

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800594

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283,

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
09-1911-500	2015/5246	06-01-2015	BEG AT SW COR OF LT 1 BLK 1 SAUFLEY HGTS PB 1 P 89 N 0 DEG 30 MIN E ALG W LI OF SD S/D 1064 90/100 FT S 86 DEG 15 MIN 45 SEC W ALG N LI OF R/W 110 FT FOR POB CONT S 86 DEG 15 MIN 45 SEC W 148 13/100 FT N 0 DEG 42 MIN 17 SEC E 173 83/100 FT N 89 DEG 53 MIN 43 SEC E 147 11/100 FT S 0 DEG 30 MIN 02 SEC W 164 44/100 FT TO POB OR 4113 P 1940 OR 4288 P 1410

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
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

08-27-2018
Application Date

Applicant's signature

09-1911-500 2015

BEG AT SW COR OF LT 1 BLK 1 SAUFLEY HGTS PB 1 P 89 N 0 DEG 30 MIN E ALG W LI OF SD S/D 1064 90/100 FT S 86 DEG 15 MIN 45 SEC W ALG N LI OF R/W 110 FT FOR POB CONT S 86 DEG 15 MIN 45 SEC W 148 13/100 FT N 0 DEG 42 MIN 17 SEC E 173 83/100 FT N 89 DEG 53 MIN 43 SEC E 147 11/100 FT S 0 DEG 30 MIN 02 SEC W 164 44/100 FT TO POB OR 4113 P 1940 OR 4288 P 1410

19-154

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800594

Date of Tax Deed Application
Aug 27, 2018

This is to certify that **5T WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2015 / 5246**, 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:
09-1911-500

Cert Holder:
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

Property Owner:
BLACK KEITH A
PO BOX 3237
PENSACOLA, FL 32516-3237
BEG AT SW COR OF LT 1 BLK 1 SAUFLEY HGTS PB 1 P 89 N 0
DEG 30 MIN E ALG W LI OF SD S/D 1064 90/100 F (Full legal
attached.)

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2015/5246	09-1911-500	06/01/2015	273.83	13.69	287.52
2018/4689	09-1911-500	06/01/2018	886.60	44.33	930.93

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
2017/4635	09-1911-500	06/01/2017	889.45	6.25	86.17	981.87
2016/4725	09-1911-500	06/01/2016	79.65	6.25	32.26	118.16

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)

2,318.48

0.00

0.00

200.00

175.00

2,693.48

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, If Applicable Per Florida Statutes
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
18. Redemption Fee
19. Total Amount to Redeem

42,085.50

12.50

Done this the 30th day of August, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: **4th February 2019**

By *Shirley Rich, CFCA*
Senior Deputy Tax Collector

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

Chris Jones
Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale
List

Amendment 1/Portability Calculations

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information

Reference: 3915313330001004
Account: 091911500
Owners: BLACK KEITH A
Mail: PO BOX 3237
 PENSACOLA, FL 32516-3237
Situs: 6106 BRADSHAW ST 32526
Use Code: MOBILE HOME 
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	<u>Cap Val</u>
2018	\$27,075	\$62,704	\$89,779	\$85,938
2017	\$27,075	\$57,096	\$84,171	\$84,171
2016	\$27,075	\$56,276	\$83,351	\$83,351

Disclaimer

Amendment 1/Portability Calculations

➤ File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/1998	4288	1410	\$100	QC	View Instr
03/1997	4113	1940	\$100	CJ	View Instr
09/1979	1368	139	\$100	WD	View Instr
05/1979	1331	104	\$8,000	SC	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2018 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

BEG AT SW COR OF LT 1 BLK 1 SAUFLEY HGTS PB 1 P 89 N 0
DEG 30 MIN E ALG W LI OF SD S/D 1064 90/100 FT S 86
DEG...

Extra Features

METAL BUILDING
MOBILE HOME
UTILITY BLDG

Parcel Information

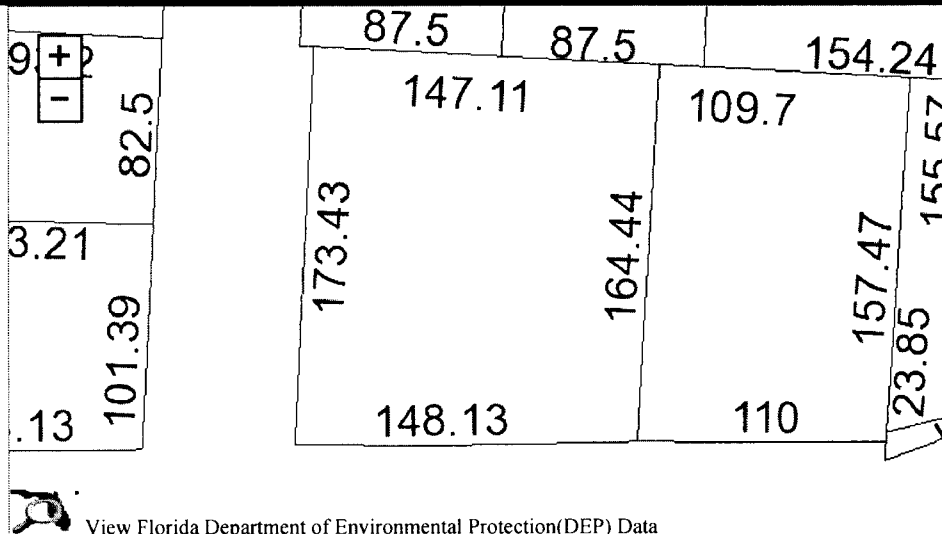
Launch Interactive Map

**Section Map
Id:**
39-1S-31-2

**Approx.
Acreage:**
0.5700

Zoned:
HDMU

**Evacuation
& Flood
Information**
Open Report



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

Buildings

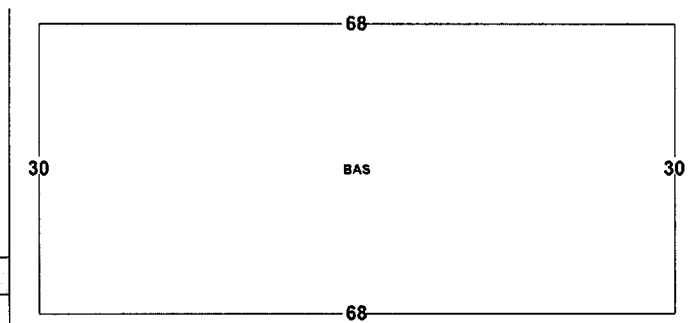
Year Built: 2015, Effective Year: 2015

Structural Elements

DWELLING UNITS: 7
MH EXTERIOR WALL-VINYL/METAL
MH FLOOR FINISH-VINYL
MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-CENTRAL HEAT
MH INTERIOR FINISH-
DRYWALL/PLASTER
MH MILLWORK-TYPICAL
MH ROOF COVER-COMP
SHINGLE/WOOD
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-8
NO. STORIES-1
STORY HEIGHT-0

 Areas - 2040 Total SF
BASE AREA - 2040



Images



4/7/15

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:09/19/2018 (tc.4100)



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc



SCAN TO PAY ONLINE

2018 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
09-1911-500	06		3915313330001004

BLACK KEITH A
PO BOX 3237
PENSACOLA, FL 32516-3237

PROPERTY ADDRESS:

6106 BRADSHAW ST

EXEMPTIONS:

HOMESTEAD EXEMPTION

PRIOR YEAR(S) TAXES OUTSTANDING

19-154
15/05244

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	85,938	50,000	35,938	237.78
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	85,938	25,000	60,938	129.49
BY STATE LAW	4.2000	85,938	25,000	60,938	255.94
WATER MANAGEMENT	0.0338	85,938	50,000	35,938	1.21
SHERIFF	0.6850	85,938	50,000	35,938	24.62
M.S.T.U. LIBRARY	0.3590	85,938	50,000	35,938	12.90

TOTAL MILLAGE

14.0193

AD VALOREM TAXES

\$661.94

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

BEG AT SW COR OF LT 1 BLK 1 SAUFLEY HGTS PB 1 P 89 N 0 DEG 30 MIN E ALG W LI OF See Additional Legal on Tax Roll	FP FIRE PROTECTION	125.33
NON-AD VALOREM ASSESSMENTS		\$125.33

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS

\$787.27

If Paid By Please Pay	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
	\$755.78	\$763.65	\$771.52	\$779.40	\$787.27

RETAIN FOR YOUR RECORDS

2018 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

**PRIOR YEAR(S) TAXES
OUTSTANDING**

ACCOUNT NUMBER
09-1911-500
PROPERTY ADDRESS
6106 BRADSHAW ST

BLACK KEITH A
PO BOX 3237
PENSACOLA, FL 32516-3237

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

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2018
	755.78
AMOUNT IF PAID BY	Dec 31, 2018
	763.65
AMOUNT IF PAID BY	Jan 31, 2019
	771.52
AMOUNT IF PAID BY	Feb 28, 2019
	779.40
AMOUNT IF PAID BY	Mar 31, 2019
	787.27

DO NOT FOLD, STAPLE, OR MUTILATE

1 091911500 2018 5

Copies furnished to:

James E. Sorenson, Esquire,
D. Tyler Van-Leuven, Esquire,
Mary Linzee Van Leuven, Esquire,
Elba N. Serrano-Torres, Esquire,
Conor J. McLaughlin, Esquire, and
✓ Joshua J. Logan, Esquire, of
Williams, Gautier, Gwynn, DeLoach & Sorenson, P.A.
Post Office Box 4128
Tallahassee, FL 32315-4128

9-15-11
NW
Attorneys for Plaintiff

✓ Amy Logan Sliva, Esq.
313 W. Gregory Street
Pensacola, FL 32502

Attorney for Defendants

Recorded in Public Records 09/16/2011 at 11:15 AM OR Book 6764 Page 702,
Instrument #2011064425, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT, IN AND
FOR ESCAMBIA COUNTY, FLORIDA

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2011 SEP 14 P 2:21

PEN AIR FEDERAL CREDIT UNION,

CASE NO. 2010 CC 003645

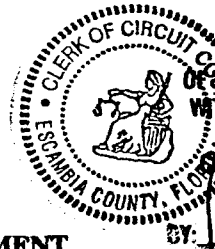
Plaintiff,

COUNTY CIVIL DIVISION
FILED & RECORDED

vs.

KEITH A. BLACK A/K/A KEITH
BLACK AND WYNDOLYN J. BLACK,

Defendants.



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 AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA
BY: *[Signature]* s.c.

SUMMARY FINAL JUDGMENT

THIS ACTION was tried before the Court on a Motion for Summary Judgment. On the
evidence presented, it is

ORDERED AND ADJUDGED that Plaintiff, PEN AIR FEDERAL CREDIT UNION,
recover from Defendants, KEITH A. BLACK A/K/A KEITH BLACK AND WYNDOLYN J.
BLACK, the principal amount of \$12,483.74, interest in the amount of \$1,544.87, attorneys' fees
in the amount of \$1,452.50 and costs in the amount of \$920.00, making a total of \$16,401.11 that
shall bear interest at the rate of 6.00% per annum, for all of which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida, this 14th
day of September, 2011.

[Signature]
COUNTY JUDGE

Plaintiff: PEN AIR FEDERAL CREDIT UNION
1495 East Nine Mile Road
Pensacola, FL 32510

Case: 2010 CC 003645

00083662321

Dkt: CC1033 Pg#:

2

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Keith A. Black
P. O. Box 3237
Pensacola, FL 32516

Case No.: CE 11-10-05156
Location: 313 Cherokee Trail
PR# 142S30-8001-013-008

ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of May 22, 2012; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris and (d) Overgrowth, 30-203 (n), (o), (p), (z), (aa) and (dd). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. Escambia County having given the Respondent notice of the fines and abatement costs and the Respondent having failed to timely object thereto. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that in addition to the costs of \$1,100.00 imposed by the Order of Special Magistrate dated May 22, 2012, the following itemized fines and abatement fees are hereby imposed as follow:

Itemized	Cost
a. Fines (\$100.00 per day 7/7/12 - 10/24/12)	\$10,900.00
b. County Abatement Fees	\$ <u> .00</u>
Total	\$10,900.00 which

together with the previously imposed costs of \$1,100.00 makes a total of \$12,900.00.

DONE AND ORDERED at Escambia County, Florida, this 12th day of Dec., 2012.



Special Magistrate
Office of Environmental Enforcement

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

ESCAMBIA COUNTY, FLORIDA

VS.

**CASE NO: CE#11-10-05156
LOCATION: 313 Cherokee Trail
PR# 142S30-8001-013-008**

**Keith A. Black
P.O. Box 3237
Pensacola, Florida 32516**

ORDER

This CAUSE having come before the Office of Environmental
Enforcement Special Magistrate on the Petition of the Environmental Enforcement
Officer for alleged violation of the ordinances of the County of Escambia, State of
Florida and the Special Magistrate having considered the evidence before him/her in
the form of testimony by the Enforcement Officer and the respondent or
representative, Keith A. Black (CITYMORTGAGE, INC., did NOT appear AFTER DUE NOTICE), as well as evidence submitted and after
consideration of the appropriate sections of the Escambia County Code of Ordinances,
the Special Magistrate finds that a violation of the following Code of Ordinance(s) has
occurred and continues

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described _____
- ☒ 42-196 (d) Overgrowth

Certified to be a true copy
Of the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
BY [Signature]
DATE 5/25/12

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Bradshaw Street

Legal Address of Property: 6111 Bradshaw Street

The County (X) has accepted () has not accepted the abutting
roadway for maintenance.

This form completed by:

Stephen B. Shell
of Shell, Fleming, Davis & Menge
Post Office Box 1831
Pensacola, FL 32598-1831

AS TO SELLERS(S):

Virginia Ruth Black
Seller's Name: Virginia Ruth Black

Virginia B Spence
Witness' Name: VIRGINIA B Spence

AS TO BUYER(S):

Keith A. Black
Buyer's Name: Keith A. Black

Virginia B Spence
Witness' Name: VIRGINIA B Spence

Charlsie E. Black
Buyer's Name: Charlsie E. Black

Virginia B Spence
Witness' Name: VIRGINIA B Spence

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD OF
COUNTY COMMISSIONERS
Effective: 4/15/95

RED Mar 31, 1997 04:08 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-373365

"EXHIBIT A"

A parcel of land in Section 39, Township 1 South, Range 31 West, Escambia County, Florida, described as follows: Commence at the Southwest corner of Lot 1, Block 1, Saufley Heights, a subdivision according to plat recorded in Plat Book 1, at Page 89 of the Public Records of said County; thence go North $00^{\circ}30'$ East along the West line of the said Saufley Heights and an extension thereof a distance of 1064.90 feet to a concrete monument on the North line of a County right-of-way 66 feet in width described in Official Record Book 257, Page 359, of the Public Records of said County; thence go South $86^{\circ}15'45''$ West along the North line of said County right-of-way a distance of 110.00 feet to a concrete monument and the Point of Beginning of this description; thence continue South $86^{\circ}15'45''$ West a distance of 148.13 feet to a concrete monument; thence go North $00^{\circ}42'17''$ East a distance of 173.83 feet to a concrete monument; thence go North $89^{\circ}53'43''$ East along an existing chain link fence a distance of 147.11 feet to a concrete monument; thence go South $00^{\circ}30'02''$ West a distance of 164.44 feet to the Point of Beginning.

IN WITNESS WHEREOF, the undersigned, individually and as personal representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered
in the presence of:

Virginia B. Spence
VIRGINIA B. SPENCE

Virginia Ruth Black
Virginia Ruth Black, individually and as personal
representative of the Estate of Alvin Edward Black

Pamela J. Henry
PAMELA J. HENRY

STATE OF FLORIDA

COUNTY OF ESCAMBIA

I hereby certify that the foregoing instrument was acknowledged before me this 12th day of March, by Virginia Ruth Black, individually and as personal representative of the Estate of Alvin Edward Black, who is () personally known to me or who ☒ produced R. Duval Riccio # B420-216-21-404 as identification.

Pamela J. Henry
Signature of Notary Public

Pamela J. Henry
Notary Public State of Florida
My comm. expires June 25, 1999
Comm. No. CC108793

Print, type, or stamp commissioned
name of Notary Public, commission
number and expiration date

Rec. \$ 19.50
Doc.St. .70
Total \$ 20.20

OR BK 4113 PG1940
Escambia County, Florida
INSTRUMENT 97-373365

DEED DOC STAMPS PD & ESC CO \$ 0.70
03/31/97 ERMIE LEE WILSON, CLERK
By: Sally M. Mould

This instrument prepared by:
✓ Stephen B. Shell, Esquire, of
Shell, Fleming, Davis & Menge
Ninth Floor, Seville Tower
226 Palafox Place (32501)
Post Office Box 1831
Pensacola, Florida 32508-1831
SFD&M File No. B1298-21786

STATE OF FLORIDA

COUNTY OF ESCAMBIA

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED

THIS INDENTURE is made this 12th day of March, 1997 by and between **VIRGINIA RUTH BLACK**, individually as the duly qualified and acting personal representative of the estate of **ALVIN EDWARD BLACK**, deceased, whose address is 6113 Bradshaw Street, Pensacola, Florida 32526 ("Grantor") and **KEITH A. BLACK and CHARLSIE E. BLACK, husband and wife**, whose post office address is 6060 Bradshaw Street, Pensacola, Florida 32526 ("Grantees"),

WITNESSETH:

WHEREAS, Alvin Edward Black died testate a resident of Escambia County, Florida on December 25, 1995, seized and possessed of the real property hereinafter described; and

WHEREAS, Grantor is the duly appointed personal representative and the sole beneficiary of the Estate of Alvin Edward Black, which is pending in the Circuit Court for Escambia County, Florida, Probate Division, in case number 96-597-CP-03; and

WHEREAS, Grantor wishes to distribute and convey said property to Grantees and evidence the release of the property from the right of Grantor to sell or encumber said property in connection with the pending estate proceedings;

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt of which is acknowledge, has granted, conveyed and confirmed and does hereby grant, convey and confirm unto Grantees, their heirs and assigns forever, all of the interest of Grantor, individually and as personal representative of the aforementioned estate, the real property situated in Escambia County, Florida, described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof.

Property identification number: 39-15-31-3330-000-004

TOGETHER with all and singular the tenements, hereditaments, and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations, and easements of record, if any, and ad valorem taxes for the current year.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

54/10

OR BK 4288 PG 1410
Escambia County, Florida
INSTRUMENT 98-507865

DEED DOC STAMPS PD @ ESC CO \$ 0.70
07/31/98 ERNIE LEE, MAGAHA, CLERK
By: Sally Ann Miller

QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That CHARLSIE ELLEN BLACK, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, to remise, release, and quit claim unto KEITH ALAN BLACK, his heirs, executors, administrators and assigns forever, the following described property, situated in Escambia County, State of Florida to wit:

A parcel of land in Section 39, Township 1 South, Range 31 West, Escambia County, Florida, described as follows: Commence at the Southwest corner of Lot 1, Block 1, Saufley Heights, a subdivision according to plat recorded in Plat Book 1, at Page 89 of the Public Records of said County; thence go North 00 30' East along the West line of the said Saufley Heights and an extension thereof a distance of 1064.90 feet to a concrete monument on the North line of said County right-of-way 66 feet in width described in Official Record Book 257, Page 359, of the Public Records of said County; thence go South 86 15' 45" West along the North line of said County right-of-way a distance of 110.00 feet to a concrete monument and the Point of Beginning of this description; thence continue South 86 15' 45" West a distance of 148.13 feet to a concrete monument; thence go North 00 42' 17" East a distance of 173.83 feet to a concrete monument; thence go North 89 53' 43" East along an existing chain link fence a distance of 147.11 feet to a concrete monument; thence go South 00 30' 02" West a distance of 164.44 feet to the Point of Beginning.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24 day of March 19 98.

RCD Jul 31, 1998 03:17 pm
Escambia County, Florida

Signed, sealed and delivered
in our presence

E. Ann Miller
Steven M. Delaney

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Charlsie Ellen Black
CHARLSIE ELLEN BLACK

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-507865

The foregoing instrument was acknowledged before me this 24 day of March 19 98, by CHARLSIE ELLEN BLACK, who produced identification of Personally Known and did not take an oath.

Prepared by:
Keith Alan Black
313 Cherokee Trail
Pensacola, FL 32506

Jane Kathryn Watts
Notary Public



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: 2-4-2019

TAX ACCOUNT NO.: 09-1911-600

CERTIFICATE NO.: 2015-5246

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
221 Palafox Place, 4th Floor/
X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for tax year.

Keith A. Black
P.O. Box 3237
Pensacola, FL 32516

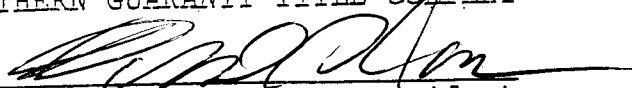
Escambia County Code Enforcement
3363 West Park Place
Pensacola, FL 32505

Unknown Tenants
6106 Bradshaw St.
Pensacola, FL 32526

Pen Air Federal Credit Union
1495 E. Nine Mile Rd.
Pensacola, FL 32510

Certified and delivered to Escambia County Tax Collector,
this 16th day of November, 2018.

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.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14850

November 16, 2018

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

1. Code Enforcement Lien filed by Escambia County in O.R. Book 6862, page 902, as amended in O.R. Book 6959, page 619.
2. Judgment filed by Pen Air Federal Credit Union recorded in O.R. Book 6786, page 559.
3. Taxes for the year 2014-2017 delinquent. The assessed value is \$89,779.00. Tax ID 09-1911-500.

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.

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14850

November 16, 2018

391S313330001004 - Full Legal Description

BEG AT SW COR OF LT 1 BLK 1 SAUFLEY HGTS PB 1 P 89 N 0 DEG 30 MIN E ALG W LI OF SD S/D 1064 90/100
FT S 86 DEG 15 MIN 45 SEC W ALG N LI OF R/W 110 FT FOR POB CONT S 86 DEG 15 MIN 45 SEC W 148 13/100
FT N 0 DEG 42 MIN 17 SEC E 173 83/100 FT N 89 DEG 53 MIN 43 SEC E 147 11/100 FT S 0 DEG 30 MIN 02 SEC W
164 44/100 FT TO POB OR 4113 P 1940 OR 4288 P 1410

19-154

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 14850

November 16, 2018

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 11-16-1998, through 11-16-2018, and said search reveals the following:

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

Keith A. Blalck

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

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

Southern Guaranty Title Company

By: 

November 16, 2018

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 February 4, 2019, 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 **5T WEALTH PARTNERS LP** holder of **Tax Certificate No. 05246**, issued the **1st** day of **June, A.D., 2015** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091911500 (19-154)

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

KEITH A BLACK

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 February, which is the **4th** day of **February 2019**.

Dated this 17th day of December 2018.

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:

6106 BRADSHAW ST 32526



**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 # 05246 of 2015

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 20, 2018, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

KEITH A BLACK PO BOX 3237 PENSACOLA, FL 32516-3237	KEITH A BLACK C/O TENANTS 6106 BRADSHAW ST PENSACOLA FL 32526
PEN AIR FEDERAL CREDIT UNION 1495 E NINE MILE RD PENSACOLA FL 32510	KEITH A BLACK 6060 BRADSHAW STREET PENSACOLA FL 32526
ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

WITNESS my official seal this 20th day of December 2018.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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 10, 2019

5T WEALTH PARTNERS LP
DEPARTMENT #6200
PO BOX 830539
BIRMINGHAM AL 35283

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
2016 TD 000014	\$450.00	\$47.25	\$497.25
2015 TD 005246	\$450.00	\$27.00	\$477.00

TOTAL \$974.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division

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Post Property:

6106 BRADSHAW ST 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

2018 DEC 28 AM 7:17
RECEIVED
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

154

NON-ENFORCEABLE RETURN OF SERVICE

Medcreek

Document Number: ECSO18CIV064278NON

Agency Number: 19-003140

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05246 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: KEITH A BLACK

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/28/2018 at 7:17 AM and served same at 6:49 AM on 1/2/2019 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

S.D. Stine 926

S. STINE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records

221 Palafox Place, Suite 110
Pensacola, FL 32502

**PAM CHILDERS
CLERK & COMPTROLLER
FILED**

2019 JAN -7 P 2:31

ESCAMBIA COUNTY, FL

CERTIFIED MAIL™



9171 9690 0935 0127 9886 84

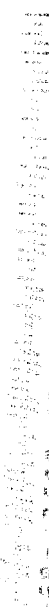
DATE

322 DE 1

NOT DELIVERABLE
RETURN TO SENDER
UNABLE TO FORWARD

EC: 3250250000

4 3250250000



V

KEITH A BLACK [19-154]
6060 BRADSHAW STREET
PENSACOLA FL 32526

NEOPOST

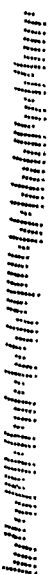
12/27/2018

US POSTAGE \$005.42

ZIP 32502

041011272965

3252681102 0020



KEITH A BLACK [19-154]
PO BOX 3237
PENSACOLA, FL 32516-3237

9171 9690 0935 0127 9888 82

KEITH A BLACK [19-154]
C/O TENANTS
6106 BRADSHAW ST
PENSACOLA FL 32526

9171 9690 0935 0127 9889 05

redeemed

PEN AIR FEDERAL CREDIT UNION
[19-154]
1495 E NINE MILE RD
PENSACOLA FL 32510

9171 9690 0935 0127 9889 12

KEITH A BLACK [19-154]
6060 BRADSHAW STREET
PENSACOLA FL 32526

9171 9690 0935 0127 9886 84

ESCAMBIA COUNTY [19-154]
OFFICE OF COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0127 9886 91

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [19-154]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0127 9888 99

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

4WR1/2-1/23TD

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 TD 05246 in the Escambia County Court was published in said newspaper in and was printed and released on January 2, 2019, January 9, 2019, January 16, 2019 and January 23, 2019.

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 24th day of January 2019, by Malcolm G. Ballinger, who is personally known to me.

X

BRIDGET A. ROBERTS, NOTARY PUBLIC



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