



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

Tax Deed - Redemption Calculator
Account: 081308000 Certificate Number: 004174 of 2014

Redemption Yes V	Application Date 05/04/2016	Interest Rate 18%		
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL		
	Auction Date 12/05/2016	Redemption Date 09/22/2016		
Months	7	4		
Tax Collector	\$3,954.58	\$3,954.58		
Tax Collector Interest	\$415.23	\$237.27		
Tax Collector Fee	\$6.25	\$6.25		
Total Tax Collector	\$4,376.06	\$4,198.10		
Clerk Fee	\$130.00	\$130.00		
Sheriff Fee	\$120.00	\$120.00		
Legal Advertisement	\$200.00	\$200.00		
App. Fee Interest	\$47.25	\$27.00		
Total Clerk	\$497.25	\$477.00°) CH		
Postage	\$60.00	\$0.00		
Researcher Copies	\$40.00	\$0.00		
Total Redemption Amount	\$4,973.31	\$4,675.10		
	Repayment Overpayment Refund Amount	\$298.21		

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 004174

**Redeemed Date** 09/22/2016

Name KATHY KING 3008 LIANA LANE PENSACOLA FL 32505

Clerk's Total = TAXDEED	\$ 197.25
Due Tax Collector = TAXDEED	\$4376.06 4355.70
Postage = TD2	\$ <b>#0</b> .00
ResearcherCopies = TD6	\$40.00

For Office Use Only

Date   Docket   Desc   Amount Owed   Amount Due   Payee Name	Date	Docket Desc	ate	Amount Owed	Amount Due	Payee Name
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### 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: 081308000 Certificate Number: 004174 of 2014

Payor: KATHY KING 3008 LIANA LANE PENSACOLA FL 32505 Date 09/22/2016

Clerk's Check # 1	Clerk's Total	\$497.25
Tax Collector Check # 1	Tax Collector's Total	\$4.76.06
	Postage	<b>\$60</b> .00
	Researcher Copies	\$40.00
	Total Received	\$4,973.31

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

BK: 7514 PG: 881 Last Page

State of Florida County of Miami-Dade

The foregoing instrument was acknowledged before me this \_\_\_\_\_\_ day of \_\_\_\_\_\_ day of \_\_\_\_\_\_\_ the Esquire, who [2] are personally known or [3] produced \_\_\_\_\_\_\_

[Notary Seal]

EDUARDO LIRIO
MY COMMISSION # EE859237
EXPIRES December 17 2016
(407) 368-0153
Floridahloten/Service.com

Printed Name: EDUARDO

LIPLIO

My Commission Expires: 12

12/17/16

Recorded in Public Records 04/27/2016 at 03:20 PM OR Book 7514 Page 880, Instrument #2016030729, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50

Prepared by:
Luis E. Barreto, Esquire
Attorney at Law
19 West Flagler Street, Suite 720
Miami, Florida 33130
Tel: 305-358-1771

Property ID Number: 502S305070010001

Will Call No .:

### NOTICE OF FILING LIEN AGAINST REAL PROPERTY

Comes now the Law Offices of Luis E. Barreto & Associates, PA and Luis E. Barreto, Esquire in proper person and hereby files this Notice of Charging Lien and Charging Lien is this matter. In support thereof states as follows:

1. The Law Offices of Luis E. Barreto & Associates, PA and Luis E. Barreto, Esquire claim an attorney's Charging Lien for reasonable fees and actual costs upon the proceeds of any sale, transfer, conveyance, re-finance, disbursements, settlement or any other proceeds obtained from the subject property. Said property is located at 930 Fairway Drive, Pensacola, FL 32507 and Legally Described as follows:

LOT 10, BLOCK 1, OR Book 485, Page 573, COUNTRY CLUB ESTATES Property ID Number: 502S305070010001 a/k/a 930 Fairway Drive, Pensacola, Florida 32507

- 2. The Law Offices of Luis E. Barreto & Associates, PA and Luis E. Barreto, Esquire are entitled to pursue this lien through Express Contract and / or through Quantum Meruit, together with legal time expended on behalf of the Estate of Robert Files, Deceased, up to and including the sum of \$12,571.15 rendered in legal services for the Estate of Robert Files and on behalf of his sole heir, Kathy Files.
- 3. All parties and all interested persons or entities are directed to satisfy the Charging Lien prior to any sale, transfer, conveyance, re-finance, disbursements, settlement or before any proceeds are distributed in connection with the prove referenced real property. This Charging Lien shall attach to the real property and remain after thereon until satisfied in full.

Respectfully Submitted,

9 West Flagler Street

Suite 720

Miami, Florida 33130 Tel: (305) 358-1771

Fax: (305) 358-1773 FBN: 0946478 Recorded in Public Records 11/18/2014 at 03:24 PM OR Book 7259 Page 1867, Instrument #2014086159, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

10194 Department of the Treasury - Internal Revenue Service Form 668 (Y)(c) **Notice of Federal Tax Lien** (Rev. February 2004) Area. Serial Number SMALL BUSINESS/SELF EMPLOYED AREA #3 For Optional Use by Recording Office Lien Unit Phone: (800) 913-6050 128931514 As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue. Name of Taxpayer KATHY FILES Residence 1487 WATKINS TRL PENSACOLA, FL 32506-9756 IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a). Tax Period Date of Last Day for Refiling Kind of Tax Ending Unpaid Balance **Identifying Number** Assessment of Assessment (a) **(b)** (c) (d) (e) **(f)** 1040 12/31/2012 XXX-XX-0833 06/23/2014 07/23/2024 75231.27 1040 12/31/2013 XXX-XX-0833 06/30/2014 07/30/2024 54763.49 Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY Total |\$ 129994.76 PENSACOLA, FL 32595 This notice was prepared and signed at BALTIMORE, MD \_\_\_ , on this. 05th day of November Signature / REVENUE OFFICER 23-09-2409 for M. TACKETT (850) 475-7339

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Recorded in Public Records 02/24/2016 at 09:54 AM OR Book 7481 Page 1063, Instrument #2016012818, Pam Childers Clerk of the Circuit Court Escambia

IN THE CIRCUIT COURT OF THE 1<sup>st</sup>
JUDICIAL CIRCUIT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

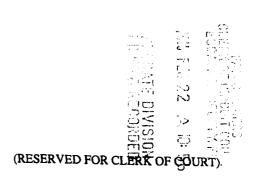
PROBATE DIVISION

Case No. 172015CP000247XXXXXX

IN RE: THE ESTATE OF

ROBERT KEITH FILES.

Deceased.



## ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY

On the petition of KATHY FILES for an Order Determining Homestead Status of Real Property, the Court finding that all interested persons have either been served proper notice of the Petition and any hearing thereon, or that all interested persons have waived notice thereof, and

- 1. That the Decedent died intestate on or about December 27, 2014 domiciled in Escambia County, Florida;
  - That the Decedent was survived by his spouse, KATHY FILES;
  - That the Decedent had no children during his lifetime; and
- 4. That the Decedent, at the time of his death, owned a 100% undivided interest in, and resided on, the following described contiguous parcel of real property (the "Property"):

LOT 10, BLOCK 1, OR Book 485, Page 573, COUNTRY CLUB ESTATES

Property ID Number: 502S305070010001

a/k/a 930 Fairway Drive, Pensacola, Florida 32507

it is

**ADJUDGED** that the Property constituted the homestead of the Decedent within the meaning of Section 4, Article X of the Constitution of the State of Florida.

**FURTHER ADJUDGED** that, as of the Decedent's date of death, title to the Property descended to, and the constitutional exemption from the claims of the Decedent's creditors inured to, the Decedent's surviving spouse, **KATHY FILES**.

ORDERED on this 19 day of 7 brung, 2016

CIRCUIT COURT JUDGE

## 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: 12-5-2016 08-1308-000 TAX ACCOUNT NO.: 2014 <del>2013</del> 4174 CERTIFICATE NO.: 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. NO YES X Notify City of Pensacola, P.O. Box 12910, 32521 X Notify Escambia County, 190 Governmental Center, 32502 X Homestead for \_\_\_\_ tax year. Kathy Files 930 Fairway Dr. Pensacola, FL 32507 Internal Revenue Service 400 W. Bay St., Ste 35045 Jacksonville, FL 32202-4437 Louis E. Barreto, Esq. and Law Office of Louis E. Barreto & Associates, PA 19 West Flagler St. Ste 720 Miami, FL 33130 Certified and delivered to Escambia County Tax Collector, this 16th day of September , 2016 . SOUTHERN GUARANTY TITLE COMPANY

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

Richard S. Combs, President

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# OWNERSHIP AND ENCUMBRANCE REPORT CONTINUATION PAGE

File No.: 13101 September 16, 2016

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

- 1. Tax Lien filed by IRS recorded in O.R. Book 7259, page 1867.
- 2. Attorney Lien filed by Louis E. Barreto, Esquire and Law Offices of Louis E. Barreto & Associates, PA recorded in O.R. Book 7514, page 880.
- 3. Taxes for the year 2012-2015 delinquent. The assessed value is \$96,831.00. Tax ID 08-1308-000.

### 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.: 13101

September 16, 2016

Lot 10, Block 1, Country Club Estates, as per plat thereof, recorded in Plat Book 1, Page 61, of the Public Records of Escambia County, Florida

## **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B Pensacola, Florida 32503

Telephone: 850-478-8121 Facsimile: 850-476-1437

Kedeemed 16-517

## OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13101

September 16, 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 09-16-1996, through 09-16-2016, and said search reveals the following:

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

Kathy Files

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

September 16, 2016



## **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 4, 2016

PFS FINANCIAL 1 LLC US BANK CUSTODIAN 50 SOUTH 16<sup>TH</sup> 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 004174	\$450.00	\$27.00	\$477.00
2014 TD 004993	\$450.00	\$27.00	\$477.00

TOTAL \$954.00

Very truly yours,

PAM CHILDERS

Clerk of Circuit Count

By:

Emily Hogg

Tax Deed Division

Application Number 1600403

TO: Tax Collecto	r of ESCAMBIA	COUNTY: J	JANET HOLLEY
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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/ 4174	06-01-2014	LT 10 BLK 1 COUNTRY CLUB ESTATES PB 1 P 61 OR 6431 P 361 OR 6451 P 861 CA 201

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	05-04-2016
Applicant's Signature	Date

### **Tax Collector's Certification**

Tax Deed Application Number

1600403

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 / 4174, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: 08-1308-000

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:
FILES ROBERT K EST OF
930 FAIRWAY DR
PENSACOLA, FL 32507

LT 10 BLK 1 COUNTRY CLUB ESTATES PB 1 P 61 OR 6431 P 361 OR 6451 P 861 CA 201

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
2014/4174	08-1308-000	06-01-2014	939.24	46.96	986.20

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

Certificate Year/Number	Account	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2015/4501	08-1308-000	06-01-2015	944.72	6.25	47.24	998.21

Amounts Certified by Tax Collector (Lines 1-7):	<b>Total Amount Paid</b>
Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	1,984.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
	1595.17
3. Total of Current Taxes Paid by Tax Deed Applicant	200.00
4. Ownership and Encumbrance Report Fee	175.00
5. Tax Deed Application Fee	
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	3,954.58
7. Total (Lines 1 - 6)  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 24th day of May, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale:

08-1308-000

5 December 2016

Ву

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

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Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

#### Back

Navigate Mode

Account OReference

Printer Friendly Version

**General Information** 

502S305070010001

Reference: **Account:** Owners:

081308000 FILES KATHY

Mail:

930 FAIRWAY DR PENSACOLA, FL 32507

Situs:

930 FAIRWAY DR 32507

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

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Assessments Land **Imprv** Total Cap Val Year \$96,171 \$96,171 2015 \$38,000 \$58,171 \$92,719 \$88,683 \$54,719 2014 \$38,000 2013 \$38,000 \$49,373 \$87,373 \$87,373

Disclaimer

Amendment 1/Portability Calculations

### Sales Data

#### Official Sale Date Book Page Value Type Records (New Window)

02/19/2016 7481 1063 \$100 CJ View Instr \$100 OT View Instr 03/11/2015 7312 1574 02/23/2009 6431 361 \$100 CJ View Instr 11/19/2007 6451 861 \$100 QC View Instr 485 573 \$20,300 WD View Instr 01/1970

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

#### 2015 Certified Roll Exemptions

#### Legal Description

LT 10 BLK 1 COUNTRY CLUB ESTATES PB 1 P 61 OR 7481 P 1063 CA 201

#### Extra Features

None

#### Parcel Information

Section Map Id: CA201

Approx. Acreage: 0.2258

Zoned: 🔑 MDR

Evacuation & Flood Information Open Report

## Launch Interactive Map LANCAS AVE WH 75 75 735 112.5 FAIRWAY OR View Florida Department of Environmental Protection(DEP) Data

#### Buildings

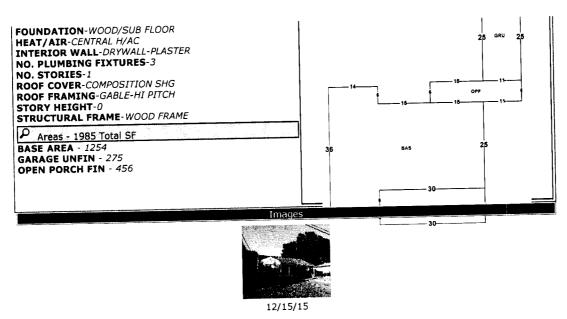
Address:930 FAIRWAY DR, Year Built: 1941, Effective Year: 196

Structural Elements

DECOR/MILLWORK-AVERAGE

**DWELLING UNITS-1** 

EXTERIOR WALL-VINYL SIDING FLOOR COVER-HARDWOOD/PARQET



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.

