

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1700279

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
04-2119-000	2015/2036	06-01-2015	LT 41 BLK 3 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30 OR 5319 P 1551 OR 6457 P 1702

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

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

04-27-2017  
Application Date

\_\_\_\_\_  
Applicant's signature

17-495

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1700279

**Date of Tax Deed Application**  
Apr 27, 2017

This is to certify that **PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN**  
**US BANK AS CUST FOR PFS FINANCIAL 1 LLC**, holder of **Tax Sale Certificate Number 2015 / 2036**, 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: **04-2119-000**

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

**Property Owner:**  
**HERBERT MARIETTA L**  
**1030 FREEMONT AVE**  
**PENSACOLA, FL 32505**  
LT 41 BLK 3 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30  
OR 5319 P 1551 OR 6457 P 1702

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
2015/2036	04-2119-000	06/01/2015	311.02	15.55	326.57

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
2016/1800	04-2119-000	06/01/2016	341.48	6.25	17.07	364.80

**Amounts Certified by Tax Collector (Lines 1-7):****Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

691.37  
0.00  
324.02  
200.00  
175.00  
  
1,390.39

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

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

18,993  
  
  
6.25

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

Date of Sale:

By

*Candice Lewis*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
04-2119-000 2015



# Chris Jones Escambia County Property Appraiser

Real Estate  
Search

Tangible Property  
Search

Sale  
List

Amendment 1/Portability  
Calculations

[Back](#)

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→

[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	461S301100041003
<b>Account:</b>	042119000
<b>Owners:</b>	HERBERT MARIETTA L
<b>Mail:</b>	1030 FREMONT AVE PENSACOLA, FL 32505
<b>Situs:</b>	1030 FREMONT AVE 32505
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2016	\$4,500	\$37,735	\$42,235	\$37,986
2015	\$4,500	\$37,355	\$41,855	\$37,722
2014	\$4,500	\$35,822	\$40,322	\$37,423

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/08/2009	6457	1702	\$100	CJ	<a href="#">View Instr</a>
12/2003	5319	1551	\$63,000	WD	<a href="#">View Instr</a>
12/2003	5319	1550	\$100	QC	<a href="#">View Instr</a>
06/2002	4989	338	\$19,500	WD	<a href="#">View Instr</a>
02/2002	4851	185	\$100	CT	<a href="#">View Instr</a>
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

**2016 Certified Roll Exemptions**  
HOMESTEAD EXEMPTION

## Legal Description

LT 41 BLK 3 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S  
R 30 OR 5319 P 1551 OR 6457 P 1702

## Extra Features

None

## Parcel Information

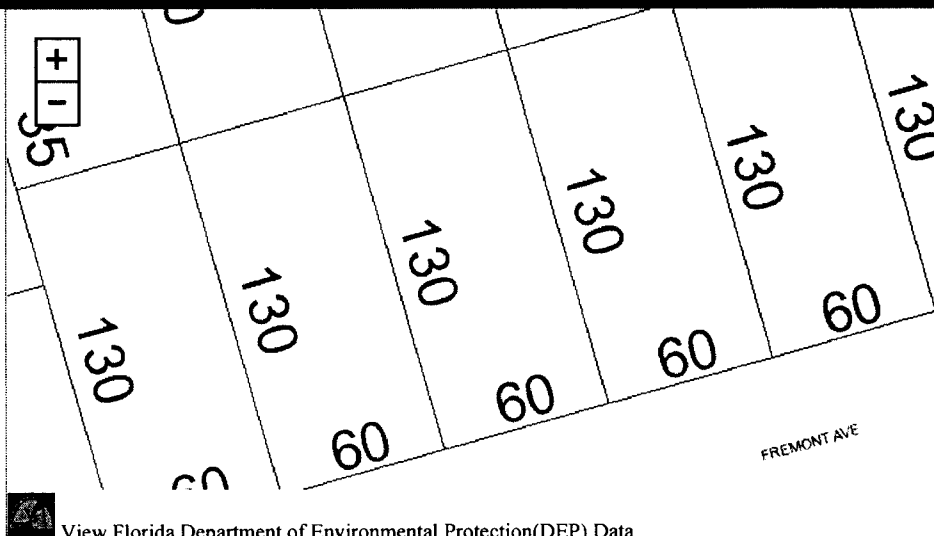
[Launch Interactive Map](#)

**Section Map Id:**  
46-1S-30-2

**Approx. Acreage:**  
0.1791

**Zoned:**   
MDR

**Evacuation & Flood Information**  
[Open Report](#)




[View Florida Department of Environmental Protection\(DEP\) Data](#)

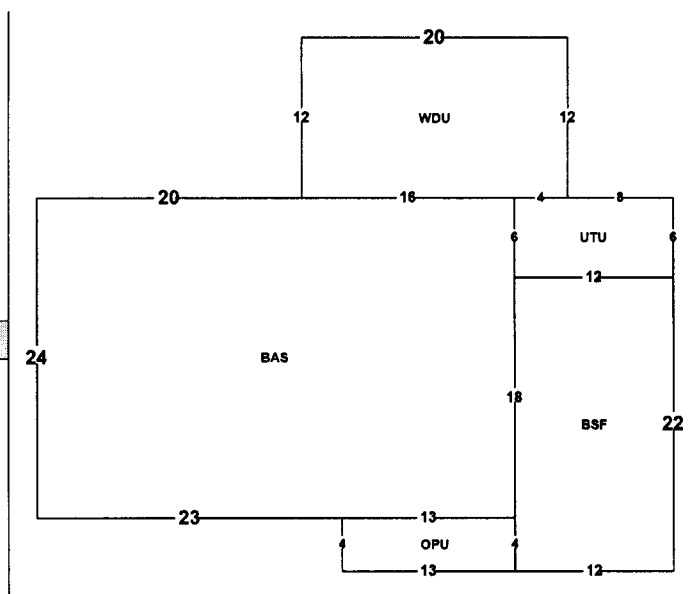
## Buildings

Address: 1030 FREMONT AVE, Year Built: 1959, Effective Year: 1959

## Structural Elements

**EXTERIOR WALL-SIDING-LAP.AAVG**  
**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 **Areas - 1492 Total SF**  
**BASE AREA - 864**  
**BASE SEMI FIN - 264**  
**OPEN PORCH UNF - 52**  
**UTILITY UNF - 72**  
**WOOD DECK UNF - 240**



Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 05/16/2017 (tc.2746)

Recorded in Public Records 06/29/2015 at 02:35 PM OR Book 7367 Page 516,  
Instrument #2015048723, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA  
COUNTY, FLORIDA

CASE NO.: 2014 SC 003496

CACH, LLC,

Plaintiff,

vs.

- MARIETTA HERBERT,

Defendant(s).

**FINAL JUDGMENT**

Pursuant to Defendant's failure to comply with the Settlement Stipulation and based upon Affidavit of Default submitted by Plaintiff, it is thereupon,

ORDERED AND ADJUDGED that the Plaintiff, CACH, LLC, located at 4340 S. Monaco, Second Floor, Denver, Colorado 80237, does hereby have, receive and recover damages against the Defendant, MARIETTA HERBERT, in the principal sum of \$1,435.77, which shall bear interest at the rate of 4.75% per annum until paid for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED, that the Defendant shall complete under oath the Form 1.977 (Fact Information Sheet), including all required attachments, and serve same upon Plaintiff(s) Counsel, within forty-five (45) days, unless this judgment is satisfied. Jurisdiction is retained to enter any and all further orders that are just and proper to compel Defendant(s) compliance.

DONE AND ORDERED in Chambers, at Escambia County, Florida, this 25<sup>th</sup> day of June, 2015.

[Signature]  
COUNTY COURT JUDGE

✓ 6-29-15  
Copies furnished to:

CACH, LLC  
c/o Bryan Manno, Esq.  
FEDERATED LAW GROUP, PLLC  
13205 U.S. Highway One, Suite 555  
Juno Beach, Florida 33408  
120021130297

Marietta Herbert  
1030 Fremont Ave  
Pensacola, FL 32505-2720

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY: [Signature] D.C.  
DATE: 3-10-16

and shall perform, comply with and abide by each and every of the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

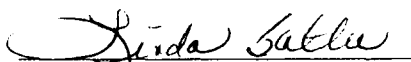
AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment 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 of not less than **\$24,000.00** in a company or companies acceptable to the mortgagee 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, reasonably 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, stipulations, 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, assessment, 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 within THIRTY 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 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 or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any or 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.

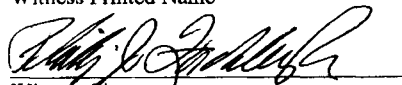
IN WITNESS WHEREOF, the said mortgagor has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

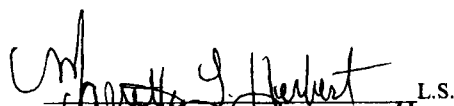
(TWO WITNESSES REQUIRED)

  
Witness Signature

LINDA SALTER  
Witness Printed Name

  
Witness Signature

Philip J. Fischer Jr.  
Witness Printed Name

  
L.S.  
Marietta L. Hebert  
1030 Fremont Avenue, Pensacola, FL 32505

\_\_\_\_\_  
L.S.  
1030 Fremont Avenue, Pensacola, FL 32505

\_\_\_\_\_  
L.S.

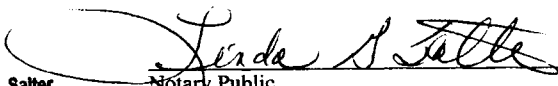
\_\_\_\_\_  
L.S.

STATE OF FLORIDA )

COUNTY OF ESCAMBIA )

The foregoing instrument was acknowledged before me this 16th day of June, 2009, by Marietta L. Hebert who is personally known to me or has produced drivers license as identification and did (did not) take an oath.

SEAL

  
Linda G. Salter  
Notary Public State of Florida  
My Commission No. DD 668982  
My Commission Expires June 17, 2011

Notary Public

\_\_\_\_\_  
Printed Notary Name

**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 indefeasibly 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 if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to wit:

DATE: June 16th, 2009

## NOTE

Pensacola, Florida

AMOUNT: **\$24,000.00**

**FOR VALUE RECEIVED** the undersigned promises to pay to the order of:

**James E. Driskell, Jr.**

the principal sum of **\$24,000.00 (Twenty-Four Thousand and 00/100) DOLLARS**

together with interest thereon at the rate of **11.5%** (Eleven and 50/100 percent) per annum from DATE OF EXECUTION HEREOF until maturity, both principal and interest being payable in Lawful Money of the United States, such principal sum and interest payable in installments as follows:

Payable in **180** equal consecutive monthly installments of principal and interest in the amount of **\$280.36** each, the first of which shall be due and payable one month from the date hereof together with a like installment due on the same date each and every month thereafter until **June 16th, 2024**, when the entire unpaid remaining balance together with accrued interest thereon shall be due and payable. There shall be a 3% pre-payment penalty if paid off in first 3 years.. **STATE OF FLORIDA DOCUMENTARY STAMPS HAVE BEEN AFFIXED TO THE MORTGAGE SECURING THIS NOTE.**

**Late fee shall be 5.0% after 15 days late.**

Such installment payments shall be applied first to the interest accruing under the terms of this note and then to a reduction of the principal indebtedness. The makers and endorsers of this note further agree to waive demand, notice of non-payment and protest, and in the event suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. All payments hereunder shall bear interest at the rate of **11.5%** (Eleven and 50/100 percent) per annum from maturity until paid. This note is secured by a mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon default in the payment of principal and/or interest when due, the whole sum of principal and interest remaining unpaid shall at the option of the holders, become immediately due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of subsequent default.

Payable at: P. O. Box 2875, Pensacola, Florida 32513, or such other place as shall be designated by the holder of this note in writing.

Return to:

SURETY LAND TITLE OF FLORIDA, LLC  
2600 N 12th Ave.  
Pensacola, Florida 32503

This Instrument Prepared By:

**Linda Salter**  
SURETY LAND TITLE OF FLORIDA, LLC  
2600 N 12th Ave.  
Pensacola, Florida 32503  
TELEPHONE:

**Ernie Lee Magaha**  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2009041789 08/23/2009 at 09:04 AM  
OFF REC BK: 6474 PG: 1922 - 1924 Doc Type: MTG  
RECORDING: \$27.00 MTG Stamps \$84.00 Int. Tax \$48.00

File No. 0905-315

## THIS MORTGAGE DEED

Executed the 16th day of June, 2009 by:

**Marietta L. ~~Hebert~~, a single woman**

**HERBERT** *MA*

hereinafter called the mortgagor, to

**James E. Driskell, Jr.**

hereinafter called the mortgagee:

*(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation; and the term "note" includes all the notes herein described if more than one).*

**WITNESSETH**, that for good and valuable consideration, 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:

**Lot 41, Block 3, Wildewood Subdivision, according to the plat thereof, as recorded in Plat Book 4, Page 47, of the Public Records of Escambia County, Florida.**

THIS MORTGAGE IS BEING RE-RECORDED TO CORRECT THE SPELLING OF THE MORTGAGOR'S NAME.



considered to constitute an actual grant, assignment and conveyance of property and rights of the real property described herein. The records of this County shall hereinafter reflect that the Husband is the sole owner of the real property described herein.

12. The Stipulation granting a charging lien for the benefit of Timothy J. Nusser, P.A. is deemed to be perfected.

13. The Court retains jurisdiction of this cause to issue an Order granting the charging lien in favor of Timothy J. Nusser, P.A., to clarify, enforce or otherwise modify the terms of the parties' Marital Settlement Agreement and this Final Judgment as permitted by law and may from time to time become necessary.

**DONE AND ORDERED** in Chambers at Pensacola, Escambia County, Florida, on this

11<sup>th</sup> day of Dec., 200P.

  
PAUL RASMUSSEN  
Circuit Court Judge

12/12/08  
JMD

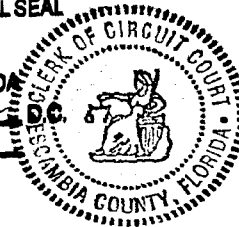
✓ Conformed copies to:  
✓ Timothy J. Nusser, Esq.  
✓ E. Jane Brehany, Esq.

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL

ERNIE LEE MAGAHA  
CLERK, CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

BY 

DATE: 5/8/09



7. The parent's are awarded shared parenting with their minor children. Neither is named primary or secondary residential parent. The children shall continue with the 50/50 timeshare pattern as the parent's have previously adopted.

8. Based upon the parties' current relative incomes and the disproportionate share of assets awarded to the Wife, no child support shall be exchanged except for clothing expenses which is specifically set forth in the parties mediated agreement. The Husband shall maintain health insurance coverage for the minor children for so long as it is reasonably available to him through his employer. Each parent shall be responsible for 50% of the reasonable, unreimbursed medical, dental, orthodontic, optical, psychological and prescription expenses, including deductibles and co-pays not paid by health insurance.

9. No alimony is awarded to either party.

10. The Wife is awarded the real property located at 1030 Freemont St., Pensacola, Florida which is more fully described as:

Lot 41, Block 3, Wildewood Subdivision, according to the Plat thereof, as recorded in Plat Book 4 at Page 47, Public Records of Escambia County, Florida.

If the Husband fails to execute a quit claim deed within 15 days, a certified copy of this order shall be filed with the appropriate government record keeper and this Order shall be considered to constitute an actual grant, assignment and conveyance of property and rights of the real property described herein. The records of this County shall hereinafter reflect that the Wife is the sole owner of the real property described in Paragraph 10.

11. The Husband is awarded the property located at 929 Montclair Rd. Pensacola, Florida which is more fully described as:

Lot 35, Block 15 of MONTCLAIR UNIT No. 2, according to the Plat thereof as recorded in Plat Book 4, Page 9(s) 100, of the Public Records of Escambia County, Florida. Parcel Identification Number 10-25-30-1000-035-015.

If the Wife fails to execute a quit claim deed within 15 days, a certified copy of this order shall be filed with the appropriate government record keeper and this Order shall be

**IN THE CIRCUIT COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA  
FAMILY LAW DIVISION**

IN RE: The Marriage of  
**MARIETTA LEVON HERBERT**, Petitioner/ Wife,  
and  
**CHRISTOPHER DISHON HERBERT**, Respondent/ Husband.  
Case No. 2008-DR-000424  
Division " P "

ERNEE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2008 DEC 11 P 3:04  
FAMILY LAW  
FILED & RECORDED

**FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE**

**THIS CAUSE** having come before the Court upon the Wife's Petition for Dissolution of Marriage and the Husband's Counter Petition for Dissolution of Marriage; the Court having before it the documentation required to issue a final judgment of uncontested dissolution of marriage, and being otherwise fully advised in the premises, finds as follows:

1. The Court has jurisdiction over the parties to and the subject matter of this action.
2. The marriage of the parties is irretrievably broken.
3. The Marital Settlement Agreement entered into by and between the parties on October 13, 2008, is fair and reasonable, is in the best interests of the parties and their minor children, and was voluntarily entered into upon full and fair disclosure between the parties.
4. Each of the parties has the ability to comply with the financial obligations made as a result of this order. Therefore, it is

**ORDERED AND ADJUDGED:**

5. The marriage of **MARIETTA L. HERBERT** and **CHRISTOPHER D. HERBERT** is dissolved.
6. The Marital Settlement Agreement made by and between the parties on October 13, 2008, is hereby approved and ratified and fully incorporated herein by reference. The parties are ordered to comply with its terms.

Case: 2008 DR 000424  
00097629198  
Dkt: DR1036 Pg#:

3

57

Prepared By: Shirley Wilkerson  
Locklin & Jones P.A.  
6460 Justice Ave.  
Milton, FL

File #: 03-1074  
Parcel ID #: 46-1S-30-1100-041-003

OR BK 5319 PG1551  
Escambia County, Florida  
INSTRUMENT 2003-190252

DEED DOC STAMPS PD @ ESC CO \$ 441.00  
12/31/03 ERNIE LEE MAGAHA, CLERK

RCD Dec 31, 2003 04:26 pm  
Escambia County, Florida

**WARRANTY DEED  
(CORPORATE)**

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-190252

This WARRANTY DEED, dated 12/12/2003  
by

**Best Real Estate Solutions, Inc., a Florida Corporation**  
whose post office address is

400 Highway 90 Suite F, Pace, FL 32571  
hereinafter called the GRANTOR, to

**Christopher D. Herbert, a/k/a Christopher Herbert and Marietta L. Herbert, Husband and Wife**  
whose post office address is

1030 Freemont Avenue Pensacola, FL 32505

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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:

**Lot 41, Block 3, Wildewood Subdivision, according to the Plat thereof, as recorded in Plat Book 4, at Page 47,  
Public Records of Escambia County, Florida.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2003 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

**Best Real Estate Solutions, Inc.**  
a Florida Corporation

SIGNED IN THE PRESENCE OF  
THE FOLLOWING WITNESSES:

Witness Signature:

Print Name of Witness:

*Shirley E. Wilkerson*  
*Shirley E. Wilkerson*

Witness Signature:

Print Name of Witness:

*Robert L. Martin*  
*Robert L. Martin*

By *Warren F. Olson*  
Warren F. Olson,  
President

(corporate seal)

State of Florida  
County of Santa Rosa

THE FOREGOING INSTRUMENT was acknowledged before me on 12/12/03 by:  
Warren F. Olson, as President of Best Real Estate Solutions, Inc., a Florida Corporation, on behalf of the corporation.

He/She is personally known to me ( ) or who has produced as identification.

Notary Seal

Signature:  
Print Name:

Notary Public

**SHIRLEY E. WILKERSON**  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # CC000758  
EXPIRES 12/31/2004  
BONDED THRU ASA 1-888-NOTARY1

*Shirley E. Wilkerson*

# 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: 10-2-2017

TAX ACCOUNT NO.: 04-2119-000

CERTIFICATE NO.: 2015-2036

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

    X Notify City of Pensacola, P.O. Box 12910, 32521

    X Notify Escambia County, 190 Governmental Center, 32502

X     Homestead for 2016 tax year.

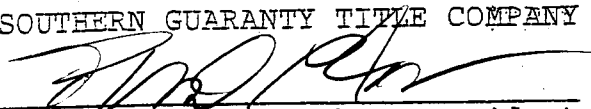
Marietta L. Herbert  
1030 Freemont Ave.  
Pensacola, FL 32505

James E. Driskell, Jr.  
P.O. Box 2875  
Pensacola, FL 32513

CACH, LLC  
4340 S. Monaco, 2nd Floor  
Denver, CO 80237

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

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

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

8

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 13721

July 6, 2017

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

1. That certain mortgage executed by Marietta L. Herbert in favor of James E. Driskell, Jr. dated 01/06/2000 and recorded 06/23/2009 in Official Records Book 6474, page 1922 of the public records of Escambia County, Florida, in the original amount of \$24,000.00.
2. Judgment filed by CACH, LLC recorded in O.R. Book 7490, page 1832.
3. Taxes for the year 2014-2016 delinquent. The assessed value is \$42,235.00. Tax ID 04-2119-000.

**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.: 13721

July 6, 2017

**Lot 41, Block 3, Wildewood Subdivision, as per plat thereof, recorded in Plat Book 4, Page 47, of the  
Public Records of Escambia County, Florida**

17-495

# **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.: 13721

July 6, 2017

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 07-06-1997, through 07-06-2017, and said search reveals the following:

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

Marietta L. Herbert

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

July 6, 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 October 2, 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 PFS FINANCIAL 1 LLC US BANK holder of Tax Certificate No. 02036, 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:

LT 41 BLK 3 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30 OR 5319 P 1551 OR 6457 P 1702

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 042119000 (17-495)

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

**MARIETTA L HERBERT**

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 October, which is the 2nd day of October 2017.

Dated this 17th day of August 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.

### Personal Services:

**MARIETTA L HERBERT**  
1030 FREEMONT AVE  
PENSACOLA, FL 32505

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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### Post Property:

**1030 FREMONT AVE 32505**



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

By:  
Emily Hogg  
Deputy Clerk

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TAX ACCOUNT NUMBER 042119000 (17-495)

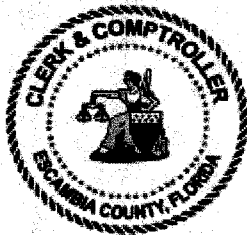
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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 02036 of 2015**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 17, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MARIETTA L HERBERT 1030 FREEMONT AVE PENSACOLA, FL 32505	JAMES E DRISKELL JR PO BOX 2875 PENSACOLA FL 32513
CACH LLC 4340 S MONACO 2ND FLOOR DENVER CO 80237	

WITNESS my official seal this 17th day of August 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: 042119000 Certificate Number: 002036 of 2015**

Redemption ☐ Yes ☒ No     
 Application Date      
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/02/2017"/>	Redemption Date <input type="text" value="08/24/2017"/>
Months	6	4
Tax Collector	<input type="text" value="\$1,390.39"/>	<input type="text" value="\$1,390.39"/>
Tax Collector Interest	\$125.14	\$83.42
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,521.78	<input type="text" value="\$1,480.06"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$40.50	\$27.00
Total Clerk	\$490.50	<input type="text" value="\$477.00"/>
Postage	<input type="text" value="\$15.78"/>	<input type="text" value="\$15.78"/>
Researcher Copies	<input type="text" value="\$8.00"/>	<input type="text" value="\$8.00"/>
Total Redemption Amount	\$2,036.06	\$1,980.84
	Repayment Overpayment Refund Amount	\$55.22 $+40.00 = \$95.22$

redeemer

**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 002036**

**Redeemed Date 08/24/2017**

**Name JAMES E DRISKELL JR 2331 DUPONT DR PENSACOLA FL 32503**

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$1,521.78
Postage = TD2	\$15.78
ResearcherCopies = TD6	\$8.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
<b>FINANCIAL SUMMARY</b>					
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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PROBATE  
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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: 042119000 Certificate Number: 002036 of 2015**

**Payor: JAMES E DRISKELL JR 2331 DUPONT DR PENSACOLA FL 32503      Date 08/24/2017**

Clerk's Check #	1012105300	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$1,521.78
		Postage	\$15.78
		Researcher Copies	\$8.00
		Total Received	\$2,036.06

**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 •

August 29, 2017

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

Dear Certificate Holder:

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

TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 002036	\$450.00	\$27.00	\$477.00
2015 TD 000854	\$450.00	\$27.00	\$477.00

**TOTAL \$954.00**

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 •

August 29, 2017

JAMES E DRISKELL JR  
2331 DUPONT DR  
PENSACOLA FL 32503

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 002036

\$95.22

**TOTAL \$95.22**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

Emily Hogg  
Tax Deed Division

**WARNING**

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Dated this 17th day of August 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.

**Personal Services:**

**MARIETTA L HERBERT**  
1030 FREEMONT AVE  
PENSACOLA, FL 32505

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



By:  
Emily Hogg  
Deputy Clerk

2017 AUG 17 5 28 07

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

Redeemed  
17-495

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO17CIV042424NON

**Agency Number:** 17-011321

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 02036 2015

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: MARIETTA L HERBERT

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 8/17/2017 at 2:07 PM and served same on MARIETTA L HERBERT , in ESCAMBIA COUNTY, FLORIDA, at 9:30 AM on 8/21/2017 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: TYLER HERBERT, DAUGHTER, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: K. Lucas 909  
K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

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**Post Property:**

1030 FREMONT AVE 32505



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
AUG 17 2 10

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

Redeemed  
17-495

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO17CIV042458NON

**Agency Number:** 17-011367

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 02036 2015

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: MARIETTA L HERBERT

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/17/2017 at 2:10 PM and served same at 9:30 AM on 8/21/2017 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:

K. Lucas  
K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

MARIETTA L HERBERT [17-495]  
1030 FREEMONT AVE  
PENSACOLA, FL 32505

**9171 9690 0935 0129 1102 36**

JAMES E DRISKELL JR [17-495]  
PO BOX 2875  
PENSACOLA FL 32513

**9171 9690 0935 0129 1102 43**

CACH LLC [17-495]  
4340 S MONACO 2ND FLOOR  
DENVER CO 80237

**9171 9690 0935 0129 1102 50**

# THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

4WR8/30-9/20TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2015 TO 02036 in the Escambia Court was published in said newspaper in and was printed and released on August, 30, 2017, September 6, 2017, September 13, 2017, and again on September 20, 2017.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, 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 of the said newspaper.

X

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 29th day of September 2017, by Malcolm G. Ballinger, who is personally known to me.

X



Bridget A. Roberts  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG023500  
Expires 8/22/2020

**Pam Childers**

Clerk of the Circuit Court & Comptroller  
Official Records

221 Palafox Place, Suite 110  
Pensacola, FL 32502

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*VP 8/18*  
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