

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700159

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

GARNET ROCK LLC - 676 US BANK % GARNET ROCK LLC-676
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
03-2407-300	2015/1526	06-01-2015	A PORTION OF LT 61 AND 62 FIRST ADDITION TO OAKHURST S/D DESCRIBED AS FOLLOWS: BEG AT SE COR OF LT 63 OF SD S/D N 87 DEG 31 MIN 07 SEC W ALG S LI OF SD LT 63 SD S LI BEING N R/W LI OF FAIRCHILD DR (66 FT R/W) 406 13/100 FT TO POB N 87 DEG 31 MIN 07 SEC W ALG N R/W LI 70 FT N 02 DEG 28 MIN 53 SEC E PARALLEL TO E LI OF SD LT 63 155 57/100 FT S 87 DEG 31 MIN 07 SEC E AND PARALLEL TO SD N R/W LI 70 FT S 02 DEG 28 MIN 53 SEC W AND PARL TO E LI OF SD LT 63 155 57/100 FT TO POB PB 3 P 5 OR 5463 P 68

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
GARNET ROCK LLC - 676 US BANK % GARNET ROCK
LLC-676
PO BOX 645040
CINCINNATI, OH 45264-5040

04-19-2017
Application Date

Applicant's signature

DEG 31 MIN 07 SEC W ALG N R/W LI 70 FT N 02 DEG 28 MIN 53 SEC E PARALLEL TO E LI OF SD LT 63 155 57/100 FT S 87 DEG 31 MIN 07 SEC E AND PARALLEL TO SD N R/W LI 70 FT S 02 DEG 28 MIN 53 SEC W AND PARL TO E LI OF SD LT 63 155 57/100 FT TO POB PB 3 P 5 OR 5463 P 68

17-291

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1700159

Date of Tax Deed Application

Apr 19, 2017

This is to certify that **GARNET ROCK LLC - 676 US BANK % GARNET ROCK LLC-676**, holder of **Tax Sale Certificate Number 2015 / 1526**, 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: **03-2407-300**

Cert Holder:

GARNET ROCK LLC - 676 US BANK % GARNET ROCK LLC-676
PO BOX 645040 CINCINNATI, OH 45264-5040

Property Owner:

LIBIS PAUL H
PO BOX 8106
MISSION HILLS, CA 91346-8106
 A PORTION OF LT 61 AND 62 FIRST ADDITION TO OAKHURST
 S/D DESCRIBED AS FOLLOWS: BEG AT SE COR OF LT 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
2015/1526	03-2407-300	06/01/2015	1,141.54	57.08	1,198.62

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
2016/1364	03-2407-300	06/01/2016	1,200.79	6.25	60.04	1,267.08

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	2,465.70
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1162.73
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)	4,003.43

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	6.25
19. Total Amount to Redeem	

Done this the 24th day of April, 2017 Scott Lunsford, Tax Collector of Escambia County County

Date of Sale:

7/3/17

By

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
 03-2407-300 2015

A PORTION OF LT 61 AND 62 FIRST ADDITION TO OAKHURST S/D DESCRIBED AS FOLLOWS: BEG AT SE COR OF LT 63 OF SD S/D N 87 DEG 31 MIN 07 SEC W ALG S LI OF SD LT 63 SD S LI BEING N R/W LI OF FAIRCHILD DR (66 FT R/W) 406 13/100 FT TO POB N 87



Chris Jones

Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

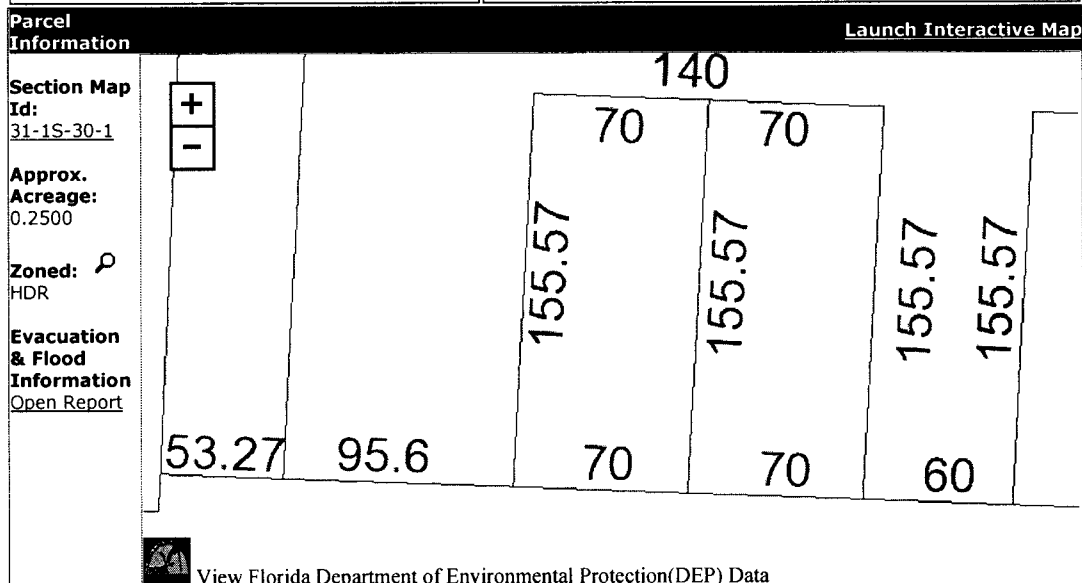
[Back](#)

☒ Navigate Mode
 ☒ Account
 ☐ Reference

[Printer Friendly Version](#)

General Information		Assessments				
Reference:	311S301000010061	Year	Land	Imprv	Total	Cap Val
Account:	032407300	2016	\$14,250	\$46,011	\$60,261	\$60,261
Owners:	LIBIS PAUL H	2015	\$14,250	\$44,596	\$58,846	\$58,846
Mail:	PO BOX 8106 MISSION HILLS, CA 91346-8106	2014	\$14,250	\$42,902	\$57,152	\$57,152
Situs:	1350 FAIRCHILD DR 32504	Disclaimer				
Use Code:	MULTI-FAMILY <=9	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU	★ File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data					2016 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
06/2004	5463	68	\$220,000	WD	View Instr	
01/1996	3897	186	\$130,000	WD	View Instr	
04/1982	1640	696	\$110,000	WD	View Instr	
08/1980	1466	757	\$100	WD	View Instr	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					Legal Description	
					A PORTION OF LT 61 AND 62 FIRST ADDITION TO OAKHURST S/D DESCRIBED AS FOLLOWS: BEG AT SE COR OF LT 63 OF SD S/D...	
					Extra Features	None




Buildings

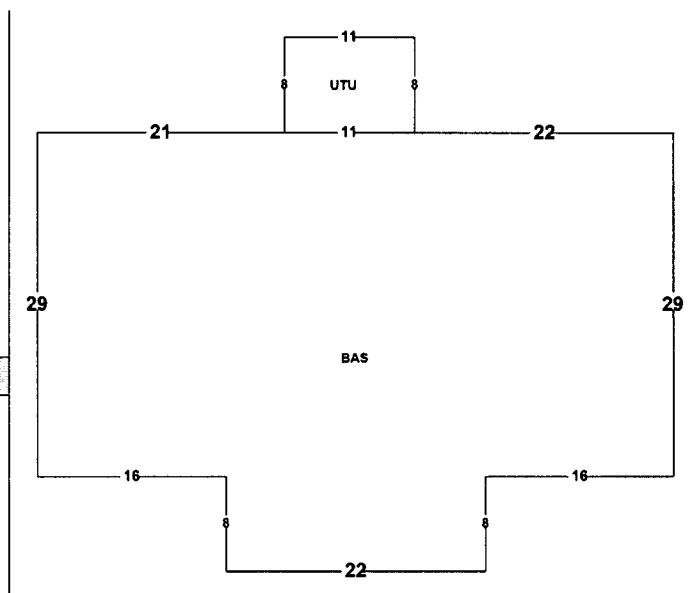
Address: 1350 FAIRCHILD DR, Year Built: 1982, Effective Year: 1982

Structural Elements

DECORATIVE WORK AVERAGE
 DWELLING UNITS
 EXTERIOR WALL BRICK FACE VENEER

FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1830 Total SF
BASE AREA - 1742
UTILITY UNF - 88



Images



10/31/13

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: 04/26/2017 (tc. 1179)

File Number NW04222

DR BK 5463 PG0072
Escambia County, Florida
INSTRUMENT 2004-267602

BALLOON MORTGAGE NOTE

\$108,000.00

June 23, 2004

This loan is payable monthly, extra principal payments only allowed on the yearly anniversary, a fee for late payments, and each lender has the right to call his loan due on sale.

*** If more than one prepayment is made within the course of the year there will be a one half of 1% of the outstanding balance due and payable.***

For value received, the undersigned jointly and severally, promise to pay to the order of **Richard A. Preston and Constance L. Preston, as Trustees under the Revocable Trust Agreement of Richard A. Preston, dated June 1, 1994** the principal sum of **One Hundred Eight Thousand dollars & no cents, (\$108,000.00)** with interest thereon at the rate of **6.5 per centum** per annum from date until maturity, said interest being payable as set forth below, both principal and interest being payable in lawful money of the United States of America at **5905 Bell Ridge Trail, Pensacola, FL 32526**, or at such other address as the holder from time to time may specify by written notice to the maker, said principal and interest to be paid on the date and in the manner following:

Monthly principal and interest payments in the amount of \$805.22, commencing on 07/23/2004 and continuing on the 23rd day of each month thereafter until 07/23/2009 at which time the entire principal balance together with all accrued interest, if any, will become immediately due and payable. Said installments when so paid shall be applied first to the interest then accrued and the balance thereof to the reduction of the principal hereof. If the note holder has not received the full amount of any monthly payment by the end of 15 calendar days after the due date, a late charge of 5% of the principal and interest payment will also be due the note holder.

This note is to be construed and enforced according to the laws of State of Florida, and is secured by mortgage on real estate of even date herewith.

If default be made in the payment of any of said sums or interest or in the performance of any agreements contained herein or in the said mortgage, and if such default is not made good within 15 days, then, at the option of the holder of the same, the principal sum then remaining unpaid with accrued interest shall immediately become due and collectible without notice, time being the essence of this contract, and said principal sum and said accrued interest shall both bear interest at the maximum rate per annum allowed by law, from such time until paid.

Each maker and endorser waives presentment, protest, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if counsel shall after maturity of this note or default hereunder or under said mortgage, be employed to collect this note or to protect the security thereof.

Documentary Tax has been paid and proper stamps have been affixed to the Mortgage


Paul Libis

Maker's Address:
5905 Bell Ridge
Pensacola, FL 32526

Mortgage Note
Closers' Choice

RCD Jul 27, 2004 01:40 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-267602

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and by 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 the singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairments 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 or not less than

Full insurable value

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, reasonable 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, stipulation, 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, assessments, 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.

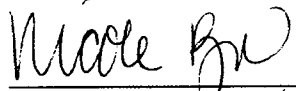
If, any sum of money herein referred to be not promptly paid with 30 days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned 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 of 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, the said mortgagor has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Name: **BRANDI PARKERSON**


Name and Address: **Paul Libis**


Name: **Nicole Bynum**


Name and Address:

STATE OF SANTA ROSA
COUNTY OF FLORIDA

The foregoing instrument was acknowledged before me this 23rd of June, 2004, by PAUL LIBIS who is personally known to me or who has produced driver's license as identification.



Brandi Parkerson
Commission #DD272226
Expires: Jan 18, 2008
Bonded Thru
Atlantic Bonding Co. Inc


Print Name: Brandi Parkerson
Notary Public
My Commission Expires: _____

1st
Mortgage Deed

PREPARED BY & RETURN TO:
SECURITY FIRST TITLE PARTNERS
3784 HIGHWAY 90
PACE, FL 32571

NW004000

OR BK 5463 PG0070
Escambia County, Florida
INSTRUMENT 2004-267602
MTG DOC STAMPS PD @ ESC CO \$ 378.00
07/27/04 ERNIE LEE NARRA, CLERK
INTANGIBLE TAX PD @ ESC CO \$ 216.00
07/27/04 ERNIE LEE NARRA, CLERK

Executed this 23rd of June ,
A.D. 2004

by

PAUL LIBIS

hereinafter called the mortgagor, to

Richard A. Preston and Constance L. Preston, as Trustees under the Revocable Trust Agreement of Richard A. Preston, dated June 1, 1994

hereinafter called the mortgagee:

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:

PARCEL 1:

A portion of Lots 61 and 62, **FIRST ADDITION TO OAKHURST SUBDIVISION**, as recorded in Plat Book 3, at Page 5 of the Public Records of Escambia County, Florida, more particularly described as follows: Commence at the Southeast corner of Lot 63 of said subdivision; thence North 87°31'07" West along the South line of said Lot 63, said South line being the North right of way line of Fairchild Drive (66' R/W) for a distance of 406.13 feet to the Point of Beginning; thence continue North 87°31'07" West along said North right of way line for a distance of 70.00 feet; thence North 02°28'53" East and parallel to the East line of said Lot 63 for a distance of 155.57 feet; thence South 87°31'07" East and parallel to said North right of way line for a distance of 70.00 feet; thence South 02°28'53" West and parallel to the East line of said Lot 63 for a distance of 155.57 feet to the Point of Beginning, all lying and being in Section 31, Township 1 South, Range 30 West, Escambia County, Florida.

PARCEL 2:

A portion of Lot 62, **FIRST ADDITION TO OAKHURST SUBDIVISION**, as recorded in Plat Book 3, at Page 5 of the Public Records of Escambia County, Florida, more particularly described as follows: Commence at the Southeast corner of Lot 63 of said subdivision; thence North 87°31'07" West along the South line of said Lot 63, said South line being the North right of way line of Fairchild Drive (66' R/W) for a distance of 336.13 feet to the Point of Beginning; thence continue North 87°31'07" West along said North right of way line for a distance of 70.00 feet; thence North 02°28'53" East and parallel to the East line of said Lot 63 for a distance of 155.57 feet; thence South 87°31'07" East and parallel to said North right of way line for a distance of 70.00 feet; thence South 02°28'53" West and parallel to the East line of said Lot 63 for a distance of 155.57 feet to the Point of Beginning, all lying and being in Section 31, Township 1 South, Range 30 West, Escambia County, Florida.

To Have and to Hold the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

And the mortgagor covenants with the mortgagee that the mortgagor is indefeasible 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 and 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 is said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified, to-wit:

(Signature)

PREPARED BY: Brandi Parkerson
RECORD & RETURN TO:
Security First Title Partners of Northwest Florida
3784 Highway 90
Pace, Florida 32571

OR BK 5463 P60069
Escambia County, Florida
INSTRUMENT 2004-267601

File No: NW04222

"Schedule A"

PARCEL 1:

A portion of Lots 61 and 62, FIRST ADDITION TO OAKHURST SUBDIVISION, as recorded in Plat Book 3, at Page 5 of the Public Records of Escambia County, Florida, more particularly described as follows: Commence at the Southeast corner of Lot 63 of said subdivision; thence North 87°31'07" West along the South line of said Lot 63, said South line being the North right of way line of Fairchild Drive (66' R/W) for a distance of 406.13 feet to the Point of Beginning; thence continue North 87°31'07" West along said North right of way line for a distance of 70.00 feet; thence North 02°28'53" East and parallel to the East line of said Lot 63 for a distance of 155.57 feet; thence South 87°31'07" East and parallel to said North right of way line for a distance of 70.00 feet; thence South 02°28'53" West and parallel to the East line of said Lot 63 for a distance of 155.57 feet to the Point of Beginning, all lying and being in Section 31, Township 1 South, Range 30 West, Escambia County, Florida.

PARCEL 2:

A portion of Lot 62, FIRST ADDITION TO OAKHURST SUBDIVISION, as recorded in Plat Book 3, at Page 5 of the Public Records of Escambia County, Florida, more particularly described as follows: Commence at the Southeast corner of Lot 63 of said subdivision; thence North 87°31'07" West along the South line of said Lot 63, said South line being the North right of way line of Fairchild Drive (66' R/W) for a distance of 336.13 feet to the Point of Beginning; thence continue North 87°31'07" West along said North right of way line for a distance of 70.00 feet; thence North 02°28'53" East and parallel to the East line of said Lot 63 for a distance of 155.57 feet; thence South 87°31'07" East and parallel to said North right of way line for a distance of 70.00 feet; thence South 02°28'53" West and parallel to the East line of said Lot 63 for a distance of 155.57 feet to the Point of Beginning, all lying and being in Section 31, Township 1 South, Range 30 West, Escambia County, Florida.

RCD Jul 27, 2004 01:40 pm
Escambia County, Florida
ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-267601

PREPARED BY: Brandi Parkerson
RECORD & RETURN TO:
Security First Title Partners of Northwest Florida
3784 Highway 90
Pace, Florida 32571

DR BK 5463 PG0068
Escambia County, Florida
INSTRUMENT 2004-267601
DEED DOC STAMPS PD # ESC CO \$1540.00
07/27/04 ERNIE LEE WAGNER, CLERK

File No: NW04222

18.50
1540.00

General Warranty Deed

Made this June 23, 2004 A.D. By **Steven T. Miller, a single man**, P.O. Box 9092, Pensacola, FL 32513, hereinafter called the grantor, to **Paul H. Libis, a single man**, whose post office address is: P.O. Box 8106, Mission Hills, CA 91346-8106, 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:

See Attached Schedule "A"

Parcel ID Number: 31-1S-30-1000-010-061

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, 2003.

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:

B. Parkerson
Witness Printed Name **BRANDI PARKERSON**

Steven T. Miller (Seal)
Address: P.O. Box 9092, Pensacola, FL 32513

Nicole Pugh
Witness Printed Name **Nicole Pugh**

Address: _____ (Seal)

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me this 23rd day of June, 2004, by Steven T. Miller, a single man, who is/are personally known to me or who has produced driver's license as identification

Brandi Parkerson
Notary Public
Print Name: **Brandi Parkerson**
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: 7-3-2017

TAX ACCOUNT NO.: 03-2407-300

CERTIFICATE NO.: 2015-1526

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 tax year.

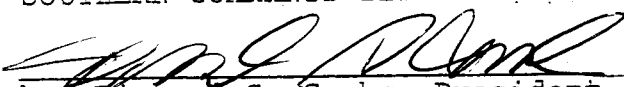
Paul H. Libis
P.O. Box 8106
Mission Hills, CA 91346

Unknown Tenants
1350 Fairchild Dr.
Pensacola, FL 32504

Richard A. Preston and
Constance L. Preston,
Trustees under the Revocable
Trust Agreement of Richard A.
Preston dated 6-1-1994
5032 Skylark Court
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 26th day of April, 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.: 13515

April 25, 2017

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

1. That certain mortgage executed by Paul H. Libis in favor of Richard A. and Constance L. Preston, Trustees of the Revocable Trust Agreement of Richard A. Preston dated 06/01/1994 dated 06/23/2004 and recorded 07/24/2004 in Official Records Book 5463, page 70 of the public records of Escambia County, Florida, in the original amount of \$108,000.00.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$60,261.00. Tax ID 03-2407-300.

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.: 13515

April 25, 2017

311S301000010061 - Full Legal Description

A PORTION OF LT 61 AND 62 FIRST ADDITION TO OAKHURST S/D DESCRIBED AS FOLLOWS: BEG AT SE COR OF LT 63 OF SD S/D N 87 DEG 31 MIN 07 SEC W ALG S LI OF SD LT 63 SD S LI BEING N R/W LI OF FAIRCHILD DR (66 FT R/W) 406 13/100 FT TO POB N 87 DEG 31 MIN 07 SEC W ALG N R/W LI 70 FT N 02 DEG 28 MIN 53 SEC E PARALLEL TO E LI OF SD LT 63 155 57/100 FT S 87 DEG 31 MIN 07 SEC E AND PARALLEL TO SD N R/W LI 70 FT S 02 DEG 28 MIN 53 SEC W AND PARL TO E LI OF SD LT 63 155 57/100 FT TO POB PB 3 P 5 OR 5463 P 68

17-291

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.: 13515

April 25, 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 04-25-1997, through 04-25-2017, and said search reveals the following:

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

Paul H. Libis

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: 

April 25, 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 July 3, 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 **GARNET ROCK LLC- 676 US BANK % GARNET ROCK LLC- 676** holder of **Tax Certificate No. 01526**, issued the **1st day of June, A.D., 2015** 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:

A PORTION OF LT 61 AND 62 FIRST ADDITION TO OAKHURST S/D DESCRIBED AS FOLLOWS: BEG AT SE COR OF LT 63 OF SD S/D N 87 DEG 31 MIN 07 SEC W ALG S LI OF SD LT 63 SD S LI BEING N R/W LI OF FAIRCHILD DR (66 FT R/W) 406 13/100 FT TO POB N 87 DEG 31 MIN 07 SEC W ALG N R/W LI 70 FT N 02 DEG 28 MIN 53 SEC E PARALLEL TO E LI OF SD LT 63 155 57/100 FT S 87 DEG 31 MIN 07 SEC E AND PARALLEL TO SD N R/W LI 70 FT S 02 DEG 28 MIN 53 SEC W AND PARL TO E LI OF SD LT 63 155 57/100 FT TO POB PB 3 P 5 OR 5463 P 68

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032407300 (17-291)

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

PAUL H LIBIS

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 July, which is the **3rd day of July 2017**.

Dated this 18th day of May 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.

Post Property:

1350 FAIRCHILD DR 32504



**PAM CHILDERS
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 # 01526 of 2015

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 18, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

PAUL H LIBIS PO BOX 8106 MISSION HILLS, CA 91346-8106	RICHARD A PRESTON AND CONSTANCE L PRESTON TRUSTEES REVOCABLE TRUST AGREEMENT OF RICHARD A PRESTON DATED 6-1-1994 5032 SKYLARK COURT PENSACOLA FL 32505
PAUL H LIBIS C/O TENANTS 1350 FAIRCHILD DR PENSACOLA FL 32504	RICHARD A PRESTON TRUSTEE 5905 BELL RIDGE TRAIL PENSACOLA FL 32526

WITNESS my official seal this 18th day of May 2017.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

Tax Deed - Redemption Calculator

Account: 032407300 Certificate Number: 001526 of 2015

Redemption


Yes ☒

Application Date

04/19/2017

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 07/03/2017	Redemption Date 05/30/2017 
Months	3	1
Tax Collector	\$4,003.43	\$4,003.43
Tax Collector Interest	\$180.15	\$60.05
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,189.83	\$4,069.73 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$20.25	\$6.75
Total Clerk	\$470.25	\$456.75 CH
Postage	\$21.04	\$21.04
Researcher Copies	\$5.00	\$5.00
Total Redemption Amount	\$4,686.12	\$4,552.52
	Repayment Overpayment Refund Amount	\$133.60 +80 = \$213.60

Redeemer

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 001526

Redeemed Date 05/30/2017

Name PAUL H LIBIS PO BOX 8106 MISSION HILLS, CA 91346-8106

Clerk's Total = TAXDEED	\$470.25
Due Tax Collector = TAXDEED	\$4,189.83
Postage = TD2	\$21.04
ResearcherCopies = TD6	\$5.00

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

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

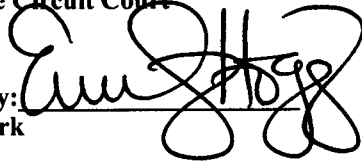
CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 032407300 Certificate Number: 001526 of 2015

Payor: PAUL H LIBIS PO BOX 8106 MISSION HILLS, CA 91346-8106 Date 05/30/2017

Clerk's Check #	314190770	Clerk's Total	\$470.25
Tax Collector Check #	1	Tax Collector's Total	\$4,189.83
		Postage	\$21.04
		Researcher Copies	\$5.00
		Total Received	\$4,686.12

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 5, 2017

GARNET ROCK LLC-676 US BANK
PO BOX 645040
CINCINNATI OH 45264

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 001526	\$450.00	\$6.75	\$456.75

TOTAL \$456.75

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division



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 5, 2017

PAUL LIBIS
PO BOX 8106
MISSION HILLS CA 91346

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2015 TD 001527
2015 TD 001526

\$213.03
\$213.60

TOTAL \$426.63

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

CERTIFIED MAIL™



NEOPOST

NEOPOST

05/18/2017

US POSTAGE \$005.26

FIRST-CLASS MAIL



ZIP 32502
041M11272965

9171 9690 0935 0129 0996 54

PAY CHILDERS
CLERK OF CIRCUIT COURT
ESCAPEE

2017 MAY 23 PM 11:11

OFFICIAL RECORDS

PAUL H LIBIS [17-291]
C/O TENANTS
1350 FAIRCHILD DR
PENSACOLA FL 32504

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Pensacola, FL 32502

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CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2017 MAY 27 PM 3:44

OFFICIAL RECORDS

RICHARD A PRESTON TRUST
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[17-291]

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Status History ?

Tracking Number Information

Meter: 11272965 **Mailing Date:** 05/18/17 10:16 AM
Tracking Number: 9171969009350129099715 **Sender:** OR
Current Status: OK : Delivered **Recipient:**
Class of Mail: FC **Zip Code:** 91346
Service: ERR **City:** SAN FERNANDO
Value: \$0.460 **State:** CA

Proof of Delivery


 STEVEN L. SALS
 P.O. Box 8106

Status Details

Status Date	Status
Mon, 05/22/17, 01:31:00 PM	OK : Delivered
Mon, 05/22/17, 10:48:00 AM	Arrival at Tracking Pick-up point
Sun, 05/21/17, 08:34:00 PM	Processed (processing scan)
Sat, 05/20/17, 03:50:00 PM	Processed (processing scan)
Sat, 05/20/17, 05:30:00 AM	Dispatched from Sort Facility
Sat, 05/20/17, 01:55:00 AM	Processed (processing scan)
Fri, 05/19/17, 04:24:00 AM	OK: USPS acknowledges reception of info
Thu, 05/18/17, 11:09:00 PM	Dispatched from Sort Facility
Thu, 05/18/17, 07:19:00 PM	Processed (processing scan)
Thu, 05/18/17, 07:11:00 PM	Processed (processing scan)

PAUL H LIBIS [17-291]
PO BOX 8106
MISSION HILLS, CA 91346-8106

9171 9690 0935 0129 0997 15

5-22-17 DELIVERED ✓

RICHARD A PRESTON AND
CONSTANCE L PRESTON TRUSTEES
[17-291]
5032 SKYLARK COURT
PENSACOLA FL 32505

9171 9690 0935 0129 0996 47

PAUL H LIBIS [17-291]
C/O TENANTS
1350 FAIRCHILD DR
PENSACOLA FL 32504

9171 9690 0935 0129 0996 54

5/23/17 returned

RICHARD A PRESTON TRUSTEE
[17-291]
5905 BELL RIDGE TRAIL
PENSACOLA FL 32526

9171 9690 0935 0129 0996 61

5/23/17
returned

undelivered

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 July 3, 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 **GARNET ROCK LLC- 676 US BANK % GARNET ROCK LLC- 676** holder of **Tax Certificate No. 01526**, issued the **1st day of June, A.D., 2015** 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:

A PORTION OF LT 61 AND 62 FIRST ADDITION TO OAKHURST S/D DESCRIBED AS FOLLOWS: BEG AT SE COR OF LT 63 OF SD S/D N 87 DEG 31 MIN 07 SEC W ALG S LI OF SD LT 63 SD S LI BEING N R/W LI OF FAIRCHILD DR (66 FT R/W) 406 13/100 FT TO POB N 87 DEG 31 MIN 07 SEC W ALG N R/W LI 70 FT N 02 DEG 28 MIN 53 SEC E PARALLEL TO E LI OF SD LT 63 155 57/100 FT S 87 DEG 31 MIN 07 SEC E AND PARALLEL TO SD N R/W LI 70 FT S 02 DEG 28 MIN 53 SEC W AND PARL TO E LI OF SD LT 63 155 57/100 FT TO POB PB 3 P 5 OR 5463 P 68

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032407300 (17-291)

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

PAUL H LIBIS

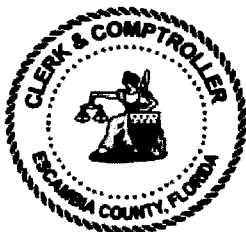
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of July, which is the **3rd** day of July 2017.

Dated this 18th day of May 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.

Post Property:

1350 FAIRCHILD DR 32504



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

By:
Emily Hogg
Deputy Clerk

RECEIVED
MAY 18 2 15

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed
17-291

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV024886NON

Agency Number: 17-008010

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 01526 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE PAUL H LIBIS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 5/18/2017 at 2:15 PM and served same at 10:05 AM on 5/23/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

V Bell 921

V. BELL, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO



Escambia
Sun Press
 PUBLISHED WEEKLY SINCE 1948
 (Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED

SALE 07-03-2017 - TAX CERTIFICATE # 01526

in the CIRCUIT Court
 was published in said newspaper in the issues of

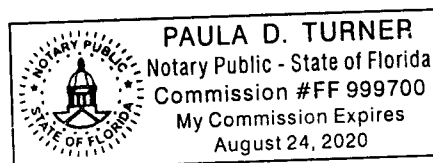
JUNE 1, 8, 15, 22, 2017

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, 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 in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 22ND day of JUNE
 A.D., 2017

PAULA D. TURNER
 NOTARY PUBLIC



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That GARNET ROCK LLC- 676 US BANK % GARNET ROCK LLC-676 holder of Tax Certificate No. 01526, issued the 1st day of June, A.D., 2015 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:

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TAX ACCOUNT NUMBER 032407300
 (17-291)

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

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 July, which is the 3rd day of July 2017.

Dated this 18th day of May 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.

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ESCAMBIA COUNTY, FLORIDA
 (SEAL)

By: Emily Hogg
 Deputy Clerk

oaw-4w-06-01-08-15-22-2017

Paul Libis
Post Office Box 8106
Mission Hills, CA 91346-8106
Phone: (818) 368-8025

May 23, 2017

Escambia Clerk of Court
221 Palafox Place, Suite 110
Pensacola, FL 32502-5833

ACCOUNT # 03-2407-300 AND 03-2408-300⁵⁰

You told me on the phone today that I owed \$4,686.12 on account number 03-2407-300 (1350 Fairchild Street), \$4,665.98 on account number 03-2408-300⁵⁰ (1360 Fairchild Street) and that I could send you one check for the total amount I owe.

Enclosed is a cashier's check for \$9,352.10 which is the total of those two amounts ($4,686.12 + 4,665.98 = 9,352.10$). Please apply it to those two accounts.

Enclosed is a postage paid return envelope. Please mail me a receipt or receipts showing that everything I owe has been paid, and a breakdown of how the funds were applied (i.e., the amounts to each year including any penalties or interest charged).

Thank you for your help.



Paul Libis