

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1700437

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
US BANK AS CUST FOR MAGNOLIA T  
P.O. BOX 645378  
CINCINNATI, OH 45264,

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
04-2134-000	2015/2040	06-01-2015	LT 11 BLK 4 WILDEWOOD PB 4 P 47/47A OR 7133 P 497 SEC 46/10 T 1/2S R 30

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  
US BANK AS CUST FOR MAGNOLIA T  
P.O. BOX 645378  
CINCINNATI, OH 45264

06-21-2017  
Application Date

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

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1700437

**Date of Tax Deed Application**  
Jun 21, 2017

This is to certify that **US BANK AS CUST FOR MAGNOLIA T**, holder of **Tax Sale Certificate Number 2015 / 2040**, 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:  
**04-2134-000**

**Cert Holder:**  
**US BANK AS CUST FOR MAGNOLIA T**  
**P.O. BOX 645378CINCINNATI, OH 45264**

**Property Owner:**  
**C S S LLC**  
**22 E JOHNSON AVE**  
**PENSACOLA, FL 32534**  
LT 11 BLK 4 WILDEWOOD PB 4 P 47/47A OR 7133 P 497 SEC  
46/10 T 1/2S R 30

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
2015/2040	04-2134-000	06/01/2015	622.12	31.11	653.23

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2016/1802	04-2134-000	06/01/2016	647.55	6.25	32.38	686.18

**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	1,339.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
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)	1,714.41

**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 27th day of June, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: January 2, 2018

By *Candice Leuss*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
04-2134-000 2015



# Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

Navigate Mode 
  Account 
  Reference

Printer Friendly Version

General Information	
<b>Reference:</b>	461S301100011004
<b>Account:</b>	042134000
<b>Owners:</b>	C S S LLC
<b>Mail:</b>	22 E JOHNSON AVE PENSACOLA, FL 32534
<b>Situs:</b>	1015 FREMONT AVE 32505
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Schools (Elem/Int/High):</b>	MONTCLAIR/WOODHAM/PENSACOLA
<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	\$28,613	\$33,113	\$33,113
2015	\$4,500	\$27,055	\$31,555	\$31,555
2014	\$4,500	\$26,797	\$31,297	\$31,297
<a href="#">Disclaimer</a>				
<a href="#">Amendment 1/Portability Calculations</a>				
★ <a href="#">File for New Homestead Exemption Online</a>				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/23/2014	7133	497	\$18,000	WD	<a href="#">View Instr</a>
12/10/2013	7118	700	\$100	QC	<a href="#">View Instr</a>
11/13/2013	7101	1762	\$3,800	CT	<a href="#">View Instr</a>
05/2000	4567	1852	\$29,000	WD	<a href="#">View Instr</a>
06/1999	4428	1054	\$100	CT	<a href="#">View Instr</a>
01/1978	1471	837	\$100	WD	<a href="#">View Instr</a>
01/1968	388	727	\$100	WD	<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
None

Legal Description
LT 11 BLK 4 WILDEWOOD PB 4 P 47/47A OR 7133 P 497 SEC 46/10 T 1/2S R 30

Extra Features
None

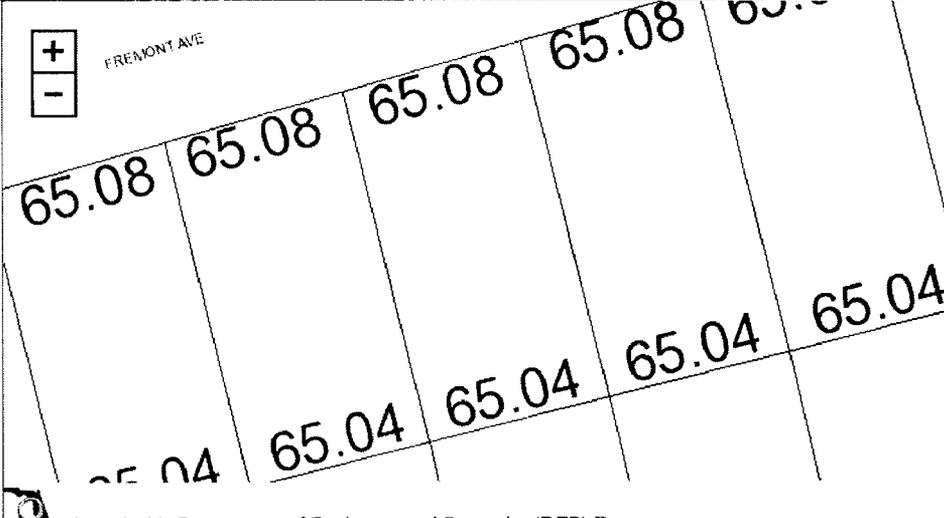
**Parcel Information** [Launch Interactive Map](#)

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

**Approx. Acreage:**  
0.1915

**Zoned:**   
MDR

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

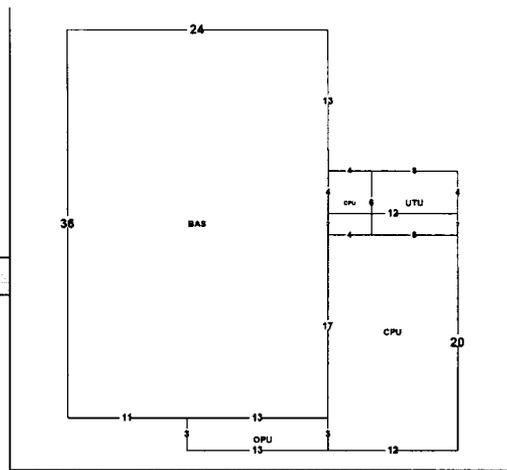


[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings
Address: 1015 FREMONT AVE, Year Built: 1958, Effective Year: 1958
<b>Structural Elements</b>
DECOR/MIDWORK/AVERAGE DWELLING UNITS

**EXTERIOR WALL-ALUMINUM SIDING**  
**FLOOR COVER-ASPHALT TILE**  
**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 - 1239 Total SF**  
**BASE AREA - 864**  
**CARPORT UNF - 288**  
**OPEN PORCH UNF - 39**  
**UTILITY UNF - 48**



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:07/13/2017 (tc.3319)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: [Handwritten Signature]  
Print Name: Byron Machin

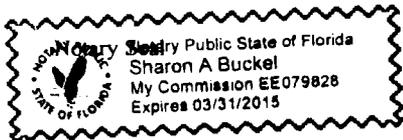
Federal Home Loan Mortgage Corporation

[Handwritten Signature]  
By: Andrew L. Fivecoat as Authorized Signing Officer for the Law Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact under Power of Attorney recorded in OR Book 20435 Page 636 of the Public Records of Hillsborough County, Florida

Signature: [Handwritten Signature]  
Print Name: SHARON A BUCKEL

State of Florida  
County of Hillsborough

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on **January 23, 2014** by: **Andrew L. Fivecoat as Authorized Signing Officer for the Law Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact for Federal Home Loan Mortgage Corporation, a corporation organized and existing under the laws of the United States of America** on behalf of the corporation. He is personally known to me or ~~who has produced a driver's license as identification.~~



Signature: [Handwritten Signature]  
Print Name: \_\_\_\_\_

SWD - : 1015 Fremont Ave, Pensacola, Florida 32505

Prepared By:

**David W. Leskar, Esq.**

**Buyer's Title, Inc.**

**100 NW 70th Avenue**

**Plantation, FL 33317**

incidental to the issuance of a title insurance policy.

File Number: 13-7394

Parcel ID #: 461S30-1100-011-004

1015 Fremont Ave, Pensacola, FL 32505

**SPECIAL WARRANTY DEED  
(CORPORATE)**

This SPECIAL WARRANTY DEED, dated **January 23, 2014** by **Federal Home Loan Mortgage Corporation, a corporation organized and existing under the laws of the United States of America, by Law Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact**, whose post office address is: **5000 Plano Parkway, Mail Stop SW, Carrollton, TX 75010** hereinafter called the GRANTOR, to **C.S.S. LLC, a Florida limited liability company** whose post office address is: **22 E. Johnson Ave Pensacola, FL, 32534** hereinafter called the GRANTEE:

(Wherever used herein the terms "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 \$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 11, Block 4, WILDEWOOD, according to the Plat recorded in Plat Book 4, Page 47 and 47A, 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 2014 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 it is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE  
PENSACOLA, FLORIDA 32503  
TEL. (850) 478-8121 FAX (850) 476-1437  
Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 2-5-2018

TAX ACCOUNT NO.: 04-2134-000

CERTIFICATE NO.: 2015-2040

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

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

Notify Escambia County, 190 Governmental Center, 32502

Homestead for \_\_\_\_\_ tax year.

C.S.S. LLC  
22 E. Johnson Ace.  
Pensacola, FL 32534

Unknown Tenants  
1015 Fremont Ave.  
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,  
this 7th day of November, 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.: 14031

November 7, 2017

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

1. Taxes for the year 2014-2016 delinquent. The assessed value is \$34,042.00. Tax ID 04-2134-000.

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.: 14031

November 7, 2017

**Lot 11, Block 4, Wildewood, as per plat thereof, recorded in Plat Book 4, Page 47 & 47A, of the Public Records of Escambia County, Florida**

18-006

**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.: 14031

November 7, 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 11-07-1997, through 11-07-2017, and said search reveals the following:

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

C.S.S. LLC

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:  \_\_\_\_\_

November 7, 2017



# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



SCAN TO PAY ONLINE

## 2017 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
04-2134-000	06		461S301100011004

PROPERTY ADDRESS:

1015 FREMONT AVE

EXEMPTIONS:

18-006

C S S LLC  
22 E JOHNSON AVE  
PENSACOLA, FL 32534

### PRIOR YEAR(S) TAXES OUTSTANDING

15/2040

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	34,042	0	34,042	225.24
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	34,042	0	34,042	76.53
BY STATE LAW	4.3830	34,042	0	34,042	149.21
WATER MANAGEMENT	0.0353	34,042	0	34,042	1.20
SHERIFF	0.6850	34,042	0	34,042	23.32
M.S.T.U. LIBRARY	0.3590	34,042	0	34,042	12.22
<b>TOTAL MILLAGE</b>	<b>14.3268</b>			<b>AD VALOREM TAXES</b>	<b>\$487.72</b>

### LEGAL DESCRIPTION

### NON-AD VALOREM ASSESSMENTS

LT 11 BLK 4 WILDEWOOD PB 4 P 47/47A OR 7133 P 497 SEC 46/10 T 1/2S R 30	FP FIRE PROTECTION	125.33
	<b>NON-AD VALOREM ASSESSMENTS</b>	<b>\$125.33</b>

### Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

### COMBINED TAXES AND ASSESSMENTS

\$613.05

If Paid By Please Pay	Nov 30, 2017	Dec 31, 2017	Jan 31, 2018	Feb 28, 2018	Mar 31, 2018
	\$588.53	\$594.66	\$600.79	\$606.92	\$613.05

RETAIN FOR YOUR RECORDS

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

### 2017 Real Estate Property Taxes

<b>ACCOUNT NUMBER</b>
04-2134-000
<b>PROPERTY ADDRESS</b>
1015 FREMONT AVE

C S S LLC  
22 E JOHNSON AVE  
PENSACOLA, FL 32534

Make checks payable to:

### Scott Lunsford, CFC

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

### PRIOR YEAR(S) TAXES OUTSTANDING

Payments in U.S. funds from a U.S. bank

### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2017
	588.53
AMOUNT IF PAID BY	Dec 31, 2017
	594.66
AMOUNT IF PAID BY	Jan 31, 2018
	600.79
AMOUNT IF PAID BY	Feb 28, 2018
	606.92
AMOUNT IF PAID BY	Mar 31, 2018
	613.05

DO NOT FOLD, STAPLE, OR MUTILATE

## 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 January 2, 2018, 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 US BANK AS CUST FOR MAGNOLIA T holder of Tax Certificate No. 02040, 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 11 BLK 4 WILDEWOOD PB 4 P 47/47A OR 7133 P 497 SEC 46/10 T 1/2S R 30

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 042134000 (18-006)

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

C S S LLC

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 Tuesday in the month of January, which is the 2nd day of January 2018.

Dated this 16th day of November 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:

C S S LLC  
22 E JOHNSON AVE  
PENSACOLA, FL 32534

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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**Post Property:**

**1015 FREMONT AVE 32505**



**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 # 02040 of 2015**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 16, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

C S S LLC 22 E JOHNSON AVE PENSACOLA, FL 32534	C S S LLC C/O TENANTS 1015 FREMONT AVE PENSACOLA FL 32505
--	--

WITNESS my official seal this 16th day of November 2017.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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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 Tuesday** in the month of **January**, which is the **2nd day of January 2018**.

Dated this 16th day of November 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:**

**C S S LLC**  
22 E JOHNSON AVE  
PENSACOLA, FL 32534

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



By:  
Emily Hogg  
Deputy Clerk

2017 NOV 15 P 2:20  
RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

18-006

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO17CIV059868NON

**Agency Number:** 18-001864

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 02040 2015

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE C S S LLC

**Defendant:**

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

Received this Writ on 11/16/2017 at 2:20 PM and served same at 1:20 PM on 11/29/2017 in ESCAMBIA COUNTY, FLORIDA, by serving C S S LLC , the within named, to wit: TONY REED, MANAGER.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*P. Wise 922*

P. WISE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

**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 January 2, 2018, 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 **US BANK AS CUST FOR MAGNOLIA T** holder of **Tax Certificate No. 02040**, 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 11 BLK 4 WILDEWOOD PB 4 P 47/47A OR 7133 P 497 SEC 46/10 T 1/2S R 30**

**SECTION 46, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 042134000 (18-006)**

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

**C S S LLC**

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 Tuesday** in the month of January, which is the **2nd day of January 2018**.

Dated this 16th day of November 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:**

**1015 FREMONT AVE 32505**



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

By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
NOV 15 2 23  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

18-006

**Document Number:** ECSO17CIV059822NON

**Agency Number:** 18-001892

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 02040 2015

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE C S S LLC

**Defendant:**

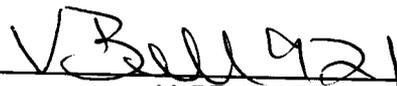
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/16/2017 at 2:23 PM and served same at 9:05 AM on 11/21/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_



V. BELL, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

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

**CERTIFIED MAIL™**



9171 9690 0935 0128 2335 92

NEOPOST  
1/16/2017  
**US POSTAGE \$005.26**



ZIP 32502  
041M11272965

CSS LLC [18-006]  
C/O TEN NIXIE 322 DE 1 0011/19/17  
1015 FREM  
PENSACOL  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 3250258335 \*2187-04466-16-40  
3250258335

Status History

### Tracking Number Information

<b>Meter:</b>	11272965	<b>Mailing Date:</b>	11/16/17 10:39 AM
<b>Tracking Number:</b>	9171969009350128233585	<b>Sender:</b>	OR
<b>Current Status:</b>	OK : Delivered	<b>Recipient:</b>	
<b>Class of Mail</b>	FC	<b>Zip Code:</b>	32534
<b>Service:</b>	ERR	<b>City:</b>	PENSACOLA
<b>Value</b>	\$0.460	<b>State:</b>	FL

Proof of Delivery

22 10 Mar

J. [Signature]

### Status Details

▼ Status Date	Status
Fri, 11/17/17, 11:07:00 AM	OK : Delivered
Fri, 11/17/17, 09:42:00 AM	Out for Delivery
Fri, 11/17/17, 09:32:00 AM	Sorting / Processing Complete
Fri, 11/17/17, 08:50:00 AM	Arrival at Unit
Fri, 11/17/17, 07:27:00 AM	Processed (processing scan)
Fri, 11/17/17, 02:54:00 AM	Processed (processing scan)
Thu, 11/16/17, 10:53:00 PM	Dispatched from Sort Facility
Thu, 11/16/17, 08:18:00 PM	Processed (processing scan)
Thu, 11/16/17, 05:35:00 PM	Dispatched to Sort Facility
Thu, 11/16/17, 03:41:00 PM	Accept/pick-up
Thu, 11/16/17, 02:26:00 PM	OK: USPS acknowledges reception of info

C S S LLC [18-006]  
22 E JOHNSON AVE  
PENSACOLA, FL 32534

9171 9690 0935 0128 2335 85

11.17.17 DELIVERED ✓

C S S LLC [18-006]  
C/O TENANTS  
1015 FREMONT AVE  
PENSACOLA FL 32505

9171 9690 0935 0128 2335 92

11/21/17 - UTF  
NOT DELIVERABLE  
- RETURNED

Contact ✓



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

**Tax Deed - Redemption Calculator**  
**Account: 042134000 Certificate Number: 002040 of 2015**

Redemption  Yes  No     
 Application Date      
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/02/2018"/>	Redemption Date <input type="text" value="12/21/2017"/>
Months	7	6
Tax Collector	<input type="text" value="\$1,714.41"/>	<input type="text" value="\$1,714.41"/>
Tax Collector Interest	\$180.01	\$154.30
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,900.67	<input type="text" value="\$1,874.96"/> <i>TC</i>
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	\$47.25	\$40.50
Total Clerk	\$497.25	<input type="text" value="\$490.50"/> <i>CH</i>
Postage	<input type="text" value="\$10.52"/>	<input type="text" value="\$10.52"/>
Researcher Copies	<input type="text" value="\$2.00"/>	<input type="text" value="\$2.00"/>
Total Redemption Amount	\$2,410.44	\$2,377.98
	Repayment Overpayment Refund Amount	\$32.46 <i>40.00</i> <i>(\$72.46)</i>

*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



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

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

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

**Case # 2015 TD 002040**

**Redeemed Date 12/21/2017**

**Name C S S LLC 22 E JOHNSON AVE PENSACOLA FL 32534**

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$1,900.67
Postage = TD2	\$10.52
ResearcherCopies = TD6	\$2.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 042134000 Certificate Number: 002040 of 2015**

**Payor: C S S LLC 22 E JOHNSON AVE PENSACOLA FL 32534 Date 12/21/2017**

Clerk's Check #	180014711	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$1,900.67
		Postage	\$10.52
		Researcher Copies	\$2.00
		Total Received	\$2,410.44

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By: \_\_\_\_\_  
 Deputy Clerk

A handwritten signature in black ink, appearing to be "Eun Hogg", written over a horizontal line.



# 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 SALE

01-02-2018 - TAX CERTIFICATE # 02040

in the CIRCUIT Court

was published in said newspaper in the issues of

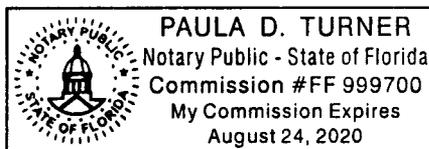
NOVEMBER 30 & DECEMBER 7, 14, 21, 2017

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 21ST day of DECEMBER A.D., 2017

PAULA D. TURNER  
NOTARY PUBLIC



### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That US BANK AS CUST FOR MAGNOLIA T holder of Tax Certificate No. 02040, 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 11 BLK 4 WILDEWOOD PB 4 P 47/47A OR 7133 P 497 SEC 46/10 T 1/2S R 30 SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 042134000 (18-006)

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

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 Tuesday in the month of January, which is the 2nd day of January 2018.

Dated this 16th day of November 2017.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

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

By: Emily Hogg  
Deputy Clerk

oaw-4w-11-30-12-07-14-21-2017



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

January 4, 2018

C S S LLC  
22 E JOHNSON AVE  
PENSACOLA FL 32534

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 002040

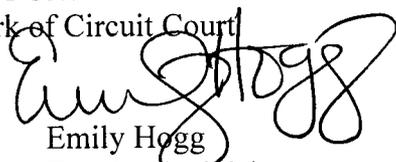
\$72.46

**TOTAL \$72.46**

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 •

January 4, 2018

US BANK AS CUST FOR MAGNOLIA T  
PO BOX 645378  
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.

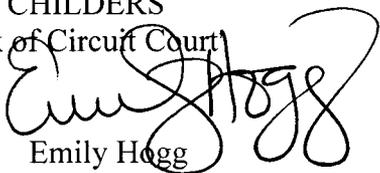
TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 000630	\$530.00	\$47.70	\$577.70
2015 TD 002040	\$450.00	\$40.50	\$490.50
2015 TD 004239	\$450.00	\$40.50	\$490.50

**TOTAL \$1,558.70**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division