

09-3670-000 2014

BEG 429 FT W OF SE COR OF LT 5 N 471 FT FOR POB CONT N 189 FT W 231 FT S 189 FT E 231 FT TO POB OR 6998 P 573

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700099

To: Tax Collector of ESCAMBIA COUNTY, Florida

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
09-3670-000	2014/5055	06-01-2014	BEG 429 FT W OF SE COR OF LT 5 N 471 FT FOR POB CONT N 189 FT W 231 FT S 189 FT E 231 FT TO POB OR 6998 P 573

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

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

03-08-2017
Application Date

Applicant's signature

17-263

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700099

Date of Tax Deed Application
Mar 08, 2017

This is to certify that **BRISINGER FUND 1, LLC**

BRISINGER FUND 1, LLC, holder of **Tax Sale Certificate Number 2014 / 5055**, 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: **09-3670-000**

Cert Holder:

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

Property Owner:

KIM HELEN
625 NORTH 70TH AVE
PENSACOLA, FL 32506

BEG 429 FT W OF SE COR OF LT 5 N 471 FT FOR POB CONT N
189 FT W 231 FT S 189 FT E 231 FT TO POB OR 6 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
2014/5055	09-3670-000	06/01/2014	1,147.06	57.35	1,204.41

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
2016/4930	09-3670-000	06/01/2016	750.33	6.25	37.52	794.10
2015/5468	09-3670-000	06/01/2015	637.11	6.25	31.86	675.22

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)

2,673.73

0.00

705.73

200.00

175.00

3,754.46

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
19. Total Amount to Redeem

31,598.00

6.25

Done this the 14th day of March, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale:

5 June 2017

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.



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: 112S315408000000
Account: 093670000
Owners: KIM HELEN
Mail: 625 NORTH 70TH AVE
PENSACOLA, FL 32506
Situs: 625 N 70TH AVE 32506
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	\$23,750	\$42,912	\$66,662	\$63,196
2015	\$23,750	\$40,748	\$64,498	\$62,757
2014	\$23,750	\$29,425	\$53,175	\$53,175

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

★ [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/01/2013	6998	573	\$58,000	WD	View Instr
04/01/2013	6998	571	\$53,000	WD	View Instr
07/2000	4586	724	\$42,500	WD	View Instr

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

2016 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

BEG 429 FT W OF SE COR OF LT 5 N 471 FT FOR POB CONT N
189 FT W 231 FT S 189 FT E 231 FT TO POB OR 6998 P 573

Extra Features

BLOCK/BRICK BUILDING
CARPORT
FRAME SHED
METAL BUILDING
OPEN PORCH

Parcel Information

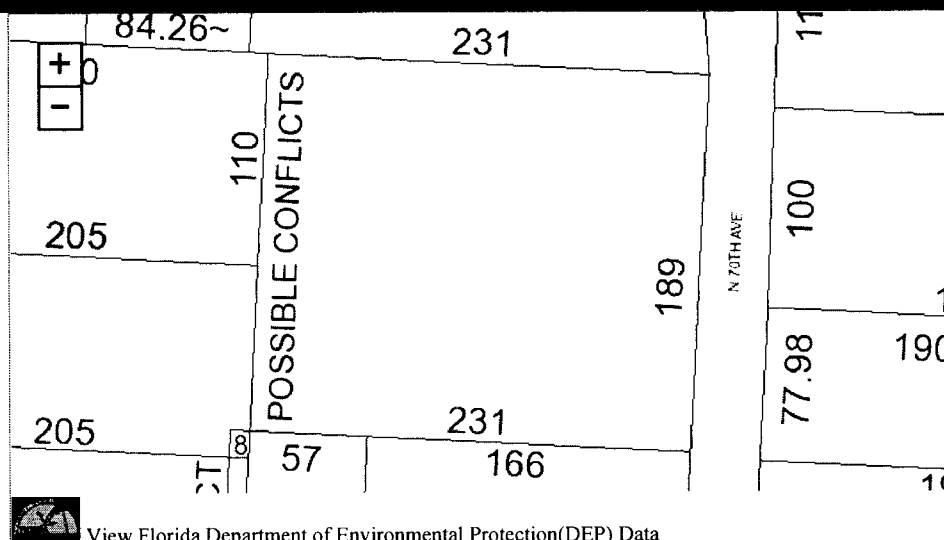
[Launch Interactive Map](#)

Section Map Id:
[11-2S-31-2](#)

Approx. Acreage:
1.0000

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)



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


Buildings

Address: 625 N 70TH AVE, Year Built: 1940, Effective Year: 1940

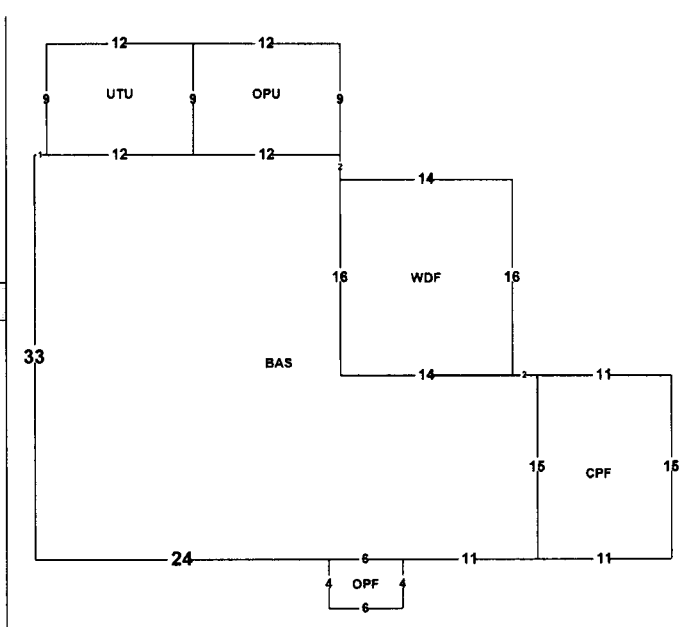
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
FLOOR COVER-HARDWOOD/PARQUET

FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1694 Total SF


BASE AREA - 1065
CARPORT FIN - 165
OPEN PORCH FIN - 24
OPEN PORCH UNF - 108
UTILITY UNF - 108
WOOD DECK FIN - 224



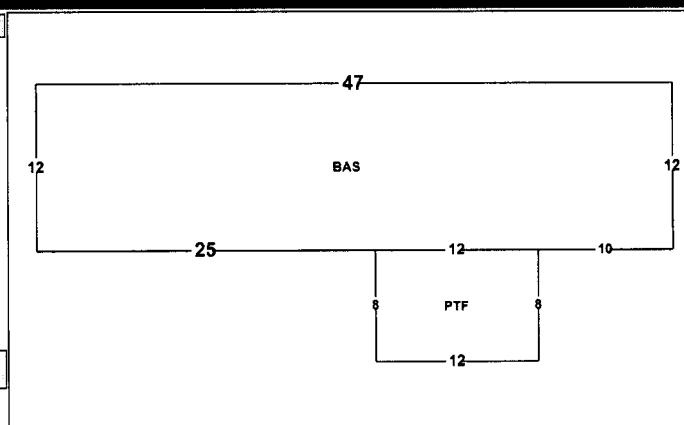
Year Built: 1973, Effective Year: 1973

Structural Elements

DWELLING UNITS-1
MH EXTERIOR WALL-VINYL/METAL
MH FLOOR FINISH-CARPET
MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-CENTRAL HEAT
MH INTERIOR FINISH-PANEL
PLYWOOD
MH MILLWORK-TYPICAL
MH ROOF COVER-METAL
MH ROOF FRAMING-FLAT/SHED
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-3
NO. STORIES-1
STORY HEIGHT-0

 Areas - 660 Total SF

BASE AREA - 564
PATIO FINISHED - 96



Images



1/26/15

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.

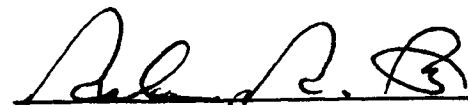
Last Updated:03/21/2017 (tc.65222)

failure of any of the undersigned to observe or perform any agreement of any nature whatsoever with the Lender, or if Lender deems itself insecure, this Note and all Obligations shall forthwith become immediately due and payable without demand or notice, at the option of Lender. After maturity, this Note shall bear interest at the highest legal rate. In the event any installment payment required hereunder is not paid within TEN (10) days after its due date, the undersigned agree to pay a late charge of one hundred and fifty dollars (\$150.00) to defray the costs of Lender incident to collecting such late payment. In the event the Lender to any other entity not affiliated with Lender assigns this Note, the default rate is limited to 18.00%.

5. **ATTORNEYS' FEES:** If any amount payable hereunder is not paid when due or declared due, this Note may be placed in the hands of an attorney at law for collection and, in that event, the undersigned agrees to pay all costs of collection, including any reasonable attorneys' fees and costs. Such attorneys' fees and costs shall include, but not be limited to, fees and costs incurred in all matters of collection and enforcement, construction and interpretation, before, during and after trial proceedings and appeals, as well as appearances in and connected with any bankruptcy proceedings or creditors' reorganization proceedings, or probate proceedings.

6. **RATE CHARGED:** In no event shall the interest charged hereunder be in excess of the legal maximum rate of interest (if any) allowed by applicable law as the law now exists or as the law may be changed in the future to allow higher rates of interest, and in the event that interest is charged at a rate in excess of the maximum rate allowed, any excess sums collected by the Lender shall be applied as reduction to principal, it being the intent of the undersigned hereof and the Lender that the undersigned pay no more and the Lender collect no more than the sums allowed using a lawful rate of interest.

7. **GENERAL:** Each party to this Note, whether maker, endorser or guarantor, hereby waives presentment for payment, demand, protest and notice of protest and assents to each and every extension or postponement of the time of payment or other indulgence, or to any substitution, addition, exchange or release of the security held by Lender. As used herein the word "Lender" shall include the payee and any subsequent holder hereof, and the word "Note" shall include this Note and any extension or renewal thereof. The word "Undersigned" wherever used herein shall be deemed to include any and all makers, endorsers and guarantors. The undersigned hereby acknowledge that they have received a completed copy of this Note, and agree to all of the terms contained herein.



Helen Kim

Date: April 1, 2013

PROMISSORY NOTE

\$43,000.00

Pensacola, Florida
April 1, 2013

Maturity Date:
December 1, 2019

FOR VALUE RECEIVED, Helen Kim (hereinafter called, whether one or more, the "Borrower"), promises to pay to the order of Jay Sheppard, his successors and assigns (hereinafter sometimes, together with any other holder of this Note, called "Lender"), at 19408 River Landing Road Seminole, AL 36574 or at such other place as Lender may from time to time designate the sum of **FORTY THREE THOUSAND DOLLARS AND NO/100 (\$43,000.00)**. All payments made hereunder shall be credited first to lawful charges and the remainder to principal.

1. **NOTE:** This is an interest bearing Note and the principal sum shown above together with interest thereon from the date hereof calculated in accordance with the interest as calculated in paragraph 2 shall be payable in accordance with the payment provision pursuant to paragraph 3.

2. **INTEREST CALCULATION:** Interest will be computed on the basis of the actual number of days elapsed over an assumed 360-day year on the then outstanding principal balance. For the term of this Note the interest rate shall be a fixed rate of eight half percent (8.%) per annum simple interest.

3. **PAYMENT:** The Borrower hereby agrees to repay interest and principal to the Lender in regular monthly payments as follows: **(a) Regular Monthly Payments:** Beginning on May 1, 2013 and continuing on the same day of each and every month thereafter until and including December 1, 2019, at which time the remaining principal balance together with any accrued but unpaid interest, shall be due. The Borrower shall pay to the Lender regular monthly payments of principle and interest in an amount of **\$700.00**. This Note may be prepaid, at any time, in whole or in part. All payments shall be first applied to late charges, if any, then to the payment of accrued interest, and the balance remaining, if any shall be applied to the payment of the principal sum.

4. **DEFAULT:** In the event of any non-payment of any amount due hereunder that continues for FIFTEEN (15) days, or death or incompetency of the undersigned, or the filing by or against any of them of any bankruptcy, insolvency, or other proceedings for the relief of debtors under any state or federal law, or the making by any of them of any assignment for the benefit of creditors, or the failure to pay or supersede within thirty (30) days any judgment entered against any of them or the issuance of any writ of attachment or garnishment against any of the property of any of them, or the

IF any sum of money herein referred to be not promptly paid within Thirty days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IN WITNESS WHEREOF, MORTGAGOR has signed and sealed these presents the date set forth above.
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: [Signature]
Print Name: Faith H Woods

Signature: [Signature]
Print Name: Helen Kim

Signature: [Signature]
Print Name: William O. Chavis III

Signature: [Signature]
Print Name: Christopher Barberi

STATE OF Florida
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was sworn and subscribed before me this April 1, 2013 by Helen Kim and Christopher Barberi wife and husband who are personally known to me or who has/have produced DL - DL as identification.

(SEAL)



Signature: [Signature]
Notary Public
Print Name:
My Commission Expires:

Prepared By:

QUINTAIROS, PRIETO, WOOD & BOYER P.A.
114 E Gregory Street, 2nd Floor
Pensacola, Florida 32502
incidental to the issuance of a title insurance policy.
File No.: 13P47

MORTGAGE

This MORTGAGE DEED, executed on April 1, 2013 by **Helen Kim and Christopher Barberi, wife and husband**, whose post office address is **625 N 70th Avenue Pensacola, FL 32506**, hereinafter called the MORTGAGOR, to **Jay Sheppard**, whose post office address is **19408 River Landing, Seminole, AL 36574**, hereinafter called the MORTGAGEE:

(Wherever used herein the terms "MORTGAGOR" and "MORTGAGEE" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "NOTE" includes all the notes herein described if more than one.)

WITNESSETH, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the MORTGAGOR hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the MORTGAGOR is now seized and in possession situate in **Escambia County, Florida**, viz:

THE NORTH 189 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:
BEGIN AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTH HALF OF
LOT 5, SECTION 11, TOWNSHIP 2 SOUTH, RANGE 31 WEST, RUN THENCE EAST 231
FEET; THENCE NORTH 660 FEET; THENCE WEST 231 FEET; THENCE SOUTH 660 FEET
TO THE POINT OF BEGINNING. EXCEPT HALF OF RIGHT OF WAY FOR PUBLIC
HIGHWAY ALONG SOUTH SIDE OF PROPERTY, EXCEPTING AND RESERVING
THEREFROM A RIGHT OF WAY 30 FEET WIDE ALONG THE EASTERLY SIDE OF
PROPERTY HEREIN CONVEYED FOR USE FOR PUBLIC HIGHWAY PURPOSES.
LESS AND EXCEPT ANY PORTION WITHIN THE LEGAL DESCRIPTIONS IN OFFICIAL
RECORDS BOOK 1144, PAGE 889 AND OFFICIAL RECORDS BOOK 3811, PAGE 470, OF
THE PUBLIC RECORDS OF ESCAMBLA COUNTY, FLORIDA.

TO HAVE AND TO HOLD, the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issue and profits thereof, unto the mortgagee, in fee simple.

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances

PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee the certain promissory note attached as **Exhibit "A"** hereto, and shall perform, comply with and abide by each and every covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, and be determined to be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than **\$58,000.00** in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**


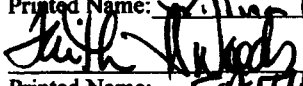
ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and if not, what person or entity will be responsible for maintenance. The disclosure must 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 Ordinance 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 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 statements

Name of Road way: N. 70th Avenue Pensacola, FL
Legal Address of Property 625 N. 70th Avenue Pensacola, FL


The County (X) has accepted () has not accepted the abutting road way for maintenance.

This form complete by Quintairos Prieto Wood & Boyer, PA
114 E. Gregory Street Pensacola, FL 32502


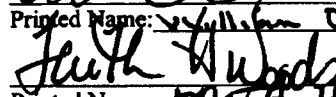
WITNESSES:


Printed Name: William O. Chavis III

Printed Name: FAITH H. WOODS

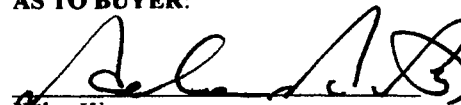
AS TO SELLER:


Jay Sheppard

WITNESSES:


Printed Name: William O. Chavis III

Printed Name: FAITH H. WOODS

AS TO BUYER:


Helen Kim

Prepared by:

QUINTAIROS, PRIETO, WOOD & BOYER P.A.
114 E Gregory Street, 2nd Floor
Pensacola, Florida 32502

File Number: 13P47

General Warranty Deed

Made this April 1, 2013 A.D. By **Jay Sheppard, married man**, 19408 River Landing, Seminole, AL 36574, hereinafter called the grantor, to **Helen Kim, a married woman**, whose post office address is: 625 N 70 th Ave, Pensacola FL 32506, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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, viz:

THE NORTH 189 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:
BEGIN AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTH HALF OF LOT 5, SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 31 WEST, RUN THENCE EAST 231 FEET; THENCE NORTH 660 FEET; THENCE WEST
231 FEET; THENCE SOUTH 660 FEET TO THE POINT OF BEGINNING. EXCEPT HALF OF RIGHT OF WAY FOR
PUBLIC HIGHWAY ALONG SOUTH SIDE OF PROPERTY, EXCEPTING AND RESERVING THEREFROM A RIGHT OF
WAY 30 FEET WIDE ALONG THE EASTERLY SIDE OF PROPERTY HEREIN CONVEYED FOR USE FOR PUBLIC
HIGHWAY PURPOSES.
LESS AND EXCEPT ANY PORTION WITHIN THE LEGAL DESCRIPTIONS IN OFFICIAL RECORDS BOOK 1144, PAGE
889 AND OFFICIAL RECORDS BOOK 3811, PAGE 470, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY,
FLORIDA.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Parcel ID Number: 112S315408000000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 2012.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Erith H Woods

Witness Printed Name ERITH H WOODS

William O Charvillat III

Witness Printed Name William O Charvillat III

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 1st day of April, 2013, by Jay Sheppard married man, who is/are personally known to me or whose identity has been satisfactorily established.



Jay Sheppard (Seal)
Jay Sheppard
Address: 19408 River Landing, Seminole, AL 36574

(Seal)
Address:

Erith H Woods
Notary Public
Print Name: _____
My Commission Expires: _____

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 6-5-2017

TAX ACCOUNT NO.: 09-3670-000

CERTIFICATE NO.: 2014-5055

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 2016 tax year.

Helen Kim
625 North 70th Ave.
Pensacola, FL 32506

Jay Sheppard
19408 River Landing
Seminole, AL 36574

Certified and delivered to Escambia County Tax Collector,
this 17th day of March, 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. 6

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13469

March 17, 2017

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

1. That certain mortgage executed by Helen Kim in favor of Jay Sheppard dated 04/01/2013 and recorded 04/05/2013 in Official Records Book 6998, page 575 of the public records of Escambia County, Florida, in the original amount of \$43,000.00.
2. Taxes for the year 2013-2016 delinquent. The assessed value is \$66,662.00. Tax ID 09-3670-000.

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.: 13469

March 17, 2017

Begin 429 feet West of Southeast corner of Lot 5, North 471 feet for Point of Beginning; Continue North 189 feet; West 231 feet; South 189 feet; East 231 feet to Point of Beginning, O.R. Book 6998, page 573, Section 11, Township 2 South, Range 31 West, Escambia County, Florida.

17-263

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.: 13469

March 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 03-17-1997, through 03-17-2017, and said search reveals the following:

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

Helen Kim

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: 

March 17, 2017

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 June 5, 2017, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BRISINGER FUND 1 LLC** holder of **Tax Certificate No. 05055**, issued the **1st day of June, A.D., 2014** 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:

BEG 429 FT W OF SE COR OF LT 5 N 471 FT FOR POB CONT N 189 FT W 231 FT S 189 FT E 231 FT TO POB OR 6998 P 573

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093670000 (17-263)

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

HELEN KIM

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 June, which is the **5th day of June 2017**.

Dated this 20th day of April 2017.

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:

HELEN KIM
625 NORTH 70TH AVE
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

625 N 70TH AVE 32506



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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 05055 of 2014

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 20, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

HELEN KIM 625 NORTH 70TH AVE PENSACOLA, FL 32506	JAY SHEPPARD 19408 RIVER LANDING SEMINOLE AL 36574
--	--

WITNESS my official seal this 20th day of April 2017.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

HELEN KIM
625 NORTH 70TH AVE
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

2017 APR 20 P 2:01

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

17263

Document Number: ECSO17CIV020018NON

Agency Number: 17-007003

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05055 2014

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: HELEN KIM

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 4/20/2017 at 2:01 PM and served same on HELEN KIM , at 11:59 AM on 4/21/2017 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.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: K. Lucas 919
K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

WARNING

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Post Property:

625 N 70TH AVE 32506



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

By:
Emily Hogg
Deputy Clerk

RECEIVED
 2017 APR 20 P 2:03
 ESCAMBIA COUNTY, FL
 CLERK'S OFFICE
 CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

17-263

Document Number: ECSO17CIV020059NON

Agency Number: 17-007042

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05055 2014

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: HELEN KIM

Defendant:

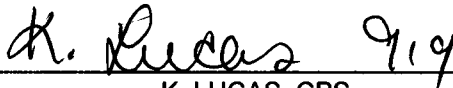
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 4/20/2017 at 2:03 PM and served same at 11:58 AM on 4/21/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

 919

K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

HELEN KIM [17-263]
625 NORTH 70TH AVE
PENSACOLA, FL 32506

9171 9690 0935 0128 9121 07

JAY SHEPPARD [17-263]
19408 RIVER LANDING
SEMINOLE AL 36574

9171 9690 0935 0128 9121 14

Contact /




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 093670000 Certificate Number: 005055 of 2014

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="06/05/2017"/>	Redemption Date <input type="text" value="05/24/2017"/> 
Months	3	2
Tax Collector	<input type="text" value="\$3,754.46"/>	<input type="text" value="\$3,754.46"/>
Tax Collector Interest	\$168.95	\$112.63
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,929.66	<input type="text" value="\$3,873.34"/> 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	\$20.25	<input type="text" value="\$13.50"/>
Total Clerk	\$470.25	<input type="text" value="\$463.50"/> CH
Postage	<input type="text" value="\$10.52"/>	<input type="text" value="\$10.52"/>
Researcher Copies	<input type="text" value="\$6.00"/>	<input type="text" value="\$6.00"/>
Total Redemption Amount	\$4,416.43	\$4,353.36
	Repayment Overpayment Refund Amount	\$63.07

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 005055

Redeemed Date 05/24/2017

Name HELEN KIM 625 NORTH 70TH AVE PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$470.25	\$4296.84
Due Tax Collector = TAXDEED	\$3,929.66	
Postage = TD2	\$10.52	
ResearcherCopies = TD6	\$6.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**

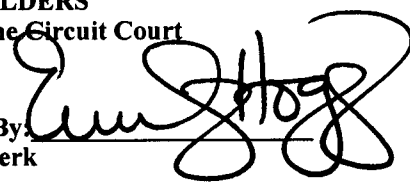
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 093670000 Certificate Number: 005055 of 2014

Payor: HELEN KIM 625 NORTH 70TH AVE PENSACOLA, FL 32506 **Date 05/24/2017**

Clerk's Check #	1	Clerk's Total	\$470.25 \$4296.84
Tax Collector Check #	1	Tax Collector's Total	\$3,929.66
		Postage	\$10.52
		Researcher Copies	\$6.00
		Total Received	\$4,416.43 \$4313.36

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 •

June 1, 2017

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

Dear Certificate Holder:

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

TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 004062	\$450.00	\$13.50	\$463.50
2014 TD 004020	\$450.00	\$13.50	\$463.50
2014 TD 003625	\$450.00	\$13.50	\$463.50
2014 TD 005055	\$450.00	\$13.50	\$463.50
2014 TD 001551	\$450.00	\$13.50	\$463.50

TOTAL \$2,317.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

THE SUMMATION WEEKLY

NOTICE OF APPLICATION FOR TAX DEED

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Dated this 20th day of April 2017.

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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR5/3-5/24TD

Escambia-Santa Rosa Bar Association Since 2014

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2014 TD 05055 in the Escambia County Court was published in said newspaper in and was printed and released on the start date of May 3, 2017 and end date of May 24, 2017.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 1st day of June 2017, by Malcolm G. Ballinger, who is personally known to me.

X

BRIDGET A. ROBERTS, NOTARY PUBLIC



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

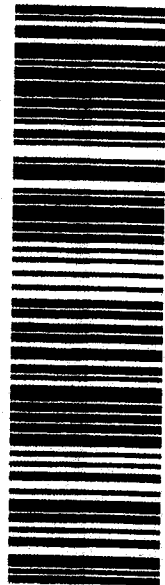
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY FL

2017 MAY 31 4 28 PM

OFFICIAL RECORDS

CERTIFIED MAIL™



9171 9690 0935 0128 9121 07

NEOPOST
04/20/2017
US POSTAGE **\$005.26⁰**

FIRST-CLASS MAIL



ZIP 32502
041M11272965

HELEN KIM [17-263]
625 NORTH 70TH AVE
PENSACOLA, FL 32506

322 DE 1

0005/28/17

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

32502502335

EC: 32502502335

42187-00124-20-45