Application Number 1600388

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:

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

LT	14	BLK	B WOO	DRIDGE	MANOR (JNIT 1	PB	12	D 3 d	Δ &	BC	R 4	เกวร	P	אס כ	ìR.	4665	P 2	R5 (ND A	1206	D 1	QRA	SEC	· 24	/25	TOS	D31	1 W

Tax Collector's Certification

Tax Deed Application Number

1600388

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 / 5272, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: 09-4563-090

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:
RHODES ALLAN J
1439 CHAMPIONS GREEN DR
GULF BREEZE, FL 32563

LT 14 BLK B WOODRIDGE MANOR UNIT 1 PB 12 P 39 A & B OR 4075 P 92 OR 4665 P 285 OR 4806 P 1980 SEC 24Full 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
2014/5272	09-4563-090	06-01-2014	631.63	31.58	663.21

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

Account
Face Amount
Tax Collector's
Interest
Total

Amounts Certified by Tax Collector (Lines 1-7):	Total Amount Paid
Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	1,913.11
	0.00
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	1161.04
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.	3,449.15
7. Total (Lines 1 - 6)	Total Amount Paid
Amounts Certifled by Clerk of Court (Lines 8-15):	Total Amount Faid
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 Co

Date of Sale:

5 December 2016

Bhirley Rich, CFCA

By Senior Deputy Jax Collector

By Senior Deputy

By Senior Depu

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date. 09-4563-090 2014

Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

<u>Back</u>

Navigate Mode

Account OReference

Printer Friendly Version

Reference: 242\$313001140002

Account:

094563090

Owners:

RHODES ALLAN J

Mail:

1439 CHAMPIONS GREEN DR GULF BREEZE, FL 32563

Situs:

10667 BRIDGE CREEK DR 32506

Use Code:

SINGLE FAMILY RESID P

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	\$17,000	\$50,715	\$67,715	\$67,715						
2014	\$17,000	\$48,413	\$65,413	\$65,413						
2013	\$17,000	\$45,883	\$62,883	\$62,883						

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Official Sale Date Book Page Value Type Records (New Window) 08/22/2013 7065 778 \$14,000 WD View Instr

01/18/2012 7053 1390 \$100 QC View Instr 11/2001 4806 1980 \$7,700 WD View Instr 05/2000 4665 285 \$100 QC View Instr 11/1996 4075 92 \$61,000 WD View Instr 10/1992 3258 968 \$50,500 WD View Instr

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

2015 Certified Roll Exemptions

Legal Description

LT 14 BLK B WOODRIDGE MANOR UNIT 1 PB 12 P 39 A & B OR 7065 P 778 SEC 24/25 T2S R31W

Extra Features

None

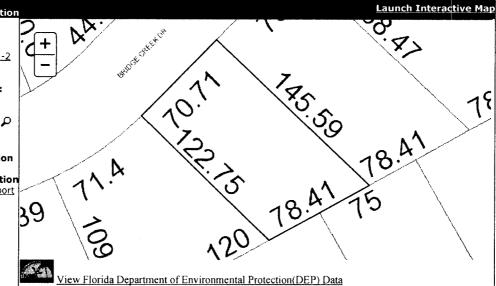
Parcel Information Section

Map Id: 25-2S-31-2

Approx. Acreage: 0.2292

Zoned: 🔑 MDR

Evacuation & Flood Information Open Report

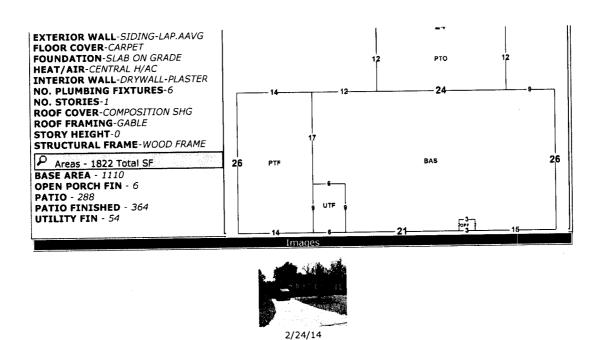


Buildings

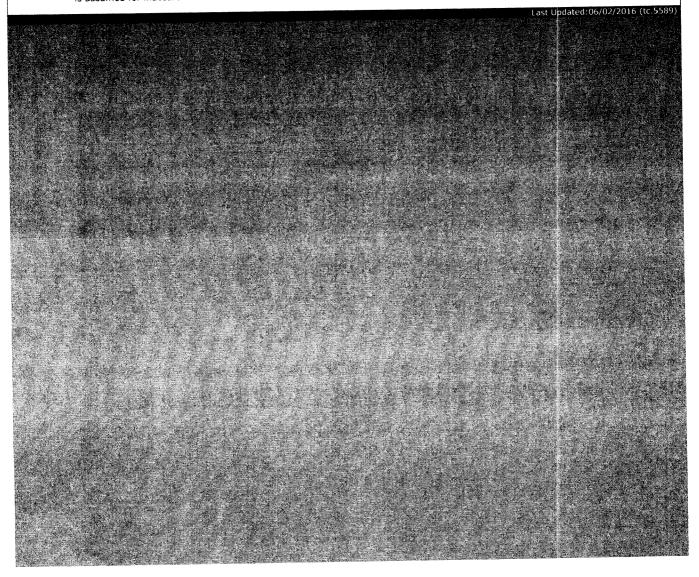
Address:10667 BRIDGE CREEK DR, Year Built: 1986, Effective Year: 198

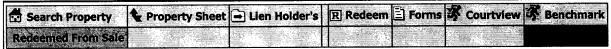
Structural Elements **DECOR/MILLWORK-AVERAGE**

DWELLING UNITS-1 EXTERIOR WALL-BRICK-FACE/VENEER



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.







PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 094563090 Certificate Number: 005272 of 2014

Redemption Yes ✓	Application Date 05/04/2016	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/05/2016	Redemption Date 06/27/2016
Months	7	1
Tax Collector	\$3,449.15	\$3,449.15
Tax Collector Interest	\$362.16	\$51.74
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,817.56	\$3,507.14
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$6.75
Total Clerk	\$497.25	\$456.75 C
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$4,414.81	\$3,963.89
	Repayment Overpayment Refund Amount	\$450.92

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 005272

Redeemed Date 06/27/2016

AN A PHONES 1430 CHAMPIONS CREEN DR CHI E RREETE EL 32563

Name ALLAN J RHODES 1439 CF	1AMPIUNS GREEN DR GULF BREEZE, FL 32303
Clerk's Total = TAXDEED	\$4 9 7/ .25
Due Tax Collector = TAXDEED	\$3,817.56 / (18 89)
Postage TD2	\$60.00
ResearcherCopies = TD6	\$40\00
• F	For Office Use Only 1

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
			FINANCIAL SUM	MARY*	den an article

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
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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: 094563090 Certificate Number: 005272 of 2014

Payor: ALLAN J RHODES 1439 CHAMPIONS GREEN DR GULF BREEZE, FL 32563 Date 06/27/2016

Clerk's Check # 1	Clerk's Total	\$497 / 25
Tax Collector Check # 1	Tax Collector's Total	\$3,817.56
	Postage	\$6 0 .00
A TOTAL CONTRACTOR OF THE PROPERTY OF THE PROP	Researcher Copies	\$40.00
	Total Received	\$4,414.81 364

PAM CHILDERS
Clerk of the Circuit Court

Received ByDeputy 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 •

July 1, 2016

PFS FINANCIAL 1 LLC US BANK CUSTODIAN/ PFS FINAN US BANK AS CUST FOR PFS FINANCIAL 1 LLC 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 007191	\$450.00	\$6.75	\$456.75
2014 TD 005272	\$450.00	\$6.75	\$456.75

TOTAL \$913.50

Very truly yours,

PAM CHILDERS

Clerk of Circuit Court

Emily Hogg

Tax Deed Division

Recorded in Public Records 08/23/2013 at 04:16 PM OR Book 7065 Page 778, Instrument #2013063910, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$98.00

General Warranty Deed

, 2013, A.D. By Scott Haskell Woods, a single man, whose post office address is: 538 Wilson Mountain Road, Falkville, AL 35622, hereinafter called the grantor, to Allan J. Rhodes, a married man, whose post office address is: 1439 Champions Green Drive, Gulf Breeze, FL 32563, 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:

> Lot 14, Block B, Woodridge Manor Unit 1, according to the map or plat thereof, as recorded in Plat Book 12, Page (s) 39, 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.

Parcel ID Number: 24-2S-31-3001-140-002

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, 2013.

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: Scott Haskell Woods State of Alabama

County of Madison

The foregoing instrument was acknowledged before me this day of 2013, by Scott Haskell Woods, a single man. who is personally known to me or who has produced as identification.

My Commission Expires 04/21/2014 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

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

by: Richard S. Combs, President

Pensacola, FL 32596 CERTIFICATION: TITLE SEARCH FOR TDA TAX DEED SALE DATE: 12-5-2016 TAX ACCOUNT NO.: 09-4563-090 2014 CERTIFICATE NO.: 2013-5272 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. Allan J. Rhodes 1439 Champions Green Dr. Gulf Breeze, FL 32563 Unknown Tenants 10667 Bridge Creek Dr. Pensacola, FL 32506 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.

OWNERSHIP AND ENCUMBRANCE REPORT CONTINUATION PAGE

File No.: 13108 September 16, 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 \$70,630.00. Tax ID 09-4563-090.

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

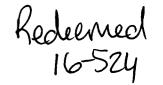
File No.: 13108 September 16, 2016

Lot 14, Block B, Woodridge Manor Unit 1, as per plat thereof, recorded in Plat Book 12, Page 39, 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



OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13108

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:

Allan J. Rhodes

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: Alp

September 16, 2016