#### **APPLICATION FOR TAX DEED**

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 1700160

| To: Tax Collector    | of <u>ESCAMBIA COUNTY</u>              | Florida   |
|----------------------|--|---|
| 1                    |  |   |
| I;<br>TDANIC CADMINI | ECTMENTO LLO LLO DANIZOZ TOANIZ        | 2 54 DAA WA (507) 45  |
| PO BOX 645040        | ESTMENTS LLC - US BANK % TRAVIS        | FARM INVESTME   |
| CINCINNATI, OH       | 45264-5040,                            |   |
| hold the listed tax  | certificate and hereby surrender the s | ame 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 TRAVIS FARM INV TRAVIS FARM INV | /ESTMENTS LLC - US BANK % |                   |
|--|---------------------------|-------------------|
| PO BOX 645040  |                           |                   |
| CINCINNATI, OH                                       | 45264-5040                |                   |
|  |                           | <u>04-19-2017</u> |
|  |                           | 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

#### **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/DFull 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<br>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<br>Number | Sale Date  | Face Amount of Certificate | Tax Collector's<br>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):   | <b>Total Amount Paid</b> |
|---|--------------------------|
| 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.                                     |                          |
| <ol> <li>Other Outstanding Certificates and Delinquent Taxes Not Included in this<br/>Application,</li> </ol> |                          |
| 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 <u>24th</u> day | <sub>//</sub> of <u>April, 2017</u> | Scott Lunsford, | Tax Collector of | Escambia | County Co | ounty |
|-------------------------------|-------------------------------------|-----------------|------------------|----------|-----------|-------|
|-------------------------------|-------------------------------------|-----------------|------------------|----------|-----------|-------|

Date of Sale:

\*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

Imprv

\$45,390

\$44,596

\$42,329

Disclaimer

Amendment 1/Portability Calculations

★ File for New Homestead Exemption Online

#### **Back**

Year

2016

2015

2014

Assessments

Land

\$14,250

\$14,250

\$14,250

Navigate Mode

Account OReference

Printer Friendly Version

Cap Val

\$59,640

\$58,846

\$56,579

Total

\$59,640

\$58,846

\$56,579

**General Information** 

 Reference:
 311S301000009062

 Account:
 032408350

 Owners:
 LIBIS PAUL H

Owners: LIBIS PAUL H
Mail: PO BOX 8106

MISSION HILLS, CA 91346-8106 1360 FAIRCHILD ST 32504

Situs: 1360 FAIRCHILD ST 32
Use Code: MULTI-FAMILY <=9 P

Taxing COUNTY MSTU Authority:

Tax Inquiry: Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

Sales Data

 Sale Date
 Book Page
 Value
 Type
 Records (New Window)

 06/2004
 5463
 68
 \$220,000
 WD
 View Instr

 01/1996
 3897
 186
 \$130,000
 WD
 View Instr

01/1996 3897 186 \$130,000 WD <u>View Instr</u> 04/1982 1640 696 \$110,000 WD <u>View Instr</u> 08/1980 1466 757 \$100 WD <u>View Instr</u>

Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller 2016 Certified Roll Exemptions

None

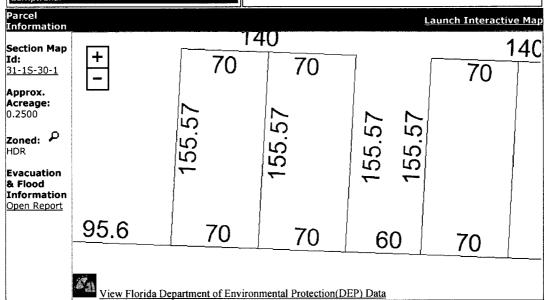
Official

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

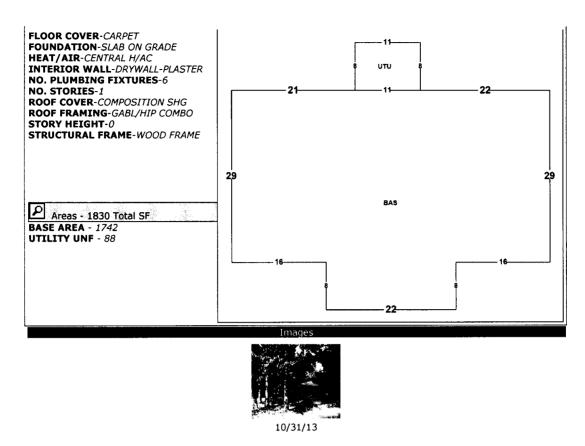


Buildings

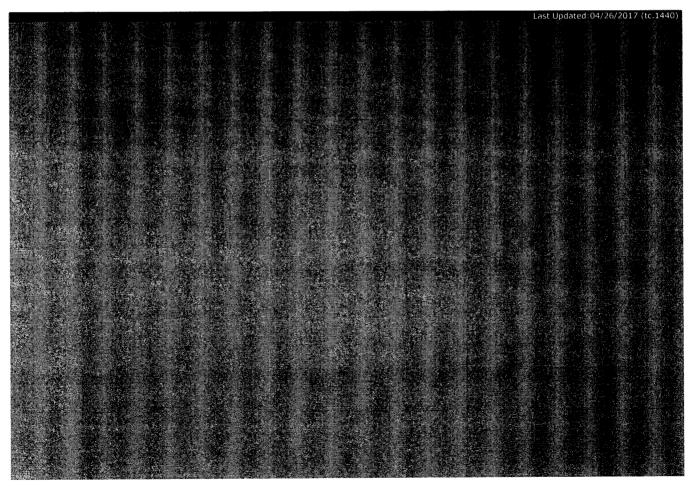
Address:1360 FAIRCHILD ST, Year Built: 1981, Effective Year: 1981

Structural Elements

DECORAGILL WORK AVERAGE
OWELDING UNITS 278
EXTERIOR WAS BRICK FACE VENE



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.



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.

| all costs, including a reasonable attorney's fee,                    | protest, notice of protest and notice of dishonor and agrees to pay<br>whether suit be brought or not, if counsel shall after maturity of<br>rtgage, be employed to collect this note or to protect the security |
|--|--|
| thereof.   | Paul Lilmi   |
| Documentary Tax has been paid and proper stamps have been affixed to | Paul Libis   |
| the Mortgage   |  |
| Maker's Address:   |  |
| 5905 Bell Ridge  |  |
| Pensacola, FL 32526  |  |
| Mortgage Note  | RCD Jul 27, 2004 01:40 pm<br>Escambia County, Florida  |

Closers' Choice

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 promtly 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 int he 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 indebtdness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, resonable 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, comploy 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.

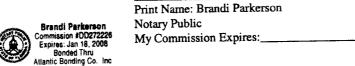
If, any sum of money herein referred to be not promplty paid with 30 days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, sahll 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: | Paul Wini                    |
|--|------------------------------|
| Name: BRANDI PARKERSON                           | Name and Address: Paul Libis |
| Micole BN  |                              |
| Name: NiwkPrah                                   | 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.





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

1st Mortgage Deed

Executed this 23rd of June,

A.D. 2004

م المراجع المراجع

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.

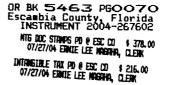
#### PARCEL 2:

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 70.00 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 resonably 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 emcumbrances.

**Provided Always,** that is said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified, to-wit:



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

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

File No: NW04222

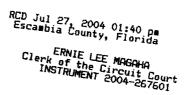
"Schedule A"

#### 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 70.00 feet; thence South 102°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.



OR BK 5463 P60068 Escambia County, Florida INSTRUMENT 2004-267601 DED DOC STANDS FD 0 ESC DI \$1540.00 07/27/04 ERNIE LE NORME, DERK

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

File No: NW04222

8.50.00

#### **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"

County of Santa Rosa

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 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.

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 Brandi Parkerson

My Commission

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.: 03-2408-350 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. МO YES X Notify City of Pensacola, P.O. Box 12910, 32521 X Notify Escambia County, 190 Governmental Center, 32502 X Homestead for \_\_\_\_\_ tax year. Unknown Tenants Paul H. Libis 1360 Fairchild St. P.O. Box 8106 Pensacola, FL 32504 Mission Hills, CA 91346 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

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

#### **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: And Mon

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:

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

#### **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** 

COUNTY, ROB

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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COMPTAG

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:

| PO BOX 8106 MISSION HILLS, CA 91346-8106 MISSION HILLS, CA 91346-8106 REVOCALBLE TRUST AGREEMENT OF RICHARD A PRESTON DATED 6-1-19 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.

COUNT TUBE

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 🗸  | Application Date 04/19/2017        | ,  | Interest Rate      | 18%  |
|--------------------|--------|------------------------------------|----|--------------------|--|
|                    |        | Final Redemption Payment ESTIMATED |    | Redemption Overpay | yment ACTUAL   |
|                    |        | Auction Date 07/03/2017            |    | Redemption Date 0  | 5/30/2017  |
| Months             |        | 3                                  |    | 1                  |  |
| Tax Collector      |        | \$3,984.15                         |    | \$3,984.15         |  |
| Tax Collector Inte | rest   | \$179.29                           |    | \$59.76            |  |
| Tax Collector Fee  |        | \$6.25                             |    | \$6.25             |  |
| Total Tax Collecto | or     | \$4,169.69                         |    | \$4,050.16         |  |
|                    |        |                                    |    |                    |  |
| Clerk Fee          |        | \$130.00                           |    | \$130.00           |  |
| Sheriff Fee        |        | \$120.00                           |    | \$120.00           |  |
| Legal Advertisem   | ent    | \$200.00                           |    | \$200.00           |  |
| App. Fee Interest  |        | \$20.25                            |    | \$6.75             |  |
| Total Clerk        |        | \$470.25                           |    | \$456.75 CH        |  |
|                    |        |                                    |    |                    |  |
| Postage            |        | \$21.04                            |    | \$21.04            | And the Control of th |
| Researcher Copie   | s      | \$5.00                             |    | \$5.00             |  |
| Total Redemption   | Amount | \$4,665.98                         |    | \$4,532.95         |  |
|                    |        | Repayment Overpayment Refund Amou  | nt | \$133.03 + 🛇 (     | 0.00 (2 \$ 21  |

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**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 |
|------|--------|------|-------------|------------|------------|
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#### **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: 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 Cours

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

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     | \$213.03 |
| 2015 TD 001526     | \$213.60 |

**TOTAL \$426.63** 

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: ( ) W

Emily Hoge

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

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 Cour

By:

Emily Hogg

Tax Deed Division

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Home > Tracking > Status History

# Status History?

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# Pam Childers

US/18/2017

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

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Tetwork

Collected

# 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

Bv:

V. BELL, CPS

Service Fee:

Receipt No: BILL

\$40.00

#### 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:

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

**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

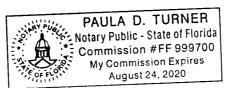


(Warrington) Pensacola, Escambia County, Florida

#### 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 <u>CIRCUIT</u> 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. |
| Sworn to and subscribed before me this 22ND day of JUNE  A.D., 2017  |

PAULA D. TURNER NOTARY PUBLIC



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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