

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600418

Date of Tax Deed Application
May 04, 2016

This is to certify that **PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN US BANK AS CUST FOR PFS FINANCIAL 1 LLC**, holder of **Tax Sale Certificate Number 2014 / 1094**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **03-0412-500**

Cert Holder:
PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN US BANK AS CUST FOR PFS FINANCIAL 1 LLC
50 SOUTH 16TH ST, STE 2050
PHILADELPHIA, PA 19102

Property Owner:
DALE VERNESSA D
7501 COBB LN
PENSACOLA, FL 32534

BEG AT NW COR OF LT 8 S/D OF S 1/2 OF BLK 5 ELY ALG N LI OF
LT 201 66/100 FT 90 DEG LEFT 25 28/100 FFull 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
2014/1094	03-0412-500	06-01-2014	621.02	31.05	652.07

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
2015/1183	03-0412-500	06-01-2015	618.98	6.25	30.95	656.18

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	1,308.25
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	639.77
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.	2,323.02
7. Total (Lines 1 - 6)	2,323.02

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.	31,513.50
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 24th day of May, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: 5 December 2016

By *Shirley Rich, CFCA*
Senior Deputy Tax Collector

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
03-0412-500 2014

BEG AT NW COR OF LT 8 S/D OF S 1/2 OF BLK 5 ELY ALG N LI OF LT 201 66/100 FT 90 DEG LEFT 25 28/100 FT FOR POB CONT ALG
SAME COURSE 198 72/100 FT TO N LI OF LT 7 90 DEG RIGHT ALG N LI OF LT 7 90 FT S 2 DEG 18 MIN W 185 15/100 FT S 83 DEG 43
MIN 22 SEC W 91 02/100 FT FOR POB S/D OF S 1/2 OF LT 5 PLAT DB 94 P 14 OR 2406 P 428 OR 3796 P 153

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I, PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN
US BANK AS CUST FOR PFS FINANCIAL 1 LLC
50 SOUTH 16TH ST, STE 2050
PHILADELPHIA, PA 19102

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

Certificate No.	Date	Legal Description
2014/ 1094	06-01-2014	BEG AT NW COR OF LT 8 S/D OF S 1/2 OF BLK 5 ELY ALG N LI OF LT 201 66/100 FT 90 DEG LEFT 25 28/100 FT FOR POB CONT ALG SAME COURSE 198 72/100 FT TO N LI OF LT 7 90 DEG RIGHT ALG N LI OF LT 7 90 FT S 2 DEG 18 MIN W 185 15/100 FT S 83 DEG 43 MIN 22 SEC W 91 02/100 FT FOR POB S/D OF S 1/2 OF LT 5 PLAT DB 94 P 14 OR 2406 P 428 OR 3796 P 153

I agree to pay all delinquent taxes, redeem all outstanding tax 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 report 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.

Electronic signature on file

Applicant's Signature

05-04-2016

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](#)

General Information	
Reference:	221S305101004007
Account:	030412500
Owners:	DALE VERNESSA D
Mail:	7501 COBB LN PENSACOLA, FL 32534
Situs:	7820 COBB LN 32534
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2015	\$6,080	\$65,187	\$71,267	\$63,027
2014	\$6,080	\$61,839	\$67,919	\$62,527
2013	\$6,080	\$55,523	\$61,603	\$61,603
Disclaimer				
Amendment 1/Portability Calculations				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/1995	3796	153	\$19,300	QC	View Instr
05/1987	2406	428	\$100	WD	View Instr
08/1980	1465	788	\$1,000	WD	View Instr
01/1966	299	729	\$1,100	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2015 Certified Roll Exemptions
HOMESTEAD EXEMPTION

Legal Description

BEG AT NW COR OF LT 8 S/D OF S 1/2 OF BLK 5 ELY
ALG N LI OF LT 201 66/100 FT 90 DEG LEFT 25
28/100 FT FOR POB...

Extra Features
None

Parcel Information

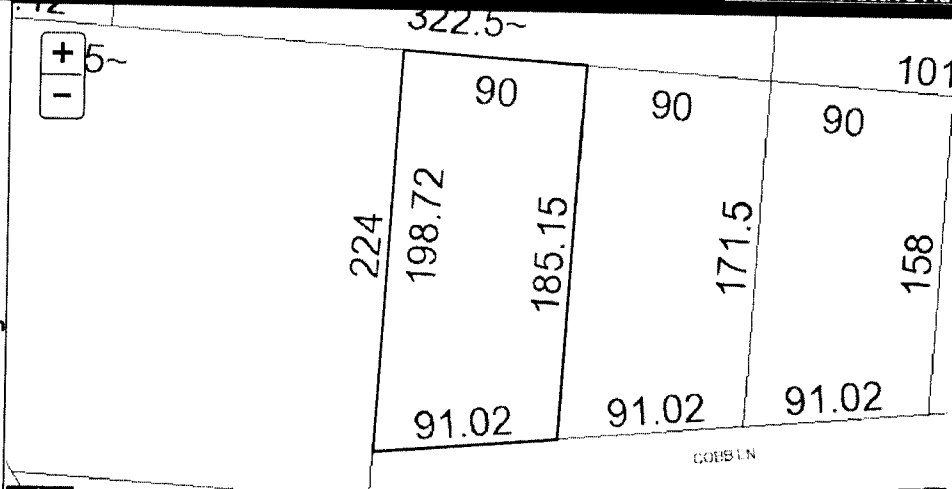
[Launch Interactive Map](#)

Section Map Id:
22-1S-30-2

Approx. Acreage:
0.4000

Zoned:
HDMU

Evacuation & Flood Information
[Open Report](#)




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

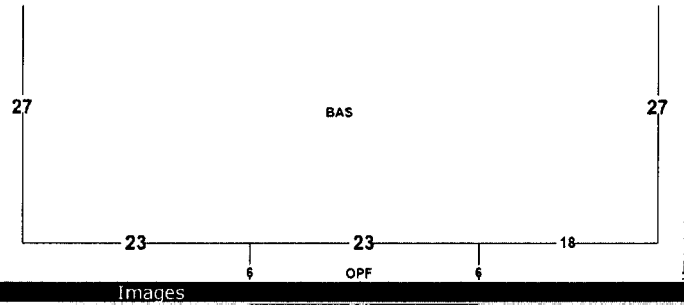
Buildings

Address: 7820 COBB LN, Year Built: 1987, Effective Year: 1987

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-VINYL ASBESTOS
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1866 Total SF
BASE AREA - 1728
OPEN PORCH FIN - 138



7/17/14

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: 06/01/2016 (tc.6058)

16-493

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.: 13077

September 15, 2016

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 09-15-1996, through 09-15-2016, and said search reveals the following:

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

Vernessa D. Dale

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: 

September 15, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13077

September 15, 2016

221S305101004007 - Full Legal Description

BEG AT NW COR OF LT 8 S/D OF S 1/2 OF BLK 5 ELY ALG N LI OF LT 201 66/100 FT 90 DEG LEFT 25 28/100 FT FOR POB CONT ALG SAME COURSE 198 72/100 FT TO N LI OF LT 7 90 DEG RIGHT ALG N LI OF LT 7 90 FT S 2 DEG 18 MIN W 185 15/100 FT S 83 DEG 43 MIN 22 SEC W 91 02/100 FT FOR POB S/D OF S 1/2 OF LT 5 PLAT DB 94 P 14 OR 2406 P 428 OR 3796 P 153

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13077

September 15, 2016

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

1. Taxes for the year 2012-2015 delinquent. The assessed value is \$74,151.00. Tax ID 03-0412-500.

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: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-5-2016

TAX ACCOUNT NO.: 03-0412-500

CERTIFICATE NO.: 2014
2013-1094

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.

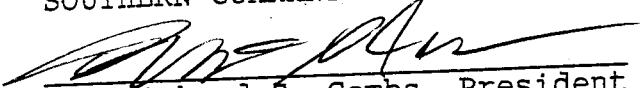
YES NO

- X Notify City of Pensacola, P.O. Box 12910, 32521
- X Notify Escambia County, 190 Governmental Center, 32502
- X Homestead for 2015 tax year.

Vernessa D. Dale
7501 Cobb Lane
Pensacola, FL 32534
and
7820 Cobb Lane
Pensacola, FL 32534

Certified and delivered to Escambia County Tax Collector,
this 16th day of September, 2016.

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.

600
135.10
141 20

Return to: (enclose self-addressed stamped envelope)
Name:
Address:

This Instrument Prepared by: Deborah A. Timbie
OF STEWART TITLE OF PENSACOLA, INC.
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel Identification (Folio) Number(s):
22-1S-30-5101-004-007
Grantee(s) S.S.#(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

FILE NO: 95024745 QUITCLAIM DEED

OR Bk3796 Pg0153
INSTRUMENT 00218759

Instrument 00218759
Filed and recorded in the
public records
JULY 6, 1995
at 11:34 A.M.
in Book and Page noted
above or hereon
and record verified
JIM MOYE
COMPTROLLER
Escambia County,
Florida

THIS INDENTURE, Made this 28TH day of JUNE A.D. 19 , by and
between Curtis D. Dale a divorced and unremarried man

of the County of Escambia , in the State of FLORIDA hereinafter collectively referred to as
"Seller", and Vernessa D. Dale a divorced and unremarried woman
7501 COBB LANE, PENSACOLA, FL 32534

of the County of ESCAMBIA , in the State of FL hereinafter collectively referred to as
"Buyer",

WITNESSETH: That Seller, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations,
lawful money of the United States of America, to Seller in hand paid by the Buyer, the receipt whereof is hereby acknowledged,
has remised, released and quitclaimed to the Buyer, Buyer's heirs and assigns forever, all the rights, title, interest and claim
of the Seller in and to the following described land in Escambia County, Florida, to-wit:
Commencing at the Northwest corner of Lot 8, of a subdivision of
the South half of Block 5, Section 22, Township 1 South, Range
30 West, Escambia County, Florida, as recorded in Deed Book 94,
at Page 14 of the public records of said county, thence Easterly
along the North line of Lot 8 for 201.66 feet; thence 90
degrees left for 25.28 feet to the Point of Beginning; thence
continue along the same line for 198.72 feet to the North line
of Lot 7; thence 90 degrees right along the North line of Lot 7
for 90 feet; thence South 2 degrees 18 minutes West for 185.15
feet; thence South 83 degrees 43 minutes 22 seconds West for
91.02 feet to the Point of Beginning.

D S PD Deed \$135.10
Mort \$0.00 ASUM \$0.00
JULY 6, 1995
Jim Moyer, Comptroller
Cert. Reg. 59-2043328-27-01
BY: *J. Knight* D.C.

To Have and to Hold, the above described premises, with the appurtenances, unto Buyer, Buyer's heirs and assigns
forever.

IN WITNESS WHEREOF, Seller has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: *Freighton E. Jordan*
Witness Printed Name: Freighton E. Jordan
Witness Signature: *Kathy Crawford*
Witness Printed Name: Kathy Crawford
Witness Signature: _____
Witness Printed Name: _____
Witness Signature: _____
Witness Printed Name: _____

Curtis D. Dale _____ (Seal)
Curtis D. Dale

(Seal)

STATE OF FLORIDA
COUNTY OF Escambia

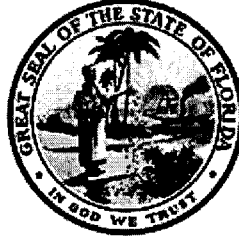
The foregoing instrument was acknowledged before me this 28th day of June, 1995
by Curtis D. Dale a divorced and unremarried man

who is/are personally known to me or who has/have produced FL DL D400-10458-220-0
as identification.

My Commission expires:

Cathy D. Booth
Printed Name: CATHY D. BOOTH
Notary Public
Serial Number
MY COMMISSION # CC 281189
EXPIRES: July 12, 1997
Bonded thru Notary Public Underwriters

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 030412500 Certificate Number: 001094 of 2014

Payor: VERNESSA DALE 7501 COBB LANE PENSACOLA FL 32534 Date 10/12/2016

Clerk's Check #	5502366868	Clerk's Total	\$497.25 2667.25
Tax Collector Check #	1	Tax Collector's Total	\$2,573.19
		Postage	\$10.24
		Researcher Copies	\$1.00
		Total Received	\$3,081.68 2668.25

PAM CHILDERS
 Clerk of the Circuit Court

Received By: _____
 Deputy Clerk

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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 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2014 TD 001094
Redeemed Date 10/12/2016

Name VERNESSA DALE 7501 COBB LANE PENSACOLA FL 32534

Clerk's Total = TAXDEED	\$497.25	
Due Tax Collector = TAXDEED	\$2,573.19	2667.25
Postage = TD2	\$10.24	
ResearcherCopies = TD6	\$1.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 030412500 Certificate Number: 001094 of 2014

Redemption No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/05/2016"/>	Redemption Date <input type="text" value="10/20/2016"/>
Months	7	5
Tax Collector	<input type="text" value="\$2,323.02"/>	<input type="text" value="\$2,323.02"/>
Tax Collector Interest	\$243.92	\$174.23
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,573.19	<input type="text" value="\$2,503.50"/> <i>TC</i>
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	\$47.25	\$33.75
Total Clerk	\$497.25	<input type="text" value="\$483.75"/> <i>CH</i>
Postage	<input type="text" value="\$10.24"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$1.00"/>	<input type="text" value="\$1.00"/>
Total Redemption Amount	\$3,081.68	\$2,988.25
	Repayment Overpayment Refund Amount	\$93.43

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 •

October 18, 2016

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

Dear Certificate Holder:

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

TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 001094	\$450.00	\$33.75	\$483.75
2014 TD 009044	\$450.00	\$33.75	\$483.75

TOTAL \$967.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division