Application Number 1600399

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN

US BANK AS CUST FOR PFS FINANCIAL 1 LLC

50 SOUTH 16TH ST, STE 2050 PHILADELPHIA, PA 19102

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

Certificate No.	Date	Legal Description
2014/ 9044		PART LYING OUTSIDE CITY LIMIT LTS 5 6 AND ALL LT 24 AND S 30 5/10 FT OF FRAC LT 11 AND S 30 5/10 FT OF FRAC LT 12 W 5 FT OF LTS 17 TO 22 ALL OF LT 23 BLK 132 WEST KING TRACT OR 6712 P 595 OR 6285 P 1855/1856 LESS PACE BLVD R/W CA 114

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
Electronic signature on file	Date
Applicant's Signature	5415

PART LYING OUTSIDE CITY LIMIT LTS 5 6 AND ALL LT 24 AND S 30 5/10 FT OF FRAC LT 11 AND S 30 5/10 FT OF FRAC LT 12 W 5 FT OF LTS 17 TO 22 ALL OF LT 23 BLK 132 WEST KING TRACT OR 6712 P 595 OR 6285 P 1855/1856 LESS PACE BLVD R/W CA 114

Tax Collector's Certification

Tax Deed Application Number

1600399

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 / 9044, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: 15-1255-500

Cert Holder:

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

Property Owner:

SLANKARD DARRELL & SLANKARD TINA 1112 N PACE BLVD PENSACOLA, FL 32505

PART LYING OUTSIDE CITY LIMIT LTS 5 6 AND ALL LT 24 AND S 30 5/10 FT OF FRAC LT 11 AND S 30 5/10 FT 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
2014/9044	15-1255-500	06-01-2014	817.76	40.89	858.65

Certificates redeemed by applicant or included (County) in connection with this tax deed application: Tax Collector's Account Face Amount **Interest** Total of Certificate Fee Number Sale Date Certificate Year/Number 818.78 38.69 6.25 06-01-2015 773.84 15-1255-500 2015/9477

Amounts Certified by Tax Collector (Lines 1-7):	Total Amount Paid
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	1,677.43
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	762.13
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	2,814.56
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.	35,218.50
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 24th day of May, 2016 Janet Holley, Tax Collector of Escambia

Date of Sale:

5 December 2016

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

15-1255-500

Tax Collector's Certification

Tax Deed Application Number

1600399

Date of Tax Deed Application May 04, 2016

US BANK AS CUST FOR PFS FINANCIAL 1 LLC, holder of Tax Sale Certificate Number 2014 / 9044, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: 15-1255-500

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:

SLANKARD DARRELL & SLANKARD TINA 1112 N PACE BLVD

PART LYING OUTSIDE CITY LIMIT LTS 5 6 AND ALL LT 24 AND S PENSACOLA, FL 32505 30 5/10 FT OF FRAC LT 11 AND S 30 5/10 FT 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: Face Amount Total						
Certificates owned by applicant	Account		Face Amount	Interest	Total	
Certificate Year/Number		Sale Date	of Certificate		858,65	
		06-01-2014	817.76	40.89	838.03	
2014/9044			hood was also	application:		

2014/9044 Certificates redeemed by applic	15-1255-500 (CO	unty) in connection	n with this tax deed	application:		
Certificates redeemed by applic	Account	1	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
Certificate Year/Number	Number	Sale Dute		6.25	38.69	818.78
2015/9477	15-1255-500	06-01-2015	773.84	<u> </u>	Total Amou	nt Paid

	15-1255-500	06-01-2015	//3.84		1.4
2015/9477					Total Amount Paid
Amounts Certified by Tax (Collector (Lines 1	7):	- us bas Bod	loomed by Applicant	1,677.43
1. Total of all Certificates in A	applicant's Possessi	on and Cost of the	Certificates Red	leemed by APP	0.00
2. Total of Delinquent Taxes	Paid by Tax Deed A	applicant			762.13
3. Total of Current Taxes Paid	d by Tax Deed App	licant			200.00
4. Ownership and Encumbrar	nce Report Fee				175.00
- LA Liention Egg					
5. Tax Deed Application Fee6. Total Interest Accrued by	Tay Collector Pursi	ant to Section 197	.542, F.S.		2,814.56
	Tax Concect				Total Amount Paid
7. Total (Lines 1 - 6) Amounts Certified by Cler	k of Court (Lines	8-15):			Total Amount
8. Clerk of Court Statutory F	ee for Processing	Tax Deed			
9. Clerk of Court Certified M	ail Charge				
10. Clerk of Court Advertising	ng Charge				
11. Clerk of Court Recording	g Fee for Certificate	of Notice			
an F			E40 EC		
12. Sheriff's Fee 13. Interest Computed by C	lerk of Court Pursu	ant to Section 197	.542, F.S.		
					35,218.50
	e of Homestead Pr	operty, if Applicabl	e per r.S.		
o L-Lding Cart	ificates and Deling	nelif taxes not the	luded in this		
Application, If Applicable	e Per Florida Statul	tes	le) and 16 (if		
Application, If Applicable 17. Statutory (Opening) Bio	d; Total of Lines 7,	14, 15 (ii applicat	10, -		6.25
applicable)					0.23
18. Redemption Fee			p/		
19. Total Amount to Redee	em			Dial C	EC.A
		Tay Collector of E	scampia/Loury	UAL	

Done this the 24th day of May, 2016 Janet Holley, Tax Collector of Escambia Coun

5 December 2016

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date. 2014 15-1255-500



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

<u>Back</u>

Account OReference Navigate Mode

Printer Friendly Version

General Information

Reference:

0005009060050132

Account:

151255500

Owners:

SLANKARD DARRELL & SLANKARD TINA

Mail:

1112 N PACE BLVD

PENSACOLA, FL 32505 1112 N PACE BLVD 32501

Situs: 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

Sale Date Book Page Value Type

Assess	Assessments						
Year	Land	Imprv	Totai	Cap Val			
2015	\$31,449	\$38,988	\$70,437	\$70,437			
2013	\$31,449	\$38,744	\$70,193	\$70,193			
2013	\$39,072	\$35,011	\$74,083	\$74,083			

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Records (New Window)

04/13/2011 6712 595 \$43,000 WD View Instr \$100 OT View Instr 02/11/2008 6285 1856 View Instr \$100 OT 02/11/2008 6285 1855 05/1998 4260 785 \$29,200 WD View Instr View Instr \$100 CT 11/1997 4189 1922 View Instr 09/1996 4049 266 \$100 QC View Instr 08/1996 4040 16 \$100 QC

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

2015 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LTS 5 6 AND ALL LT 24 AND S 30 5/10 FT OF FRAC LT 11 AND S 30 5/10 FT OF FRAC LT 12 W 5 FT OF LTS 17 TO 22 ALL OF...

Extra Features

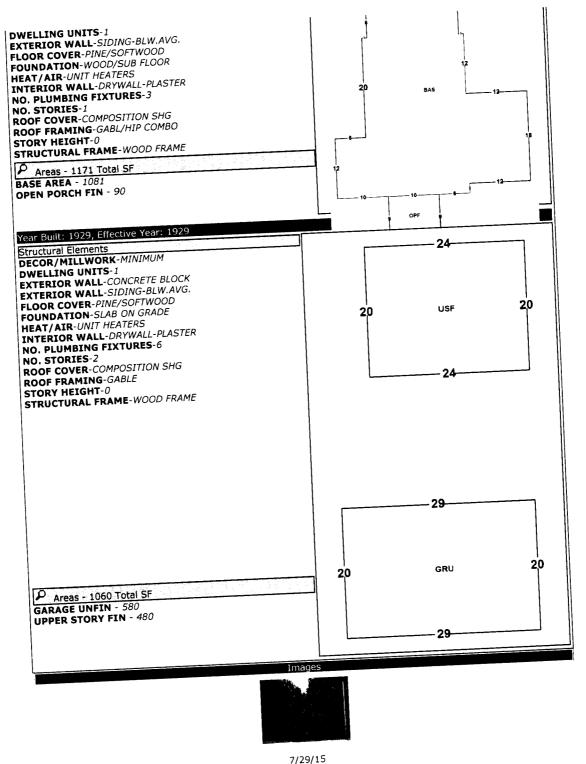
Comptroller Launch Interactive Map Parcel Information 135 Section 61.72 Map Id: 135 100.98 CA115 IJ 6 200 Approx. Acreage: Ó 0.3800 110 Zoned: 🔑 152 ૺૡૢ HC/LI 122 Evacuation 120 & Flood Information 75 Open Report 110 55 33 50 W GONZALEZ ST View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:1112 N PACE BLVD, Year Built: 1929, Effective Year: 1929

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE



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.

BK: 7514 PG: 918 Last Page

This assignment is without representation or warranty of any kind whatsoever.

Executed in the presence of:

Richard Jesmonth

ANDREA NICOLE DUNN
as Personal Representative of the
ESTATE OF TRACY V. HERRING,
deceased, and ESTATE OF BRENDA

G. HERRING, deceased

Falinda McClung

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on this 27 day of April, 2016, by ANDREA NICOLE DUNN, Personal Representative of the ESTATE OF TRACY V. HERRING, deceased, and ESTATE OF BRENDA G. HERRING, deceased, who is personally known to me or has produced as identification.

Prepared by & Return To:

John A. Panyko FL Bar: 444578

323 East Romana Street

Pensacola, FL 32502

NOTARY PURITC, State of Florida



JOHN A. PANYKO
Notary Public - State of Florida
My Comm. Expires May 13, 2017
Commission & FF 017853
Bonded Through National Notary Assn.

Recorded in Public Records 04/27/2016 at 04:00 PM OR Book 7514 Page 917, Instrument #2016030742, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

ASSIGNMENT OF PROMISSORY NOTE REAL ESTATE MORTGAGE AND SECURITY AGREEMENT PURCHASE MONEY MORTGAGE

This Assignment of Mortgage and Security Agreement is made this 27^{+} day of April, 2016, by ANDREA NICOLE DUNN as the duly appointed and authorized personal representative of both the ESTATE OF TRACY V. HERRING and ESTATE OF BRENDA G. HERRING, both deceased, ("Assignors") having an address of c/o 323 East Romana Street, Pensacola, FL 32502, and ANDREA NICOLE DUNN, an individual, ("Assignee") having an address of c/o 323 East Romana Street, Pensacola, FL 32502.

In consideration of ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignors assign to Assignee all of Assignors' right title and interest in and to:

- (a) that certain promissory note dated on or about August 22, 2014, in the original principal amount of \$65,000.00 executed by Steven Richard Jacobian and Claudia Velaseo-Romo; and
- (b) that certain Real Estate Mortgage and Security Agreement executed by Steven Richard Jacobian and Claudia Velaseo-Romo, dated August 22, 2014, and recorded at O. R. Book 7218, Page 614 (Instrument #2014062619) of the public records of Escambia County, Florida; and
- (c) that certain promissory note dated April 13, 2011, in the original principal amount of \$41,000 executed by Darrell Slankard and Tina Slankard; and
- (d) that certain Purchase Money Mortgage executed by Darrell Slankard and Tine Slankard, on April 13, 2011, and recorded at O. R. Book 6712, Page 596 (Instrument #2011026218) of the public records of Escambia County, Florida; and
- (e) the indebtedness evidenced by such promissory notes and secured such Real Estate Mortgage and Security Agreement and Purchase Money Mortgage; and
 - (f) any and all other security for and guarantees of said indebtedness.

BK: 6712 PG: 598 Last Page

State of Florida County of Escambia

I HEREBY CERTIFY, that on this 13th day of April, 2011 before me personally appeared Darrell Slankard and Tina Slankard, who have produced his driver's license as identification, who are the person described in and who executed the foregoing instrument, and who after being duly sworn says that the execution hereof is his/her free act and deed for the uses and purposes herein mentioned. An oath was administered.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

Notary Public

My Commission Expires:



- 5. To keep the buildings, now or hereafter on said land, insured against fire, flood and windstorm, in a sum not less than an amount acceptable to the Mortgagee, in a company or companies satisfactory to Mortgagee, loss, if any, payable to the Mortgagee, as its interest may appear, and in the event any sum of money becomes payable under such policy or policies, the Mortgagee, shall have the option to receive and apply the same on account of the indebtedness secured hereby, or to permit Mortgagor to receive and use it, or any part thereof, for the purpose of improving said land, without thereby waiving or impairing any equity, lien or right under or by virtue of this mortgage; and Mortgagee may place and pay for such insurance, or any part thereof, without waiving or affecting the option to foreclose, or any right hereunder, and each and every such payment shall bear interest from date thereof until paid at the note rate, and all such payments, with interest, is empowered to adjust, compromise, submit to arbitration and appraisement and collect, and apply to the reduction of said indebtedness, any claim or loss arising under any insurance policy covering said premises; and to that end the Mortgagee is irrevocably appointed the attorney in fact of the Mortgagor to execute and deliver such receipts, releases and other writings as shall be requisite to accomplish such adjustment, compromise, arbitration, appraisement and collection.
- 6. That if any of the said installments of principal or interest due or payable by the terms of promissory notes or other obligations or other sums of money due or payable by virtue of this instrument, be not promptly and fully paid within 30 (thirty) days when the same become severally due and payable, without demand or notice, or if each and every the stipulations, covenants, agreements and conditions of the said promissory notes or other obligations, and of this deed, any or either, are not duly and promptly performed, complied with and abided by, or should Mortgagor file a proceeding in bankruptcy, the entire aggregate sum mentioned in the promissory notes and other obligations then remaining unpaid, with interest accrued, shall become due and payable forthwith or thereafter at the option of the Mortgagee as fully and completely as if said aggregate sum and accrued interest were originally stipulated to be paid on such day, anything in the said promissory notes or other obligations or herein, to the contrary notwithstanding.
- 7. It is further covenanted and agreed by said parties that in the event of a suit being instituted to foreclose this mortgage, the Mortgagee shall be entitled to apply, at any time pending such foreclosure suit, to the Court having jurisdiction thereof for the appointment of a Receiver of all and singular the mortgaged property, and of all the rents, income, profits, issues and revenues thereof, from whatsoever source derived; and thereupon it is hereby expressly covenanted and agreed that the Court shall forthwith appoint a Receiver of said mortgaged property, all and singular, and of such rents, income, profits, issues and revenues thereof, from whatsoever source derived; with the usual powers and duties of Receivers in like cases; and such appointment shall be made by such Court as a matter of strict right to the Mortgagee and without reference to the adequacy or inadequacy of the value of the property hereby mortgaged, or to the solvency or insolvency of the Mortgagor and that such rents, profits, income, issues and revenues shall be applied by such Receiver to the payment of the mortgage indebtedness, costs and charges, according to the order of such Court. All costs of the Receiver shall be secured by the lien of this mortgage.
- 8. To perform, comply with and abide by each and every one of the stipulations, agreements, conditions and covenants in said promissory note and other obligations and in this mortgage set forth.
- 9. It is further stipulated and agreed by and between the parties that the Mortgagee shall have the right to exercise any option or privilege herein given or reserved and to enforce any duty of the Mortgagor at any time without further or other notice regardless of any prior waiver by Mortgagee or default of Mortgagor or delay by Mortgagee in exercising any right, option, or privilege or enforcing such duty of Mortgagor, and no waiver by Mortgagee of default of Mortgagor nor delay of Mortgagee in exercising any right, privilege or option or in enforcing any duty of Mortgagor shall be deemed, held, or construed to be a waiver of any of the terms or provisions of this Mortgage or of any subsequent or continuing default.
- 10. It is understood and agreed by Mortgagor that as part of the inducement to Mortgagee to make the loan evidenced by the Note and secured by this Mortgage, Mortgagee has relied upon the creditworthiness and the reliability of Mortgagor. Mortgagor shall not sell, convey, transfer, lease (other than a space lease) or further encumber any interest in or any part of the Mortgaged property without the prior written consent of the Mortgagee having been obtained. Any such sale, conveyance, transfer, pledge, lease (other than a space lease) or encumbrance made without the Mortgagee's prior written consent shall constitute an Event of Default hereunder.

IN WITNESS WHEREOF, Mortgagor has executed this mortgage, this 13th day of April, 2011.

Signed, Seafed and Delivered

in the Presence of:

Witness:

Marren Law
Witness:

is:

Tina Slankard

Darrell Slandard

Recorded in Public Records 04/20/2011 at 04:21 PM OR Book 6712 Page 596, Instrument #2011026218, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00 MTG Stamps \$143.50 Int. Tax \$82.00

PURCHASE MONEY MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that Darrell Slankard and Tina Slankard, husband and wife, hereinafter called the "Mortgagor", for and in consideration of the sum of Ten Dollars and Other Valuable Consideration in hand paid by Tracy Michael Herring, Personal Rep of the Estate of Brenda Gail Herring, deceased, hereinafter called the "Mortgagee", the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell, alien, remise, release and convey and confirm unto the said Mortgagee, its successors and assigns, forever, the following described real estate, situate, lying and being the County of Escambia, State of Florida, to-wit:

Parcel No. 1:

Lots 5 and 6, Block 132, West King Tract, according to the map of the City of Pensacola published by Thomas C. Watson in 1908, LESS the West 15 feet for road right of way, lying and being in Escambia County, Florida.

Parcel No. 2:

Lots 23 and 24, and the West 5 feet of Lots 18 to 22, all inclusive, Block 132, West King Tract, according to the map of the City of Pensacola published by Thomas C. Watson in 1906, lying and being in Escambia County, Florida.

Parcel No. 3

The South 30.5 feet of fractional Lots 11 and 12, and the West 5 feet of fractional Lot 17, Block 132, West King Tract, according to the map of the City of Pensacola published by Thomas C. Watson in 1906, lying and being in Escambia County, Florida.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances thereunto belonging, and the rents and issue thereof, unto the Mortgagee, in fee simple, forever.

(Wherever used herein the term's "mortgagor" and "mortgagee" include all the parties to this instrument and their 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.)

AND the said Mortgagor hereby covenants with the said Mortgagee that the said Mortgagor is indefeasibly seized of said land in fee simple; that the said Mortgagor has full power and lawful right to convey the same in fee simple as aforesaid; that it shall be tawful for the said Mortgagee at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land and every part thereof; that the said land and every part thereof is free from all encumbrances; that the said Mortgagor will make such further assurances to perfect the fee simple title to said land in said Mortgagee as may reasonably be required; and that the said Mortgagor does hereby fully warrant the title to said land, and every part thereof, and will defend the same against the lawful claims of all persons whomsoever.

The foregoing conveyance is a mortgage to secure the payment of the following obligations now in existence, or now being made or incurred, to-wit:

Promissory Note dated **April 13, 2011**, in the original principal sum of \$41,000.00 and becoming due and payable as set forth in said note.

AND THE SAID Mortgagor does hereby covenant and agree:

- To pay all and singular the principal, the interest and other sums of money payable by virtue
 of the said above-mentioned note and other obligations and this deed, each and every, promptly on the
 days, respectively, the same become due.
- 2. To pay all and singular the taxes, assessments, levies, liabilities, obligations and encumbrances of every nature and kind now on said property, or that hereafter may be levied or assessed thereupon, each and every of them; and if the same, or any part thereof, be not promptly paid when due and payable, said Mortgagee may at any time pay the same, without waiving or affecting the option to foreclose this mortgage by reason of such default, or any right hereunder, an every payment so made shall bear interest from the date thereof at the note rate, and all such payments, with interest as aforesaid, shall be secured by the lien hereof.
- 3. To pay all costs, fees, charges and expenses of every nature and kind, including the costs of an abstract of title or title search to the above-described lands and reasonable attorneys' fees, incurred by Mortgagee in the collection of the obligation secured hereby or the protection of the security therefore, or because of the failure on the part of the Mortgagor to perform, comply with and abide by all or any of the covenants, conditions and stipulations of the promissory note and other obligations secured hereby, and of this mortgage, whether suit be brought or not; and in the foreclosure of this mortgage and in collecting the amount secured hereby, to pay all costs and expenses, including reasonable attorneys' fees, to the attorney of the Mortgagee. All such costs, fees, charges and expenses shall be secured by the lien of this mortgage and each and every of such payments made shall bear interest from the date thereof until paid at the note rate which shall also be secured by the lien hereof.
- To permit, commit or suffer no waste, impairment, or deterioration of said property, or any part thereof.

Recorded in Public Records 04/20/2011 at 04:21 PM OR Book 6712 Page 595, Instrument #2011026217, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$301.00

This instrument prepared by:

Name:

Jan Gaston an employee of Reliable Land Title Corporation

Address:

15 West La Rua Street

Pensacola, Florida 32501

Return to:

Reliable Land Title Corporation

FILE NO. 11-02-032PJ

Address:

15 West La Rua Street Pensacola, Florida 32501

Property Appraisers Parcel Identification Number(s): 00-0S-00-

9060-050-132 & 00-0S-00-9060-051-132

Sale Price \$43,000.00 Doc Stmp \$301.00

13 ZW

THIS WARRANTY DEED Made the 4st day of April, 2011 by Tracy Michael Herring, Personal Rep of the Estate of Brenda Gail Herring deceased whose post office address is 701-1 N Navy Blvd, Pensacola, FL 32507, hereinafter called the grantor, to Darrell Slankard and Tina Slankard, husband and wife whose post office address is 1112 & 1112 1/2 Pace Blvd, Pensacola, FL 32505 hereinafter called the grantee:

(Wherever used herein the terms "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 \$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, State of Florida, viz:

Parcel No. 1:

Lots 5 and 6, Block 132, West King Tract, according to the map of the City of Pensacola published by Thomas C. Watson in 1906, LESS the West 15 feet for road right of way, lying and being in Escambia County, Florida.

Parcel No. 2:

Lots 23 and 24, and the West 5 feet of Lots 18 to 22, all inclusive, Block 132, West King Tract, according to the map of the City of Pensacola published by Thomas C. Watson in 1906, lying and being in Escambia County, Florida.

Parcel No. 3:

The South 30.5 feet of fractional Lots 11 and 12, and the West 5 feet of fractional Lot 17, Block 132, West King Tract, according to the map of the City of Pensacola published by Thomas C. Watson in 1906, lying and being in Escambia County, Florida.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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, and hereby 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 31ST, 2010. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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

Signed, sealed and delivered in the presence of:

Jan Barton

Signature: Warren Law

Estate of Brenda Gail Herring, deceased

BY:

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 1st day of April, 2011 by Tracy Michael Herring, Personal Rep of the Estate of Brenda Gail Herring deceased, who produced driver's license as identification and who did

Notary Public

My Commission Expires:

[seal]



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 TAX ACCOUNT NO.: 15-1255-500 CERTIFICATE NO.: 2013-9895 14 TD 9044 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 ____ Homestead for 2015 tax year. Darrell Slankard Tina Slankard 1112 N. Pace Blvd. Pensacola, FL 32505 Andrea Nicole Dunn c/o 323 East Romana St. Pensacola, FL 32502

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

SOUTHERN GUARANTY TITLE COMPANY

by: Richard S. Combs, President

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

OWNERSHIP AND ENCUMBRANCE REPORT CONTINUATION PAGE

File No.: 13124 September 16, 2016

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

- 1. Mortgage executed by Darrell Slankard and Tina Slankard, husband and wife to Tracy Michael Herring, Per Representative of Esate of Brenda Gail Herring, dated 04/13/2011 and recorded in Official Record Book 6712 on page 596 of the public records of Escambia County, Florida. given to secure the original principal sum of \$41,000.00. Assignment to Andrea Nicole Dunn recorded in O.R. Book 7514, page 917.
- 2. Taxes for the year 2012-2015 delinquent. The assessed value is \$71,873.00. Tax ID 15-1255-500.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 13124

000S009060050132 - Full Legal Description

September 16, 2016

LTS 5 6 AND ALL LT 24 AND S 30 5/10 FT OF FRAC LT 11 AND S 30 5/10 FT OF FRAC LT 12 W 5 FT OF LTS 17 TO 22 ALL OF LT 23 BLK 132 WEST KING TRACT OR 6712 P 595 LESS PACE BLVD R/W CA 114

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.: 13124

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 09-16-19967, through 09-16-2016, and said search reveals the following:

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

Darrell Slankard and Tina Slankard, 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

September 16, 2016

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: 151255500 Certificate Number: 009044 of 2014

Payor: DARRELL SLANKARD 1112 N PACE BLVD PENSACOLA, FL 32505 Date 10/12/2016

Clerk's Check # 1	Clerk's Total	\$497.25
Tax Collector Check # 1	Tax Collector's Total	\$3, 16.34
	Postage	\$29 48
	Researcher Copies	\$6.00
	Total Received	\$3,640.07 3 195

PAM CHILDERS

Clerk of the Circuit Cour

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
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
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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

Case # 2014 TD 009044

Redeemed Date 10/12/2016

Name DARRELL SLANKARD 1112 N PACE BLVD PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$3,146.34
Postage = TD2	\$20,48 0110,60
ResearcherCopies = TD6	\$6kgo

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
1. 1.	10331	7 14 14	MURJAIONANELE	MARY	· 建筑型等级 (4)
No Information Available - See Dockets					





PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 151255500 Certificate Number: 009044 of 2014

Redemption No '	Application Date 05/04/2016	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/05/2016	Redemption Date 10/20/2016
Months	7	5
Tax Collector	\$2,814.56	\$2,814.56
Tax Collector Interest	\$295.53	\$211.09
Tax Collector Fee	\$6.25	\$6,25
Total Tax Collector	\$3,116.34	\$3,031.90
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$33.75
Total Clerk	\$497.25	\$483.75
Postage	\$20.48	\$0.00
Researcher Copies	\$6.00	\$0.00
Total Redemption Amount	\$3,640.07	\$3,515.65
	Repayment Overpayment Refund Amount	\$124.42

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

October 18, 2016

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

Dear Certificate Holder:

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

TAX CERT 2014 TD 001094 2014 TD 009044	APP FEES \$450.00 \$450.00	INTEREST \$33.75 \$33.75	TOTAL \$483.75 \$483.75
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TOTAL \$967.50

Very truly yours,

PAM CHILDERS

Clerk of Circuit Court

By:

Emily Hogg

Tax Deed Division