

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700160

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TRAVIS FARM INVESTMENTS LLC - US BANK % TRAVIS FARM INVESTME
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
03-2408-350	2015/1527	06-01-2015	A PORTION OF LT 62 FIRST ADDN 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 AND S LI BEING N R/W LI OF FAIRCHILD DR (66 FT R/W) 336 13/100 FT TO POB N 87 DEG 31 MIN 07 SEC W ALG SD N R/W LI 70 FT N 02 DEG 28 MIN 53 SEC E AND 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 PARALLEL 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
TRAVIS FARM INVESTMENTS LLC - US BANK %
TRAVIS FARM INVESTME
PO BOX 645040
CINCINNATI, OH 45264-5040

04-19-2017
Application Date

Applicant's signature

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

17-292

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1700160

Date of Tax Deed Application

Apr 19, 2017

This is to certify that **TRAVIS FARM INVESTMENTS LLC - US BANK % TRAVIS FARM INVESTME**, holder of **Tax Sale Certificate Number 2015 / 1527**, 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: **03-2408-350**

Cert Holder:

TRAVIS FARM INVESTMENTS LLC - US BANK % TRAVIS FARM INVESTME
PO BOX 645040CINCINNATI, OH 45264-5040

Property Owner:

LIBIS PAUL H
PO BOX 8106
MISSION HILLS, CA 91346-8106
 A PORTION OF LT 62 FIRST ADDN TO OAKHURST S/D
 DESCRIBED AS FOLLOWS: BEG AT SE COR OF LT 63 OF SD
 S/D 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
2015/1527	03-2408-350	06/01/2015	1,132.09	56.60	1,188.69

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
2016/1365	03-2408-350	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	2,455.77
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1153.38
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)	3,984.15

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

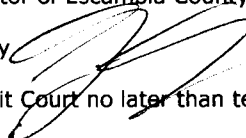
8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (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.

03-2408-350 2015

A PORTION OF LT 62 FIRST ADDN 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 AND S LI BEING N R/W LI OF FAIRCHILD DR (66 FT R/W) 336 13/100 FT TO POB N 87 DEG 31

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: 311S301000009062
Account: 032408350
Owners: LIBIS PAUL H
Mail: PO BOX 8106
 MISSION HILLS, CA 91346-8106
Situs: 1360 FAIRCHILD ST 32504
Use Code: MULTI-FAMILY <=9 
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	<i>Cap Val</i>
2016	\$14,250	\$45,390	\$59,640	\$59,640
2015	\$14,250	\$44,596	\$58,846	\$58,846
2014	\$14,250	\$42,329	\$56,579	\$56,579

Disclaimer

Amendment 1/Portability Calculations

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
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

2016 Certified Roll Exemptions

None

Legal Description

A PORTION OF LT 62 FIRST ADDN TO OAKHURST S/D
DESCRIBED AS FOLLOWS: BEG AT SE COR OF LT 63 OF SD
S/D N 87 DEG 31 MIN...

Extra Features

None

Parcel Information

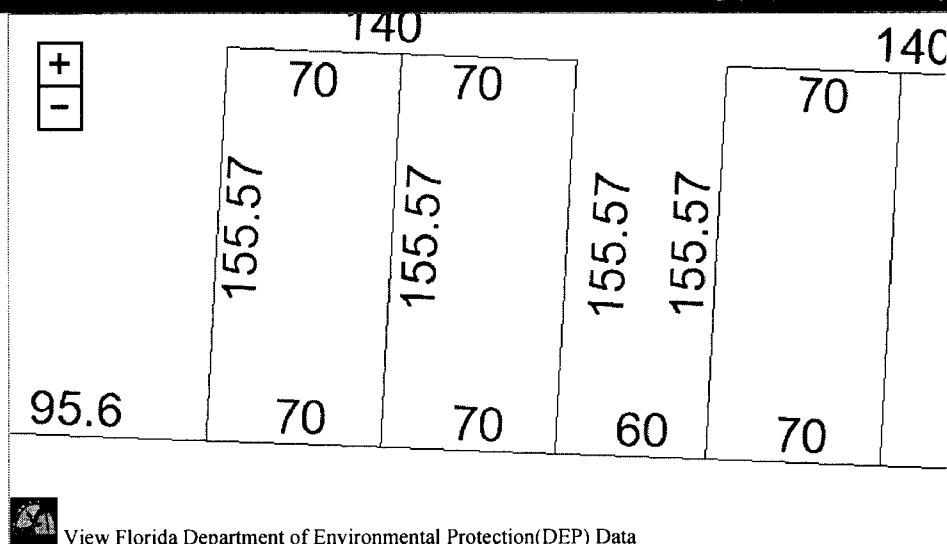
**Section Map
Id:**
31-1S-30-1

**Approx.
Acreage:**
0.2500

Zoned:
HDR

**Evacuation
& Flood
Information**
Open Report

Launch Interactive Map




Buildings

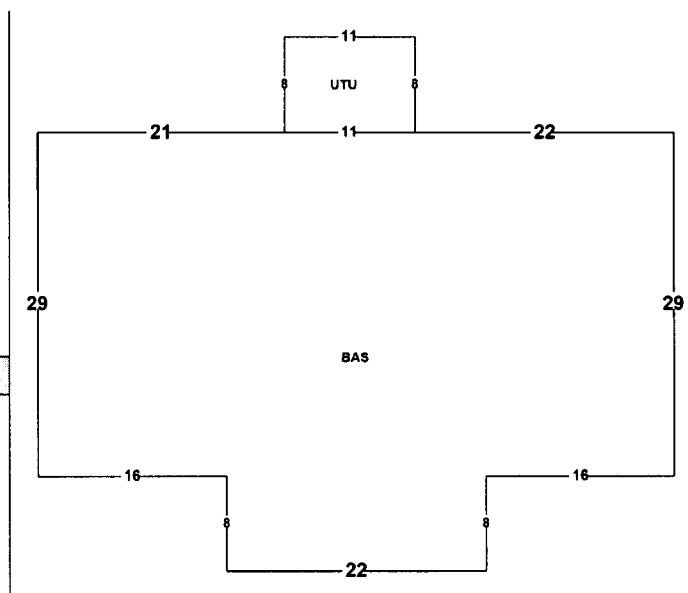
Address: 1360 FAIRCHILD ST, Year Built: 1981, Effective Year: 1981

Structural Elements

DECOR/NTL WORK-AVERAGE
DWELLING UNITS 2
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



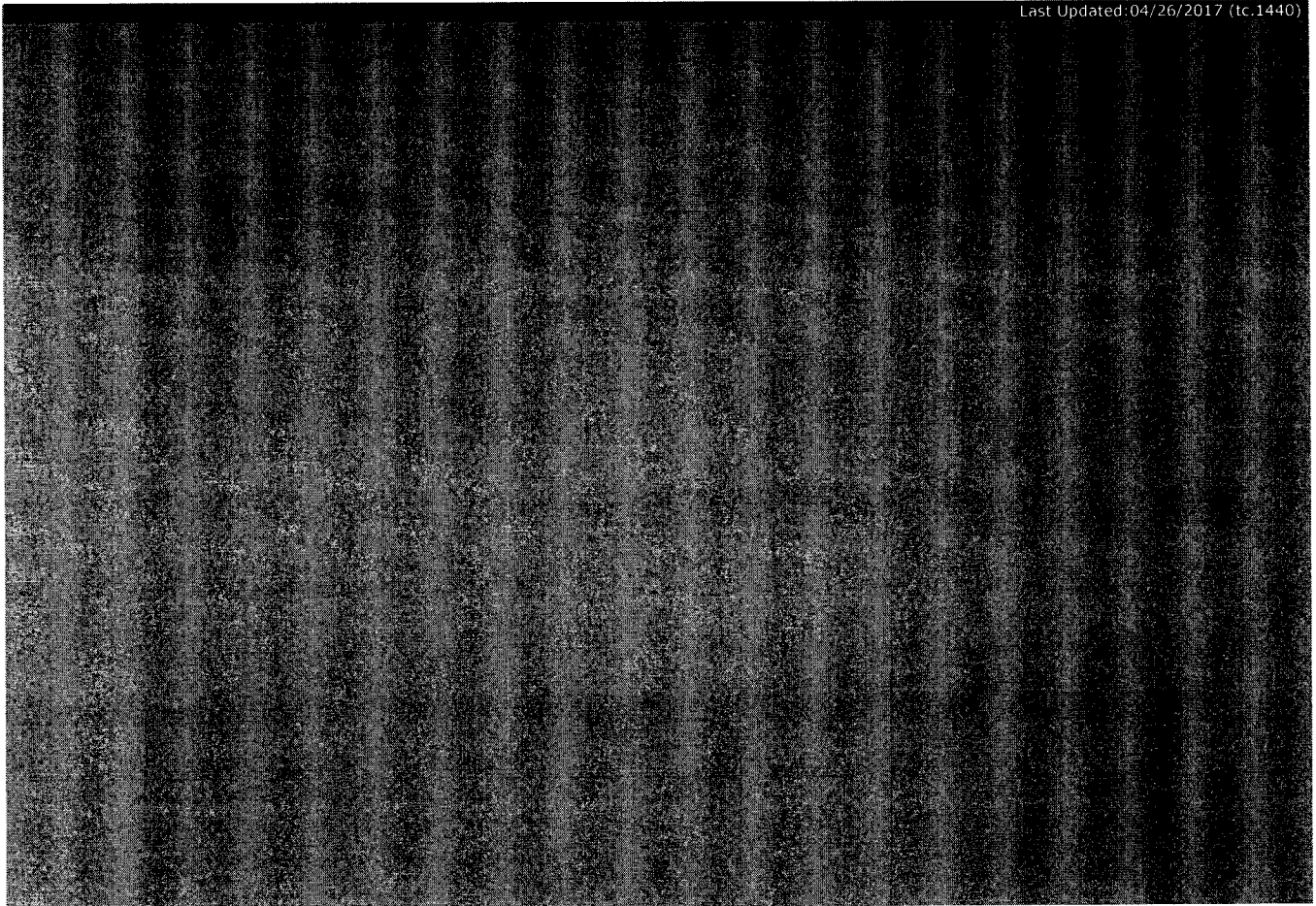
Images



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.1440)



File Number NW04222

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

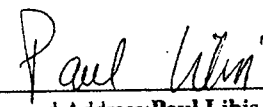
in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, 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

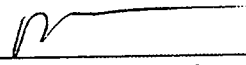
Name and Address: _____

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

NW04222

OR BK 5463 PG0070
Escambia County, Florida
INSTRUMENT 2004-267602

MTG DOC STAMPS PD @ ESC CO \$ 378.00
07/27/04 EMMIE LEE MARRAS, CLERK

INTANGIBLE TAX PD @ ESC CO \$ 216.00
07/27/04 EMMIE LEE MARRAS, 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:

PG

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

OR BK 5463 PG0068
Escambia County, Florida
INSTRUMENT 2004-267601
DEED DOC STAMPS PD @ ESC CO \$1540.00
07/27/04 ERNIE LEE MERRILL, 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.

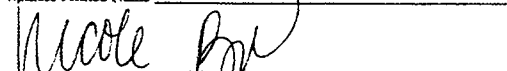
To Have and to Hold, the same in fee simple forever.

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.

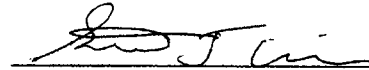
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name **BRANDI PARKERSON**

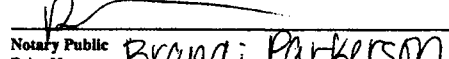

Witness Printed Name **Nicole Pugh**

State of Florida
County of Santa Rosa


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

(Seal)
Address:

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.


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



Brandi Parkerson
Commission #DD278286
Expires: Jan 18, 2008
Bonded Through
Atlantic Bonding Co. INC

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.: 03-2408-350

CERTIFICATE NO.: 2015-1527

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.

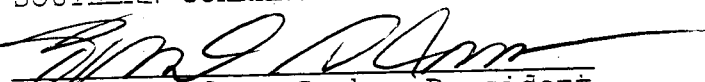
Paul H. Libis
P.O. Box 8106
Mission Hills, CA 91346

Unknown Tenants
1360 Fairchild St.
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.: 13516

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 \$59,640.00. Tax ID 03-2408-350.

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.: 13516

April 25, 2017

311S301000009062 - Full Legal Description

A PORTION OF LT 62 FIRST ADDN 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 AND S LI BEING N R/W LI OF FAIRCHILD DR (66 FT R/W) 336 13/100 FT TO POB N 87 DEG 31 MIN 07 SEC W ALG SD N R/W LI 70 FT N 02 DEG 28 MIN 53 SEC E AND 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 PARALLEL TO E LI OF SD LT 63 155 57/100 FT TO POB PB 3 P 5 OR 5463 P 68

17-292

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.: 13516

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 TRAVIS FARM INVESTMENTS LLC - US BANK % TRAVIS FARM INVESTME holder of Tax Certificate No. 01527, 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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SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032408350 (17-292)

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:

1360 FAIRCHILD ST 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 # 01527 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 REVOCALBLE TRUST AGREEMENT OF RICHARD A PRESTON DATED 6-1-1994 5032 SKYLARK COURT PENSACOLA FL 32505
PAUL H LIBIS C/O TENANTS 1360 FAIRCHILD ST PENSACOLA FL 32504	PAUL H LIBIS 5905 BELL RIDGE 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: 032408350 Certificate Number: 001527 of 2015

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/03/2017"/>	Redemption Date <input type="text" value="05/30/2017"/> 
Months	3	1
Tax Collector	<input type="text" value="\$3,984.15"/>	<input type="text" value="\$3,984.15"/>
Tax Collector Interest	\$179.29	\$59.76
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,169.69	<input type="text" value="\$4,050.16"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$20.25	\$6.75
Total Clerk	\$470.25	<input type="text" value="\$456.75"/> CH
Postage	<input type="text" value="\$21.04"/>	<input type="text" value="\$21.04"/>
Researcher Copies	<input type="text" value="\$5.00"/>	<input type="text" value="\$5.00"/>
Total Redemption Amount	\$4,665.98	\$4,532.95
	Repayment Overpayment Refund Amount	\$133.03 + 80.00 = \$ 213.03

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 001527

Redeemed Date 05/30/2017

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

Clerk's Total = TAXDEED	\$470.25
Due Tax Collector = TAXDEED	\$4,169.69
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
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 JURY ASSEMBLY
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

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

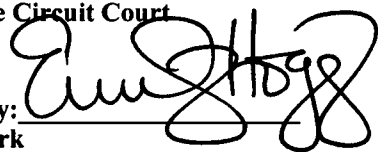
CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 032408350 Certificate Number: 001527 of 2015**

Payor: PAUL 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	\$4,169.69
		Postage	\$21.04
		Researcher Copies	\$5.00
		Total Received	\$4,665.98

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

TRAVIS FARM INVESTMENTS LLC- 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 001527	\$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

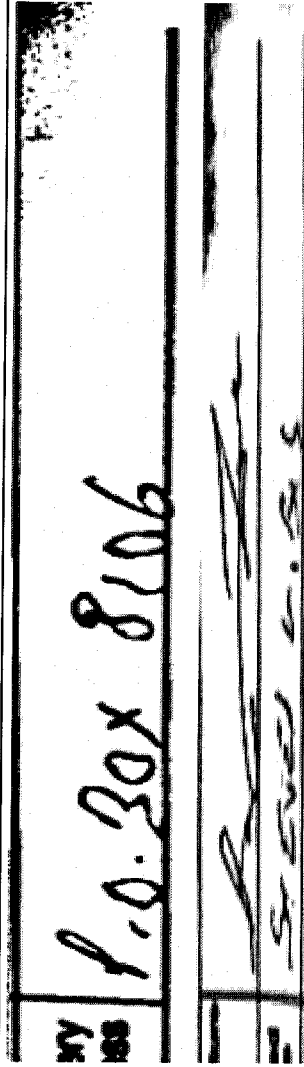
[Home](#) > [Tracking](#) > [Status History](#)

Status History ?

Tracking Number Information

Meter:	11272965	Mailing Date:	05/18/17 10:17 AM
Tracking Number:	9171969009350129099678	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](#)



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)

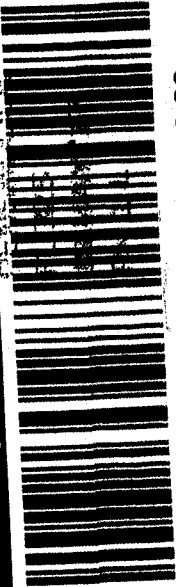
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CLERK OF CIRCUIT COURT
PAM CHILDERS
ESCROW & RECORDS
2017 MAY 23 11:16 AM
OFFICIAL RECORDS

221 Palafox Place, Suite 110
Pensacola, FL 32502

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCROW & RECORDS
2017 MAY 23 11:16 AM
OFFICIAL RECORDS

CERTIFIED MAIL™



9171 9690 0935 0129 0996 23

NEOPOST

05/18/2017

US POSTAGE \$005.26⁰



ZIP 32502
041M11272965

WTF

322 7E 1 0005/21/17

PAUL H LIBIS [17-292]
5905 BELL RIDGE
PENSACOLA FL 32526

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

250258335 *2638-05397-18-38

ANK

32502-9842780

US/18/2017

US POSTAGE \$005.26⁰



9171 9690 0935 0129 0996 16

ZIP 32502
041M11272965



WTF

PAUL H LIBIS [17-292]

C/O TENAN
NIXIE
1360 FAIRCHI
PENSACOLA FL

322 7E 1 0005/21/17

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

250258335 *2638-04030-18-38

UTF

32502-9842780

PAUL H LIBIS [17-292]
PO BOX 8106
MISSION HILLS, CA 91346-8106

9171 9690 0935 0129 0996 78

5.22.17 DELIVERED ✓

RICHARD A PRESTON AND
CONSTANCE L PRESTON, TRUSTEES
[17-292]
5032 SKYLARK COURT
PENSACOLA FL 32505

9171 9690 0935 0129 0996 09

PAUL H LIBIS [17-292]
C/O TENANTS
1360 FAIRCHILD ST
PENSACOLA FL 32504

9171 9690 0935 0129 0996 16

returned
5/23/17

PAUL H LIBIS [17-292]
5905 BELL RIDGE
PENSACOLA FL 32526

9171 9690 0935 0129 0996 23

returned
5/23/17

credited

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Post Property:

1360 FAIRCHILD ST 32504



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

By:
Emily Hogg
Deputy Clerk

RECEIVED
2017 MAY 18 PM 2:15
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed
17-292

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV024888NON

Agency Number: 17-008011

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 01527 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: NDSCHERER



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 # 01527

in the CIRCUIT Court

was published in said newspaper in the issues of

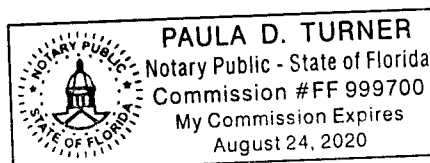
JUNE 1, 8, 15, 22, 2017

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



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 (17-292)

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PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ESCAMBIA COUNTY, FLORIDA
 (SEAL)
 By: Emily Hogg
 Deputy Clerk

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