMERICA INC 1211 AVENUE OF THE AMERICAS NEW YORK NY
10036 Date 09/13/2018**

Clerk's Check #	402729	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$22,969.25
		Postage	\$10.84
		Researcher Copies	\$3.00
		Total Received	\$23,473.59

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 # 2016 TD 002572

Redeemed Date 09/13/2018

Name 21ST CENTURY FOX AMERICA INC 1211 AVENUE OF THE AMERICAS NEW YORK NY 10036

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$22,969.25
Postage = TD2	\$10.84
ResearcherCopies = TD6	\$3.00

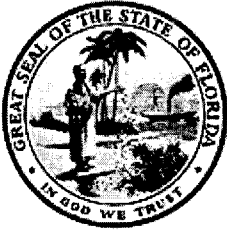
• For Office Use Only

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 From Sale						



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

Tax Deed - Redemption Calculator

Account: 054153000 Certificate Number: 002572 of 2016

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/01/2018"/>	Redemption Date <input type="text" value="09/13/2018"/>
Months	6	5
Tax Collector	<input type="text" value="\$21,066.97"/>	<input type="text" value="\$21,066.97"/>
Tax Collector Interest	\$1,896.03	\$1,580.02
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$22,969.25	<input type="text" value="\$22,653.24"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$40.50	<input type="text" value="\$33.75"/>
Total Clerk	\$490.50	<input type="text" value="\$483.75"/> CH
Postage	<input type="text" value="\$10.84"/>	<input type="text" value="\$10.84"/>
Researcher Copies	<input type="text" value="\$3.00"/>	<input type="text" value="\$3.00"/>
Total Redemption Amount	\$23,473.59	\$23,150.83
	Repayment Overpayment Refund Amount	<input type="text" value="\$322.76 + 80.00 = \$ 402.76"/>

redeemer

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 •

September 18, 2018

BRISINGER FUND I LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY UT 84108

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
2016 TD 002572	\$450.00	\$33.75	\$483.75
2016 TD 007612	\$450.00	\$33.75	\$483.75

TOTAL \$967.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

September 18, 2018

21ST CENTURY FOX AMERICA INC
1211 AVENUE OF THE AMERICAS
NEW YORK NY 10036

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

2016 TD 002572

\$402.76

TOTAL \$402.76

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg

Tax Deed Division

THE SUMMATION WEEKLY

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

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NEWS PUBLISHING AUSTRALIA LTD

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR8/29-9/19TD

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 Tax Cert. No. 02572 in the Escambia Court was published in said newspaper in and was printed and released on August 29, 2018, September 5, 2018, September 12, 2018 and September 19, 2018.

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

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 20th day of September 2018, by Malcolm G. Ballinger, who is personally known to me.

X Bridget A. Roberts

BRIDGET A. ROBERTS, NOTARY PUBLIC



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