

17.368

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700226

Date of Tax Deed Application
Apr 25, 2017

This is to certify that **TAX EASE FUNDING 2016-1 LLC**, holder of **Tax Sale Certificate Number 2015 / 3609**, 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: **06-3417-000**

Cert Holder:
TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400 DALLAS, TX 75254

Property Owner:
BRISSON GEOFFREY B
2906 W MORENO ST
PENSACOLA, FL 32505-6352
LTS 7 8 BLK 6 1ST ADDN WELLES BROWNSVILLE PB 1 P 41 OR
6790 P 141 OR 6794 P 695 CA 138

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
2015/3609	06-3417-000	06/01/2015	698.58	34.93	733.51

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
2016/3291	06-3417-000	06/01/2016	753.04	6.25	101.82	861.11

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	1,594.62
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	732.29
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)	2,701.91

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 1st day of May, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: August 7, 2017

By *Candice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
06-3417-000 2015

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700226

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400
DALLAS, TX 75254,

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
06-3417-000	2015/3609	06-01-2015	LTS 7 8 BLK 6 1ST ADDN WELLES BROWNSVILLE PB 1 P 41 OR 6790 P 141 OR 6794 P 695 CA 138

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
TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400
DALLAS, TX 75254

04-25-2017
Application Date

Applicant's signature



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](#)

<p>General Information</p> <p>Reference: 332S301000007006</p> <p>Account: 063417000</p> <p>Owners: BRISSON GEOFFREY B</p> <p>Mail: 2906 W MORENO ST PENSACOLA, FL 32505-6352</p> <p>Situs: 3100 W GONZALEZ ST 32505</p> <p>Use Code: SINGLE FAMILY RESID </p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>\$12,390</td> <td>\$19,195</td> <td>\$31,585</td> <td>\$31,585</td> </tr> <tr> <td>2015</td> <td>\$12,390</td> <td>\$18,905</td> <td>\$31,295</td> <td>\$31,295</td> </tr> <tr> <td>2014</td> <td>\$12,390</td> <td>\$17,887</td> <td>\$30,277</td> <td>\$30,277</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p> <p style="text-align: center;">★ File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2016	\$12,390	\$19,195	\$31,585	\$31,585	2015	\$12,390	\$18,905	\$31,295	\$31,295	2014	\$12,390	\$17,887	\$30,277	\$30,277
Year	Land	Imprv	Total	Cap Val																	
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<p>Sales Data</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>12/06/2011</td> <td>6794</td> <td>695</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>11/28/2011</td> <td>6790</td> <td>141</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>10/28/2011</td> <td>6780</td> <td>763</td> <td>\$21,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>08/1980</td> <td>1465</td> <td>864</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1970</td> <td>512</td> <td>899</td> <td>\$16,500</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/06/2011	6794	695	\$100	WD	View Instr	11/28/2011	6790	141	\$100	QC	View Instr	10/28/2011	6780	763	\$21,000	WD	View Instr	08/1980	1465	864	\$100	WD	View Instr	01/1970	512	899	\$16,500	WD	View Instr	<p>2016 Certified Roll Exemptions</p> <p>None</p> <hr/> <p>Legal Description</p> <p>LTS 7 8 BLK 6 1ST ADDN WELLES BROWNSVILLE PB 1 P 41 OR 6790 P 141 OR 6794 P 695 CA 138</p> <hr/> <p>Extra Features</p> <p>WOOD DECK</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																
12/06/2011	6794	695	\$100	WD	View Instr																																
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08/1980	1465	864	\$100	WD	View Instr																																
01/1970	512	899	\$16,500	WD	View Instr																																

<p>Parcel Information</p> <p>Section Map Id: CA138</p> <p>Approx. Acreage: 0.3493</p> <p>Zoned: MDR</p> <p>Evacuation & Flood Information Open Report</p>	<p style="text-align: right;">Launch Interactive Map</p> <div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 5px; left: 5px;"> <div style="border: 1px solid black; padding: 2px; text-align: center;">+</div> <div style="border: 1px solid black; padding: 2px; text-align: center;">-</div> </div> </div> <p style="text-align: center;"> View Florida Department of Environmental Protection(DEP) Data</p>
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Buildings		
Address: 3100 W GONZALEZ ST, Year Built: 1940, Effective Year: 1940		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Structural Elements</p> <p>DECOR/MILLWORK-BELOW AVERAGE</p> <p>DWELLING UNITS-1</p> <p>EXTERIOR WALL-ASBESTOS SIDING</p> <p>FLOOR COVER-PINE/SOFTWOOD</p> </td> <td style="width: 50%;"></td> </tr> </table>	<p>Structural Elements</p> <p>DECOR/MILLWORK-BELOW AVERAGE</p> <p>DWELLING UNITS-1</p> <p>EXTERIOR WALL-ASBESTOS SIDING</p> <p>FLOOR COVER-PINE/SOFTWOOD</p>	
<p>Structural Elements</p> <p>DECOR/MILLWORK-BELOW AVERAGE</p> <p>DWELLING UNITS-1</p> <p>EXTERIOR WALL-ASBESTOS SIDING</p> <p>FLOOR COVER-PINE/SOFTWOOD</p>		

FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

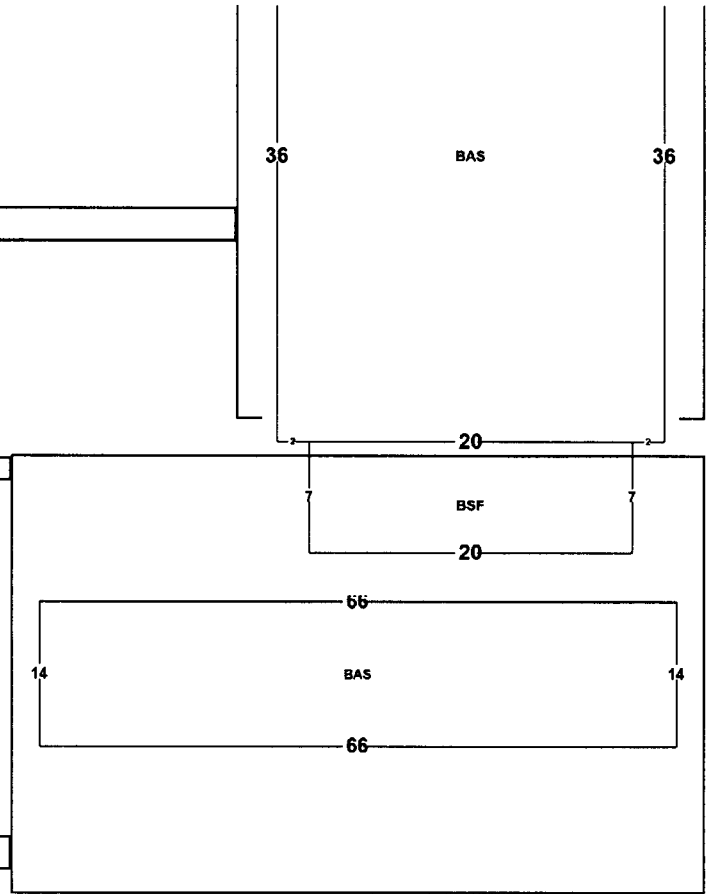
Areas - 1004 Total SF
BASE AREA - 864
BASE SEMI FIN - 140

Year Built: 1987, Effective Year: 1987

Structural Elements

DWELLING UNITS-1
MH EXTERIOR WALL-VINYL/METAL
MH FLOOR FINISH-CARPET
MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-UNIT HEAT/FLOOR
FURNACE
MH INTERIOR FINISH-PANEL
PLYWOOD
MH MILLWORK-TYPICAL
MH ROOF COVER-COMP
SHINGLE/WOOD
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-6
NO. STORIES-1
STORY HEIGHT-0

Areas - 924 Total SF
BASE AREA - 924



Images



1/16/13



1/16/13

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

Last Updated:05/08/2017 (tc.2361)

17-368

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.: 13597

May 8, 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 05-08-1997, through 05-08-2017, and said search reveals the following:

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

Geoffrey B. Brisson

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

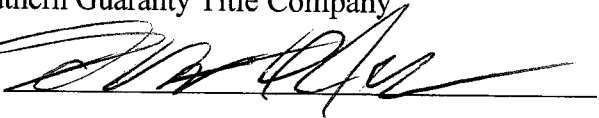
4. Taxes:

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: 

May 8, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13597

May 8, 2017

Lots 7 and 8, Block 6, First Addition to Welles Brownsville Addition, as per plat thereof, recorded in Plat Book 1, Page 41, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13597

May 8, 2017

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

Taxes for the year 2014-2016 delinquent. The assessed value is \$31,585.00. Tax ID 06-3417-000.

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.

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: 8-7-2017

TAX ACCOUNT NO.: 06-3417-000

CERTIFICATE NO.: 2015-3609

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

YES NO

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

X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for tax year.

Geoffrey B. Brisson
2606 W. Moreno St.
Pensacola, FL 32505

Unknown Tenants
3100 W. Gonzalez St.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 9th day of May, 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.

THIS INSTRUMENT PREPARED BY:

Partnership Title Company, LLC
1015 North 12th Ave.
Pensacola, Florida 32501
File No.: 11FL-1190

DOC: \$.70
REC: 10.00
TOTAL: \$ 10.70

"CORRECTIVE WARRANTY DEED"

TAX ID: 33-2S-30-1000-007-006

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That Valerie A. Phillips, a single woman
Grantor*, Address: 3106 West Lee Street, Pensacola, FL 32505, for and in consideration of Ten
Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged
has bargained, sold, conveyed and granted unto: Geoffrey B. Brisson, a single man
Grantee*, Address: 1317 North "X" Street, Pensacola, Florida 32505, grantee's heirs, executors,
administrators and assigns, forever, the following described property, situate, lying and being in the County
of Escambia, State of Florida, to wit:

**Lot 7 and 8, Block 6, 1st Addition to Welles Brownsville Addition, according to the Map or plat
thereof, as recorded in Plat Book 1, Page 41 of the public records of Escambia County, Florida.
This Corrective Warranty Deed is being recorded to add marital status for Grantor and Grantee
herein.**
(Official Record Book 6790 at Page 141, Escambia County, Florida)

Subject to taxes for current year and to valid easements and restrictions of record affecting the above
property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.
Said grantor does fully warrant the title to said land and will defend the same against the lawful
claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives,
successors and/or assigns of the respective parties hereto, the use of singular member shall include
the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on December 6th, 2011.

Valerie A. Phillips
Valerie A. Phillips

Signed, sealed and delivered
in the presence of:

[Signature]
Witness Sign: _____
Witness Print Name: Carol D. Eubanks

[Signature]
Witness Sign: _____
Witness Print Name: Jennifer Gantt

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 10th day of Valerie A. Phillips, a single woman, 2011
by drivers license, who have produced their drivers licenses as identification, and who did take an oath.

CAROL D. EUBANKS
Notary Public-State of FL
Comm. Exp. Mar. 3, 2012
Comm. No. DD 753407

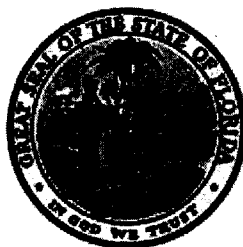
[Signature]

Notary Public
Serial Number

My Commission expires:

(Notary Seal)

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: 063417000 Certificate Number: 003609 of 2015

Payor: BOB BRISSON 2906 W MORENO PENSACOLA FL 32505 Date 06/09/2017

Clerk's Check #	1	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$2,870.27
		Postage	\$10.52
		Researcher Copies	\$1.00
		Total Received	\$3,358.79
			\$2,933.72

PAM CHILDERS
 Clerk of the Circuit Court

Received By: *Whitney Coppage*
 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
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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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

**Case # 2015 TD 003609
 Redeemed Date 06/09/2017**

Name BOB BRISSON 2906 W MORENO PENSACOLA FL 32505

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$2,870.27
Postage = TD2	\$10.52
ResearcherCopies = TD6	\$1.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

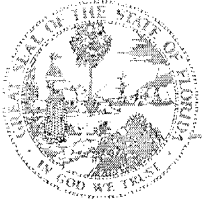


CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 063417000 Certificate Number: 003609 of 2015

Redemption	<input type="text" value="Yes"/>	Application Date	<input type="text" value="04/25/2017"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="08/07/2017"/>	Redemption Date	<input type="text" value="06/22/2017"/>
Months		4		2	
Tax Collector		<input type="text" value="\$2,701.91"/>		<input type="text" value="\$2,701.91"/>	
Tax Collector Interest		\$162.11		\$81.06	
Tax Collector Fee		<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>	
Total Tax Collector		\$2,870.27		<input type="text" value="\$2,789.22"/>	
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		\$27.00		\$13.50	
Total Clerk		\$477.00		<input type="text" value="\$463.50"/>	
Postage		<input type="text" value="\$10.52"/>		<input type="text" value="\$0.00"/>	
Researcher Copies		<input type="text" value="\$1.00"/>		<input type="text" value="\$1.00"/>	
Total Redemption Amount		\$3,358.79		\$3,253.72	



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 20, 2017

TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400
DALLAS TX 75254

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 007718	\$450.00	\$13.50	\$463.50
2015 TD 003609	\$450.00	\$13.50	\$463.50
2015 TD 003022	\$450.00	\$13.50	\$463.50
2015 TD 003412	\$450.00	\$13.50	\$463.50

TOTAL \$1,854.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division