

TO: Tax Collector of ESCAMBIA COUNTY : SCOTT LUNSFORD

In accordance with the Florida Statutes, I,

TWR AS CST FOR EBURY FUND FL15
PO BOX 54876
NEW ORLEANS, LA 70154

, 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/ 3542 | 06-01-2014 | BEG AT INTER OF N LI OF JACKSON ST AND W LI OF KIRK ST N 200 FT W 120 FT 5 IN S 203 FT E 102 FT TO BEG OR 2979 P 432 CA 146 |

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

01-23-2017

Date

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1700037

Date of Tax Deed Application

Jan 23, 2017

This is to certify that **TWR AS CST FOR EBURY FUND FL15**, holder of **Tax Sale Certificate Number 2014 / 3542**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **06-4355-000**

Cert Holder:

TWR AS CST FOR EBURY FUND FL15
PO BOX 54876 NEW ORLEANS, LA 70154

Property Owner:

JANSSEN ALLEN L & BRENDA
7895 HESTIA PL
PENSACOLA, FL 32506

BEG AT INTER OF N LI OF JACKSON ST AND W LI OF KIRK ST N
 200 FT W 120 FT 5 IN S 203 FT E 102 FT TO B 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 |
|-------------------------|----------------|------------|----------------------------|----------|--------|
| 2014/3542 | 06-4355-000 | 06/01/2014 | 674.22 | 40.45 | 714.67 |

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

| Certificate Year/Number | Account Number | Sale Date | Face Amount of Certificate | Tax Collector's Fee | Interest | Total |
|-------------------------|----------------|------------|----------------------------|---------------------|----------|--------|
| 2016/3436 | 06-4355-000 | 06/01/2016 | 876.00 | 6.25 | 43.80 | 926.05 |
| 2015/3755 | 06-4355-000 | 06/01/2015 | 736.81 | 6.25 | 36.84 | 779.90 |

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
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

2,420.62
 0.00
 791.00
 200.00
 175.00

 3,586.62

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

6.25

Done this the 23rd day of January, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale:

5/1/17

By

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
 06-4355-000 2014

BEG AT INTER OF N LI OF JACKSON ST AND W LI OF KIRK ST N 200 FT W 120 FT 5 IN S 203 FT E 102 FT TO BEG OR 2979 P 432 CA



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: 332S304101000000
Account: 064355000
Owners: JANSSEN ALLEN L & BRENDA
Mail: 7895 HESTIA PL
 PENSACOLA, FL 32506
Situs: 3602 W JACKSON ST 32505
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
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 | \$13,841 | \$34,773 | \$48,614 | \$45,152 |
| 2015 | \$13,841 | \$36,712 | \$50,553 | \$41,048 |
| 2014 | \$13,841 | \$25,401 | \$39,242 | \$37,317 |

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

| Sale Date | Book | Page | Value | Type | Official Records (New Window) |
|-----------|------|------|----------|------|-------------------------------|
| 03/1991 | 2979 | 432 | \$94,500 | WD | View Instr |
| 05/1984 | 1958 | 16 | \$100 | QC | View Instr |
| 09/1980 | 1476 | 904 | \$98,500 | WD | View Instr |

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

2016 Certified Roll Exemptions

None

Legal Description

BEG AT INTER OF N LI OF JACKSON ST AND W LI OF KIRK ST N 200 FT W 120 FT 5 IN S 203 FT E 102 FT TO BEG OR...

Extra Features

None

Parcel Information

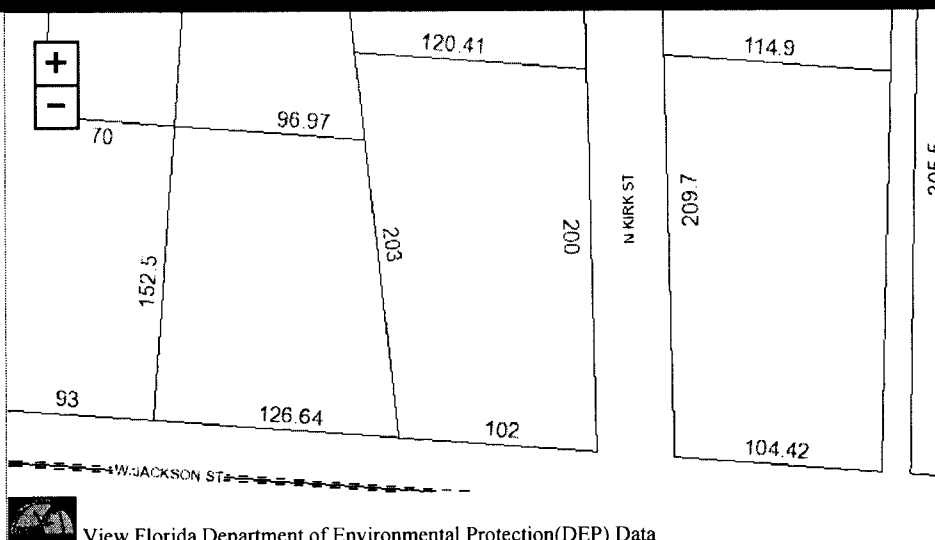
[Launch Interactive Map](#)

Section Map Id:
 CA146

Approx. Acreage:
 0.5043

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 3602 W JACKSON ST, Year Built: 1959, Effective Year: 1959

Structural Elements

DECORATIVE MILLWORK AVERAGE
 DWELLING UNITS 2
 EXTERIOR WALL VINYL SIDING
 FLOOR COVER CARPET
 FOUNDATION WOOD/NO SUB FLR

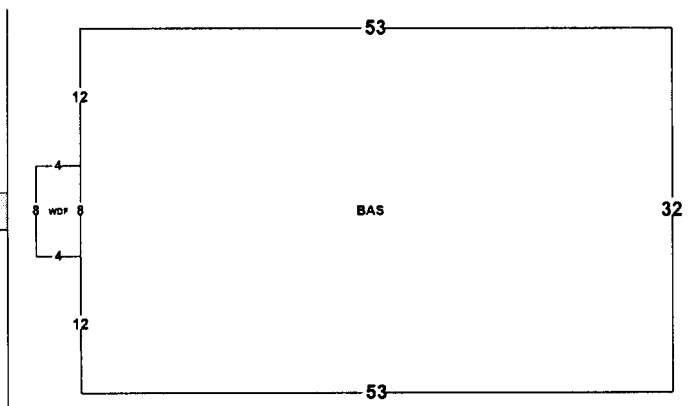
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1728 Total SF

BASE AREA - 1696

WOOD DECK FIN - 32



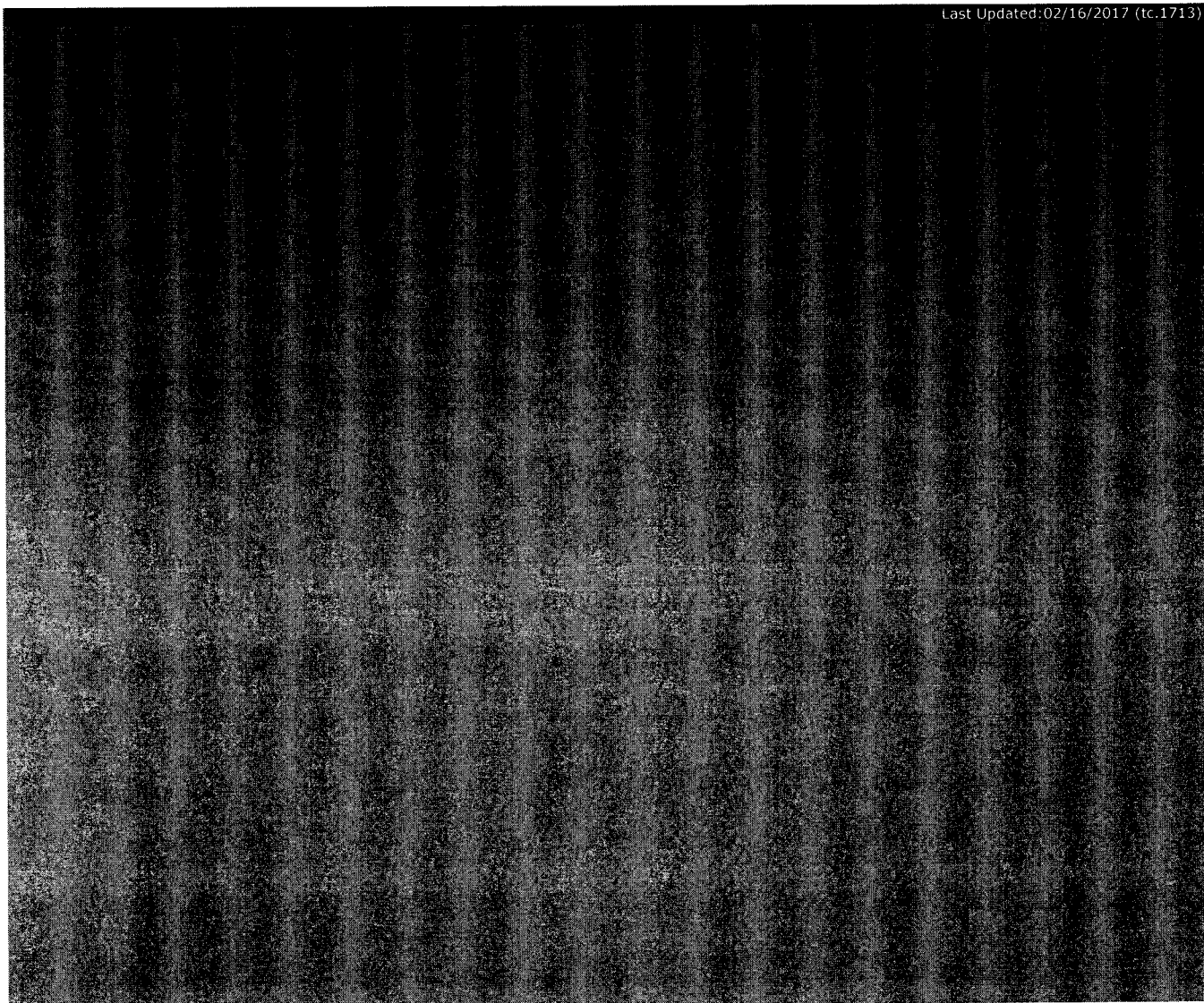
Images



11/12/14

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:02/16/2017 (tc.1713)



541
519.75
525.75

2979PC 432

State of Florida
Escambia County

WARRANTY DEED

7895 Hadin Place 32506

Know All Men by These Presents: That

EUGENE L. OSMONDSON and BETTY JEAN SALISBURY OSMONDSON, husband and wife, hereinafter referred to as Grantors,

for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations,

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto ALLEN L. JANSSEN and BRENDA JANSSEN, husband and wife, hereinafter referred to as the Grantees,

their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia State of Florida

to-wit:
THAT PORTION OF THE EAST ONE-HALF OF LOT 3 IN SECTION 33, TOWNSHIP 2 SOUTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT ON THE EAST LINE OF SAID LOT 3 WHERE IT INTERSECTS THE WESTERLY EXTENSION OF THE NORTH LINE OF JACKSON STREET OF THE CITY OF PENSACOLA, AND RUN THENCE WESTERLY ALONG THE SAID WESTERLY EXTENSION OF THE NORTH LINE OF JACKSON STREET, 144 FEET, 7 3/4 INCHES TO THE POINT OF BEGINNING OF THE DESCRIPTION OF THIS PARCEL: THENCE TURNING TO THE RIGHT THROUGH AN ANGLE OF 84° 20', RUN IN SAID DIRECTION NORTHERLY A DISTANCE OF 200 FEET, THENCE RUN WESTERLY PARALLEL TO THE WESTERLY EXTENSION OF THE NORTH LINE OF JACKSON STREET OF THE SAID CITY OF PENSACOLA 120 FEET 5 INCHES TO THE WEST LINE OF THE EAST 1/2 OF SAID LOT 3, THENCE RUN SOUTHERLY ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 3, 203 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID JACKSON STREET, THENCE EASTERWARDLY ALONG THE SAID WESTERLY EXTENSION OF THE NORTH LINE OF JACKSON STREET 102 FEET TO THE POINT OF BEGINNING.

Subject to mortgage in favor of LENA MAE SCOTT, recorded in Official Records Book 1476, Page 905, dated September 26, 1980.

The above described property is not the homestead of the Grantors.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And Grantors covenant that they are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that their heirs, executors and administrators, the said grantee and their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, We have hereunto set our hand and seal this 15th day of March A. D. 19 91.

Signed, sealed and delivered in the presence of

Eugene L. Osmondson (SEAL)
Betty Jean Osmondson (SEAL)
Joe A. Flowers (SEAL)
Joe A. Flowers (SEAL)
Joe A. Flowers (SEAL)
Joe A. Flowers (SEAL)

State of Florida
Escambia County

D. S. PD. 519.75
DATE MAR. 15, 1991
JOE A. FLOWERS, COMPTROLLER D.C.
BY: B. B. B. B.
CERT. REG. #59-2043328-27-01

1000 A STATE NOTED REPLY
17 FLOWERS COMPTROLLER
ESCAMBIA COUNTY
15 10 00 AM '91
RECEIVED IN
OFFICE OF
CLERK
16. MAR 91

Before the subscriber personally appeared EUGENE L. OSMONDSON and BETTY S. MOGER OSMONDSON,

his wife, known to me, and known to me to be the individual S. described by said name S. in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of March 19 91

The instrument was prepared by:
Betty S. Osmondson
1778 Tanglewood Drive
Milton, FL 32570

Deborah Collins
Notary Public
My commission expires 4-1-91

Email: rcsgt@aol.com

CERTIFICATION: TITLE SEARCH FOR TDA

CERTIFICATE NO.: 2014-3542

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.

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.

Allen L. Janssen
Brenda Janssen
7895 Hestia Place
Pensacola, FL 32506

Unknown Tenants
3602 W. Jackson St.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 20th day of February, 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.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13394

February 17, 2017

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4316, page 982, and O.R. Book 4450, page 1686.
2. Taxes for the year 2013-2016 delinquent. The assessed value is \$48,614.00. Tax ID 06-4355-000.

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.

OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 13394

February 17, 2017

332S304101000000 - Full Legal Description

BEG AT INTER OF N LI OF JACKSON ST AND W LI OF KIRK ST N 200 FT W 120 FT 5 IN S 203 FT E 102 FT TO
BEG OR 2979 P 432 CA 146

17-205

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.: 13394

February 17, 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 02-17-1997, through 02-17-2017, and said search reveals the following:

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

Allen L. Janssen and Brenda Janssen, husband and wife

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

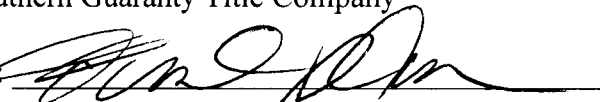
4. Taxes:

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: 

February 17, 2017



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 064355000 Certificate Number: 003542 of 2014

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
|-------------------------|--|---|
| | Auction Date <input type="text" value="05/01/2017"/> | Redemption Date <input type="text" value="03/14/2017"/> |
| Months | 4 | 2 |
| Tax Collector | <input type="text" value="\$3,586.62"/> | <input type="text" value="\$3,586.62"/> |
| Tax Collector Interest | \$215.20 | \$107.60 |
| Tax Collector Fee | <input type="text" value="\$6.25"/> | <input type="text" value="\$6.25"/> |
| Total Tax Collector | \$3,808.07 | <input type="text" value="\$3,700.47"/> 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 | \$27.00 | \$13.50 |
| Total Clerk | \$477.00 | <input type="text" value="\$463.50"/> CH |
| Postage | <input type="text" value="\$21.04"/> | <input type="text" value="\$0.00"/> |
| Researcher Copies | <input type="text" value="\$1.00"/> | <input type="text" value="\$1.00"/> |
| Total Redemption Amount | \$4,307.11 | \$4,164.97 |
| | Repayment Overpayment Refund Amount | \$142.14 |

Notes

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 # 2014 TD 003542
 Redeemed Date 03/14/2017**

Name PAUL AND CAROL BROWN 3602 W JACKSON ST PENSACOLA FL 32505

| | |
|-----------------------------|------------|
| Clerk's Total = TAXDEED | \$477.00 |
| Due Tax Collector = TAXDEED | \$3,808.07 |
| Postage = TD2 | \$21.04 |
| ResearcherCopies = TD6 | \$1.00 |

• For Office Use Only

| Date | Docket | Desc | Amount Owed | Amount Due | Payee Name |
|------|--------|------|-------------|------------|------------|
|------|--------|------|-------------|------------|------------|

FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
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**

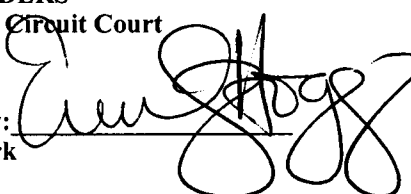
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 064355000 Certificate Number: 003542 of 2014**

**Payor: PAUL AND CAROL BROWN 3602 W JACKSON ST PENSACOLA FL 32505 Date
03/14/2017**

| | | | |
|-----------------------|-----------|-----------------------|--|
| Clerk's Check # | 440755847 | Clerk's Total | \$477.00 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$3,808.07 |
| | | Postage | \$21.04 |
| | | Researcher Copies | \$1.00 |
| | | Total Received | \$4,307.11 \$3844.97 |

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 and Comptroller, Escambia County

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

March 21, 2017

TWR AS CST FOR EBURY FUND FL15
PO BOX 54876
NEW ORLEANS LA 70154

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.

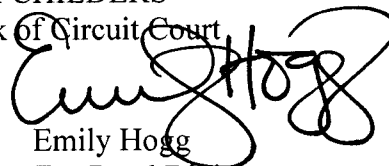
| TAX CERT | APP FEES | INTEREST | TOTAL |
|----------------|----------|----------|----------|
| 2014 TD 003542 | \$450.00 | \$13.50 | \$463.50 |

TOTAL \$463.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division