

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700284

To: Tax Collector of ESCAMBIA COUNTY, Florida

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,

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
01-2594-588	2015/242	06-01-2015	LT 19 BLK H 2ND ADDN TIERRA VERDE PB 7 P 16 OR 752 P 229

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
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

04-27-2017
Application Date

Applicant's signature

17-489

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700284

Date of Tax Deed Application
Apr 27, 2017

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 2015 / 242**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **01-2594-588**

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:
CRANE PHILA LEE
4209 ROSEBUD CT
PENSACOLA, FL 32504
LT 19 BLK H 2ND ADDN TIERRA VERDE PB 7 P 16 OR 752 P 229

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
2015/242	01-2594-588	06/01/2015	919.27	45.96	965.23

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
2016/213	01-2594-588	06/01/2016	935.65	6.25	46.78	988.68

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.

1,953.91
0.00
851.68
200.00
175.00

7. Total (Lines 1 - 6)

3,180.59

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

41,029.00
6.25

Done this the 4th day of May, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: October 2, 2017

By *Condice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
01-2594-588 2015



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:	151S291000019008
Account:	012594588
Owners:	CRANE PHILA LEE
Mail:	4209 ROSEBUD CT PENSACOLA, FL 32504
Situs:	4209 ROSEBUD CT 32504
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
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	\$28,500	\$73,187	\$101,687	\$82,058
2015	\$28,500	\$70,199	\$98,699	\$81,488
2014	\$28,500	\$66,176	\$94,676	\$80,842
Disclaimer				
Amendment 1/Portability Calculations				
★ File for New Homestead Exemption Online				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/1973	752	229	\$36,100	WD	View Instr
01/1972	593	396	\$29,500	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	
LT 19 BLK H 2ND ADDN TIERRA VERDE PB 7 P 16 OR 752 P 229	
Extra Features	
None	

Parcel Information

Section Map Id:
11-1S-29-2

Approx. Acreage:
0.2386

Zoned: R-1AAA

Evacuation & Flood Information
[Open Report](#)

View Florida Department of Environmental Protection (DEP) Data

[Launch Interactive Map](#)

Buildings

Address: 4209 ROSEBUD CT, Year Built: 1969, Effective Year: 1969

Structural Elements

INTERIOR WALL-PANEL-PLYWOOD
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

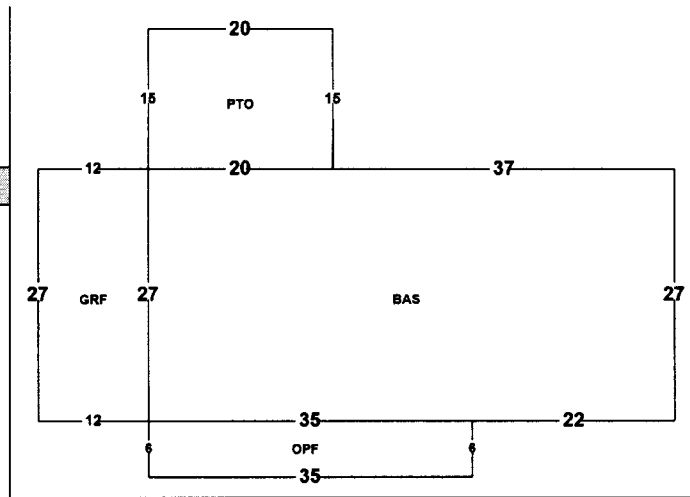

Areas - 2373 Total SF

BASE AREA - 1539

GARAGE FIN - 324

OPEN PORCH FIN - 210

PATIO - 300



Images



9/14/15

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: 05/16/2017 (tc.18S0)



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 012594588 Certificate Number: 000242 of 2015

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/02/2017"/>	Redemption Date <input type="text" value="07/31/2017"/>
Months	6	3
Tax Collector	<input type="text" value="\$3,180.59"/>	<input type="text" value="\$3,180.59"/>
Tax Collector Interest	\$286.25	\$143.13
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,473.09	<input type="text" value="\$3,329.97"/> 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	\$40.50	\$20.25
Total Clerk	\$490.50	<input type="text" value="\$470.25"/> CH
Postage	<input type="text" value="\$5.26"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$1.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,969.85	\$3,800.22
	Repayment Overpayment Refund Amount	\$169.63

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 # 2015 TD 000242
 Redeemed Date 07/31/2017**

Name JOHN LARRY BACK 4209 ROSE BUD CT PENSACOLA FL 32504

Clerk's Total = TAXDEED	\$490.50	\$3473.96
Due Tax Collector = TAXDEED	\$3,478.09	
Postage = TD2	\$5.26	
ResearcherCopies = TD6	\$1.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

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

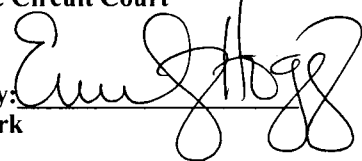
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 012594588 Certificate Number: 000242 of 2015**

Payor: JOHN LARRY BACK 4209 ROSE BUD CT PENSACOLA FL 32504 Date 07/31/2017

Clerk's Check #	6609301963	Clerk's Total	\$498.50
Tax Collector Check #	1	Tax Collector's Total	\$3,473.09
		Postage	\$5.26
		Researcher Copies	\$1.00
		Total Received	\$3,969.85

\$3480.22

**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>**

This instrument prepared by: Sam B. Hudnall, 4209 Rosebud Ct., Pensacola, Florida

REC FEE
ST STP
FED STP
TOTAL

WARRANTY DEED 752 PAGE 229

State of Florida

Escambia County

4209 Rosebud Ct., Pensacola, Florida
GRANTEES' ADDRESS

Know All Men by These Presents: That We, SAM B. HUDNALL and
IMOGENE H. HUDNALL, husband and wife

for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
PHILA LEE CRANE, Unmarried,

her heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the City of Pensacola County of Escambia
State of Florida to wit:

Lot Nineteen (19), Block "H", Second Addition to Tierra Verde, a subdivision
of a portion of Sections 13 and 15, Township 1 South, Range 29 West, according
to Plat thereof filed in Plat Book 7, at Page 16, of the Public Records of Es-
cambia County, Florida.

As a part consideration for this transaction, the Grantee herein named does
hereby assume and agree to pay that certain mortgage given by Joseph R. and
Dana C. Montgomery to Wachovia Mortgage Company said mortgage being in the
original amount of \$27,300.00, bearing date of and recorded December 31, 1969
in OR Book 471 at Page 688, Public Records of Escambia County, Florida.

Taxes for the year 1973 and subsequent years, included in Mortgage Payments
and to be paid by the Mortgagee herein mentioned.

To have and to hold, unto the said grantee her heirs and assigns, forever
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exemptions and incumbrances.

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

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 20th
day of November A.D. 1973

Signed, sealed and delivered in the presence of

E. Walter King
Imogene H. Hudnall

Sam B. Hudnall (SEAL)
Imogene H. Hudnall (SEAL)

State of Florida

Escambia County

Before the subscriber personally appeared

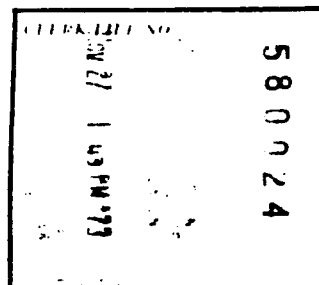
SAM B. HUDNALL
IMOGENE H. HUDNALL

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

Given under my hand and official seal this 20th day of November 1973



My Commission expires 2-23-74



SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgrt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-2-2017

TAX ACCOUNT NO.: 01-2594-588

CERTIFICATE NO.: 2015-242

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

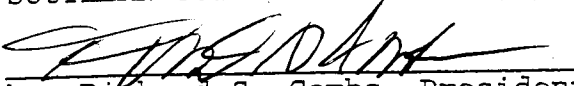
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for 2016 tax year.

Phila Lee Crane, if alive,
or the Estate of if deceased
4209 Rosebud Court
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,
this 7th day of July, 2017.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13712

July 5, 2017

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

1. Taxes for the year 2014-2016 delinquent. The assessed value is \$101,687.00. Tax ID 01-2594-588.

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.: 13712

July 5, 2017

**Lot 19, Block H, Second Addition to Tierra Verde, as per plat thereof, recorded in Plat Book 7, Page 16,
of the Public Records of Escambia County, Florida**

17-489

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.: 13712

July 5, 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 07-05-1997, through 07-05-2017, and said search reveals the following:

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

Phila Lee Crane

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: 

July 5, 2017



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 7, 2017

PFS FINANCIAL 1 LLC US BANK
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
2015 TD 000242	\$450.00	\$20.25	\$470.25

TOTAL \$470.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division