

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Apr 27, 2015 / 150114**

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 2448.0000** , issued the **1st day of June, 2013**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 04-3970-000**

**Certificate Holder:**  
BROADRIVER TRF I, L.P. US BANK AS CUST FOR BROADRI  
50 S 16TH STREET, SUITE # 2050  
PHILADELPHIA, PENNSYLVANIA 19102

**Property Owner:**  
WELCH PROPERTIES OF PENSACOLA LLC  
300 EUCLID ST  
PENSACOLA , FLORIDA 32503

**Legal Description:**  
LT 26 PINEGLADES PB 3 P 61 OR 6863 P 1868 SEC 49/5 T 1/2S R 30

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:

**CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2014	2071.0000	06/01/14	\$484.88	\$0.00	\$24.24	\$509.12
2013	2448.0000	06/01/13	\$489.90	\$0.00	\$25.82	\$515.72

**CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
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1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2014)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. \_\_\_\_\_
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....( %)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$1,024.84
\$0.00
\$437.42
\$200.00
\$125.00
\$1,787.26
\$1,787.26
\$12.50

\*Done this 27th day of April, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: 8/3/15

\* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

**Notice to Tax Collector of Application for Tax Deed**

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**BROADRIVER TRF I, L.P. US BANK AS CUST FOR  
BROADRI  
50 S 16TH STREET, SUITE # 2050  
PHILADELPHIA, Pennsylvania, 19102**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
2448.0000	04-3970-000	06/01/2013	LT 26 PINEGLADES PB 3 P 61 OR 6863 P 1868 SEC 49/5 T 1/2S R 30

**2014 TAX ROLL**

WELCH PROPERTIES OF PENSACOLA LLC  
300 EUCLID ST  
PENSACOLA , Florida 32503

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

BRAM11 (Justine Lin)

Applicant's Signature

04/27/2015

Date



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](#)

<p><b>General Information</b></p> <p><b>Reference:</b> 491S302100000026  <b>Account:</b> 043970000  <b>Owners:</b> WELCH PROPERTIES OF PENSACOLA LLC  <b>Mail:</b> 300 EUCLID ST                  PENSACOLA, FL 32503  <b>Situs:</b> 300 BLK EUCLID ST 32503  <b>Use Code:</b> VACANT RESIDENTIAL   <b>Taxing Authority:</b> PENSACOLA CITY LIMITS  <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a>                  Tax Inquiry link courtesy of Janet Holley                  Escambia County Tax Collector</p>	<p><b>2014 Certified Roll Assessment</b></p> <p><b>Improvements:</b> \$0  <b>Land:</b> \$22,800  <b>Total:</b> \$22,800  <i>Non-Homestead Cap:</i> \$22,800</p> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <p style="text-align: center;"><a href="#">Amendment 1/Portability Calculations</a></p>
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<p><b>Sales Data</b> <span style="float: right;"><b>MLS Listing #473818</b></span></p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>05/30/2012</td> <td>6863</td> <td>1868</td> <td>\$26,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers                  Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	05/30/2012	6863	1868	\$26,000	WD	<a href="#">View Instr</a>	<p><b>2014 Certified Roll Exemptions</b></p> <p>None</p> <p><b>Legal Description</b></p> <p>LT 26 PINEGLADES PB 3 P 61 OR 6863 P 1868 SEC 49/5 T 1/2S R 30</p> <p><b>Extra Features</b></p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
05/30/2012	6863	1868	\$26,000	WD	<a href="#">View Instr</a>								

**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:**  
05-2S-30-1

**Approx. Acreage:**  
0.2300

**Zoned:**   
R-1AAA

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

EUCLID ST

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

<b>Buildings</b>
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

## OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12101

May 6, 2015

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 05-06-1995, through 05-06-2015, and said search reveals the following:

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

Welch Properties of Pensacola, LLC

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 6, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12101

May 6, 2015

**Lot 26, Pineglades, as per plat thereof, recorded in Plat Book 3, Page 61, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12101

May 6, 2015

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

1. Improvement Lien filed by City of Pensacola recorded in O.R. Book 6963, page 1279, and O.R. Book 7072, page 886.
2. Taxes for the year 2012-2014 delinquent. The assessed value is \$22,800.00. Tax ID 04-3970-000.

**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

Janet Holley  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 08-03-2015

TAX ACCOUNT NO.: 04-3970-000

CERTIFICATE NO.: 2013-2448

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.

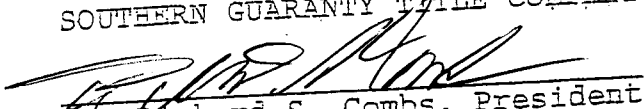
YES NO

- Notify City of Pensacola, P.O. Box 12910, 32521  
  Notify Escambia County, 190 Governmental Center, 32502  
  Homestead for        tax year.

Welch Properties of Pensacola, LLC  
300 Euclid St.  
Pensacola, FL 32503  
and  
c/o William A. Welch (MGR)  
4801 Rosemont Place  
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,  
this 6th day of May, 2015.

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  
Edith Garcia, an employee of  
First American Title Insurance Company  
810 Scenic Highway  
Pensacola, Florida 32503  
(877)309-7217

Return to: Grantee

File No.: 1005-2744508

## **WARRANTY DEED**

This indenture made on **May 30, 2012 A.D.**, by

**Dorothy E. Standley, widow and surviving spouse of Bryan Hal Standley, deceased**

whose address is: **111 East Wright Street #208, Pensacola, FL 32501**  
hereinafter called the "grantor", to

**Welch Properties of Pensacola, L.L.C., a Florida limited liability company**

whose address is: **300 Euclid St, Pensacola, FL 32503**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia County, Florida**, to-wit:

Lot 26 of PINEGLADES, according to the Plat thereof as recorded in Plat Book 3, Page(s) 61, of the Public Records of Escambia County, Florida.

Parcel Identification Number: **491S30-2100-000-026**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.



And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2011.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

*Dorothy E. Standley*  
Dorothy E. Standley

Signed, sealed and delivered in our presence:

*[Signature]*  
Witness Signature

Print Name: STEPHEN B. SHELL

*Charlyne Kilpatrick*  
Witness Signature

Print Name: Charlyne Kilpatrick

State of **FL**

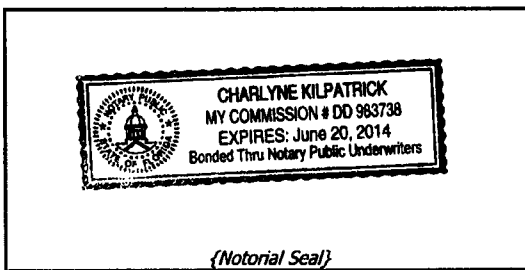
County of **Escambia**

The Foregoing Instrument Was Acknowledged before me on **May 30, 2012**, by **Dorothy E. Standley, widow and surviving spouse of Bryan Hal Standley, deceased** who is/are personally known to me or who has/have produced a valid driver's license as identification.

*Charlyne Kilpatrick*  
Notary Public

\_\_\_\_\_  
(Printed Name)

My Commission expires: \_\_\_\_\_



{Notarial Seal}

2744508

### RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.


Name of Roadway: **Euclid Street**

Legal Address of Property: **300 Euclid St, Pensacola, Florida 32503**

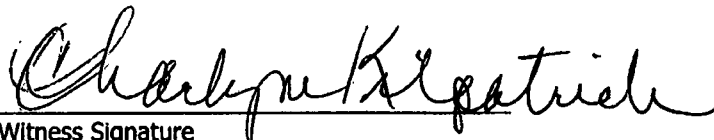
The County ( \_\_\_\_\_ ) has accepted ( \_\_\_\_\_ ) has not accepted the abutting roadway for maintenance. (XX) within the city limits

This form completed by: **First American Title Insurance Company  
810 Scenic Highway  
Pensacola, Florida 32503**

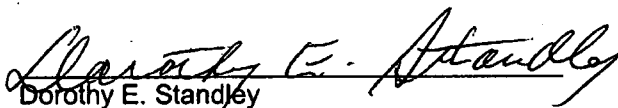
*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness Signature

Print Name: STEPHEN B. SHELL

  
\_\_\_\_\_  
Witness Signature

Print Name: Charlyne Kilpatrick

  
\_\_\_\_\_  
Dorothy E. Standley

Welch Properties of Pensacola, L.L.C., a  
Florida limited liability company

  
\_\_\_\_\_  
By: William A. Welch, Manager Member

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective: 4/15/95



This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19,  
4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following  
described real property located in Pensacola, Escambia County, Florida, to-wit


WELCH PROPERTIES OF PENSACOLA LLC  
300 Block Euclid Street

Lt 26 Pineglades PB 3 P 61 or 6863 P 1868  
sec 49/5 T 1/2S R 30

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 25th day of June, 2013. Said lien shall be equal  
in dignity to all other special assessments for benefits against property within the City.

DATED this 3rd day of September, 2013.

THE CITY OF PENSACOLA  
a municipal corporation

  
BY: \_\_\_\_\_

ASHTON J. HAYWARD, III  
MAYOR

ATTEST:



CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of  
September, 2013, by Richard Barker, Jr., Chief Financial Officer of the City of Pensacola, a  
Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and  
~~did~~ did not take an oath.



  
NOTARY PUBLIC

13/2448

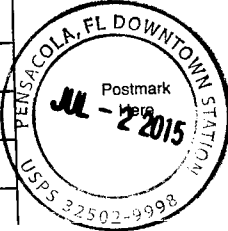
7007 0710 0001 2342 1050

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OFFICIAL USE

Postage	\$ .49
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.74



Sent To WELCH PROPERTIES OF PENSACOLA  
 LLC [15-516]  
 Street, Apt or PO Box 300 EUCLID ST  
 City, State, PENSACOLA, FL 32503

PS Form 3800

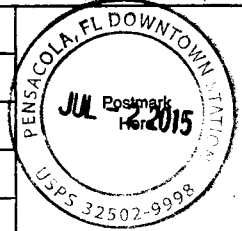
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Postage	\$ .49
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.74



Sent To WELCH PROPERTIES OF PENSACOLA  
 LLC [15-516]  
 Street, Apt or PO Box C/O WILLIAM A WELCH  
 City, State, 4801 ROSEMONT PLACE  
 PENSACOLA FL 32514

PS Form 3800

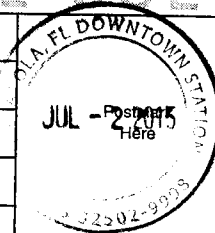
7007 0710 0001 2342 1074

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Sent To CITY OF PENSACOLA [15-516]  
 Street, Apt or PO Box TREASURY DIVISION  
 City, State, P O BOX 12910  
 PENSACOLA FL 32521

PS Form 3800

Instructions

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 02448 of 2013**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 2, 2015, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

WELCH PROPERTIES OF PENSACOLA LLC 300 EUCLID ST PENSACOLA, FL 32503	WELCH PROPERTIES OF PENSACOLA LLC C/O WILLIAM A WELCH 4801 ROSEMONT PLACE PENSACOLA FL 32514
CITY OF PENSACOLA TREASURY DIVISION P O BOX 12910 PENSACOLA FL 32521	

WITNESS my official seal this 2nd day of July 2015.



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 August 3, 2015, 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 **BROADRIVER TRF I LP, US BANK AS CUST** holder of **Tax Certificate No. 02448**, issued the **1st** day of **June, A.D., 2013** 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 PINEGLADES PB 3 P 61 OR 6863 P 1868 SEC 49/5 T 1/2S R 30**

**SECTION 49, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 043970000 (15-516)**

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

**WELCH PROPERTIES OF PENSACOLA LLC**

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 August, which is the **3rd day of August 2015**.

Dated this 2nd day of July 2015.

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

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### Post Property:

**300 BLK EUCLID ST 32503**



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

By:  
Emily Hogg  
Deputy Clerk



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**TAX ACCOUNT NUMBER 043970000 (15-516)**

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

**WELCH PROPERTIES OF PENSACOLA LLC**

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 August, which is the **3rd** day of **August 2015**.

Dated this 2nd day of July 2015.

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.

### Personal Services:

**WELCH PROPERTIES OF  
PENSACOLA LLC  
300 EUCLID ST  
PENSACOLA, FL 32503**

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



By:  
Emily Hogg  
Deputy Clerk

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CITY OF PENSACOLA [15-516]  
 TREASURY DIVISION  
 P O BOX 12910  
 PENSACOLA FL 32521

2. Article Number  
(Transfer from service label)

7007 0710 0001 2342 1074

PS Form 3811, July 2013

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 Dustin L. Griffin 6-9-15

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WELCH PROPERTIES OF PENSACOLA  
 LLC [15-516]  
 C/O WILLIAM A WELCH  
 4801 ROSEMONT PLACE  
 PENSACOLA FL 32514

2. Article Number  
(Transfer from service label)

7007 0710 0001 2342 1067

PS Form 3811, July 2013

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 William Welch 7/6/15

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

*Redeemed  
 13/2448*

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

Redeemed

15-516

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO15CIV029804NON

**Agency Number:** 15-009696

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 02448 2013

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: WELCH PROPERTIES OF PENSACOLA LLC

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/2/2015 at 9:27 AM and served same at 10:00 AM on 7/7/2015 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: K. Lucas 9/19  
K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: JLBRYANT

## 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 August 3, 2015, 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 **BROADRIVER TRF I LP, US BANK AS CUST** holder of **Tax Certificate No. 02448**, issued the **1st day of June, A.D., 2013** 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 PINEGLADES PB 3 P 61 OR 6863 P 1868 SEC 49/5 T 1/2S R 30**

**SECTION 49, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 043970000 (15-516)**

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

**WELCH PROPERTIES OF PENSACOLA LLC**

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Dated this 2nd day of July 2015.

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:**

**300 BLK EUCLID ST 32503**



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

By:  
Emily Hogg  
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

Redeemed

**NON-ENFORCEABLE RETURN OF SERVICE**

15-516

**Document Number:** ECSO15CIV029764NON

**Agency Number:** 15-009658

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 02448 2013

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: WELCH PROPERTIES OF PENSACOLA LLC

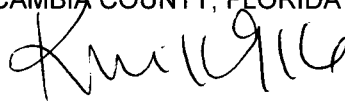
**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/2/2015 at 9:25 AM and served same on WELCH PROPERTIES OF PENSACOLA LLC , at 4:10 PM on 7/8/2015 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, to WILLIAM WELCH, as Registered Agent of the within named pursuant to Chapter 48.081 and 48.091, of the Florida Statutes.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_



K. MILLER, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: JLBRYANT

**WARNING**

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**NOTICE OF APPLICATION FOR TAX DEED**

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**LT 26 PINEGLADES PB 3 P 61 OR 6863 P 1868 SEC 49/5 T 1/2S R 30**

**SECTION 49, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 043970000 (15-516)**

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Dated this 2nd day of July 2015.

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**Personal Services:**

**WELCH PROPERTIES OF  
PENSACOLA LLC  
300 EUCLID ST  
PENSACOLA, FL 32503**

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



*Emily Hogg*

By:  
Emily Hogg  
Deputy Clerk

FILED  
JUL 2 2015  
A. G. 21

**CERTIFIED MAIL™**

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT & COMP  
OFFICIAL RECORDS DIVISION  
221 Palafox Place  
P O Box 333  
Pensacola, FL 32591-0333



7007 0710 0001 2342 1050

neopost  
07/02/2015  
**US POSTAGE**  
FIRST-CLASS MAIL  
**\$06.73<sup>5</sup>**  
ZIP 32502  
041111221084



*Handwritten signature*

WELCH PROPERTIES OF PENSACOLA  
NIXIE  
LLC [15-516]  
300 EUCLID ST  
PENSACOLA, FL 325

322 DE 1009 0007/05/15  
RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

BC: 3259103333 \*2187-09212-02-45

3250332845 002

*Handwritten: 8/21/02/15*



(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared

MICHAEL P. DRIVER

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

SALE DATE: 08/03/2015 - TAX CERT. #02448

in the CIRCUIT Court was published in said newspaper in the issues of JULY 2, 9, 16, 23, 2015

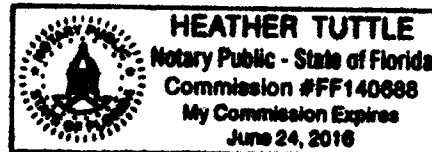
Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter 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 in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 23RD DAY OF JULY A.D., 2015

HEATHER TUTTLE

NOTARY PUBLIC



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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That BROADRIVER TRF I LP, US BANK AS CUST holder of Tax Certificate No: 02448, issued the 1st day of June, A.D., 2013 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 PINEGLADES PB 3 P 61 OR 6863 P-1868 SEC 49/5 T 1/2S R 30

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 00970000 (10-110)

The assessment of the said property under the said certificate issued was in the name of WELCH PROPERTIES OF PENSACOLA LLC

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Dated this 2nd day of July 2015.

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  
(SEAL)

By: Emily Hogg  
Deputy Clerk

oaw-4w-07-02-09-16-23-2015