

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1700277

Date of Tax Deed Application

Apr 27, 2017

This is to certify that **PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN**
US BANK AS CUST FOR PFS FINANCIAL 1 LLC, holder of **Tax Sale Certificate Number 2015 / 6820**, 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: **10-4639-295**

Cert Holder:

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

Property Owner:

DARBY RHETT E & ROXANNE
14005 SOLANO CIR
OCEAN SPRINGS, MS 39564
 BEG AT INTER OF CENTER LI OF ALA ST HWY #180 BEING FLA
 ST HWY #S-292 & ALA FLA ST LI N 77 DEG 4 MIN 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
2015/6820	10-4639-295	06/01/2015	1,011.54	50.58	1,062.12

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
2016/6202	10-4639-295	06/01/2016	1,010.95	6.25	50.55	1,067.75

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)

2,129.87

0.00

913.86

200.00

175.00

3,418.73

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

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

6.25

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

Date of Sale: October 2, 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.

10-4639-295 2015

BEG AT INTER OF CENTER LI OF ALA ST HWY #180 BEING FLA ST HWY #S-292 & ALA FLA ST LI N 77 DEG 4 MIN E ALG CENTER LI 2573 18/100 FT N PARL TO ST LI 73 21/100 FT FOR POB BEING NLY R/W LI OF FLA SR #S-292 N PARL TO ST LI 33 FT ELY TO WLY R/W OF PRIVATE RD TO A PT 24 FT FROM S LI OF GRANTORS TOTAL PROP BEING ABOVE SR #S-292 SLY ALG WLY R/W 24 FT WLY TO POB OR 3823 P 251

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700277

To: Tax Collector of ESCAMBA COUNTY, Florida

I,

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

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

Account Number	Certificate No.	Date	Legal Description
10-4639-295	2015/6820	06-01-2015	BEG AT INTER OF CENTER LI OF ALA ST HWY #180 BEING FLA ST HWY #S-292 & ALA FLA ST LI N 77 DEG 4 MIN E ALG CENTER LI 2573 18/100 FT N PARL TO ST LI 73 21/100 FT FOR POB BEING NLY R/W LI OF FLA SR #S-292 N PARL TO ST LI 33 FT ELY TO WLY R/W OF PRIVATE RD TO A PT 24 FT FROM S LI OF GRANTORS TOTAL PROP BEING ABOVE SR #S-292 SLY ALG WLY R/W 24 FT WLY TO POB OR 3823 P 251

I agree to:

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

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

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

04-27-2017
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate
Search](#)

[Tangible Property
Search](#)

[Sale
List](#)

[Amendment 1/Portability
Calculations](#)

[Back](#)

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[Printer Friendly Version](#)

General Information		Assessments				
Reference:	014S331004038001	Year	Land	Imprv	Total	Cap Val
Account:	104639295	2016	\$59,850	\$0	\$59,850	\$59,850
Owners:	DARBY RHETT E & ROXANNE	2015	\$59,850	\$0	\$59,850	\$59,850
Mail:	14005 SOLANO CIR OCEAN SPRINGS, MS 39564	2014	\$59,850	\$0	\$59,850	\$59,850
Situs:	17000 BLK PERDIDO KEY DR 32507	Disclaimer				
Use Code:	VACANT RESIDENTIAL	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU	★ File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data		2016 Certified Roll Exemptions	
Sale Date	Book Page Value Type	None	
08/1995 3823 251 \$14,000 WD	Official Records (New Window)	Legal Description	
View Instr	Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Extra Features	
		None	

Parcel Information

Section Map Id:
01-4S-33

Approx. Acreage:
0.0264

Zoned:
MDR-PK

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

Buildings

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.

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: 104639295 Certificate Number: 006820 of 2015**

Payor: RHETT DARBY 14005 SOLANO CIR OCEAN SPRINGS, MS 39564 Date 06/30/2017

Clerk's Check #	6609201554	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$3732.67
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$4323.17

\$3671.04

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: _____
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

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



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

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

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

Case # 2015 TD 006820

Redeemed Date 06/30/2017

Name RHETT DARBY 14005 SOLANO CIR OCEAN SPRINGS, MS 39564

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$3,732.67
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 104639295 Certificate Number: 006820 of 2015

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/02/2017"/>	Redemption Date <input type="text" value="06/30/2017"/>
Months	6	2
Tax Collector	<input type="text" value="\$3,418.73"/>	<input type="text" value="\$3,418.73"/>
Tax Collector Interest	\$307.69	\$102.56
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,732.67	<input type="text" value="\$3,527.54"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$40.50	\$13.50
Total Clerk	\$490.50	<input type="text" value="\$463.50"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$4,323.17	\$3,991.04
	Repayment Overpayment Refund Amount	\$332.13

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 10, 2017

PFL FINANCIAL 1 LLC US BANK
50 SOUTH 16TH ST STE 2050
PHILADELPHIA PA 19102

Dear Certificate Holder:

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

TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 006820	\$450.00	\$13.50	\$463.50
2015 TD 003641	\$450.00	\$13.50	\$463.50

TOTAL \$927.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed

17-522

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13748

July 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 07-07-1997, through 07-07-2017, and said search reveals the following:

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

Rhett E. Darby and Roxanne Darby, husband and wife

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

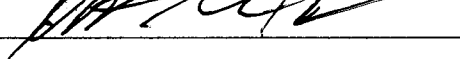
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

By: 

July 7, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13748

July 7, 2017

014S331004038001 - Full Legal Description

BEG AT INTER OF CENTER LI OF ALA ST HWY #180 BEING FLA ST HWY #S-292 & ALA FLA ST LI N 77 DEG 4 MIN E ALG CENTER LI 2573 18/100 FT N PARL TO ST LI 73 21/100 FT FOR POB BEING NLY R/W LI OF FLA SR #S-292 N PARL TO ST LI 33 FT ELY TO WLY R/W OF PRIVATE RD TO A PT 24 FT FROM S LI OF GRANTORS TOTAL PROP BEING ABOVE SR #S-292 SLY ALG WLY R/W 24 FT WLY TO POB OR 3823 P 251

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13748

July 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 \$59,850.00. Tax ID 10-4639-295.

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: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-2-2017

TAX ACCOUNT NO.: 10-4639-295

CERTIFICATE NO.: 2015-6820

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

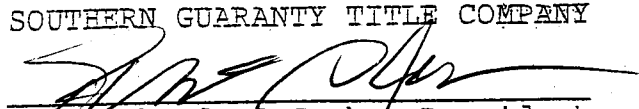
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Rhett E. Darby
Roxanne Darby
14005 Solano Circle
Ocean Springs. MS 39564

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

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

15.00
96.00
111.00

D S PD \$98.00
Mort \$0.00 ASUM \$0.00
AUGUST 25, 1995
Ernie Lee Nagaha,
Clerk of the Circuit Court
BY: *M. Wragg* D.C.

 **SAMANTHA E. HURD**
MY COMMISSION # CC 386013
EXPIRES: December 15, 1997
Bonded This Notary Public Underwrote

Schedule A

Commence at a point at the intersection of the center line of the right of way of Alabama State Highway No. 180 with the Alabama-Florida State Line, as defined and established by act of Legislature of Alabama, approved August 28, 1953 and by Act of Legislature of Florida, approved June 12, 1953; said point also being the intersection of the center line of the right of way of Florida State Highway S-292 with the Alabama-Florida State Line; thence go North 77 degrees 04 minutes East along the projected center line of Alabama State Highway No. 180 a distance of 2573.18 feet; thence go North and parallel to the Alabama-Florida State Line a distance of 73.21 feet for point of beginning, said point being on the Northerly right-of-way of Florida State Road No. S-292 (100' R/W); thence North and parallel to said State line being grantors west line a distance of 33 feet; thence easterly to a point on the westerly right of way of an existing private road easement 40 feet, more or less, to a point that is 24 feet from the South line of grantors' total property (being the above Florida State Road No. S-292 north right-of-way) where said westerly right of way intersects; thence southerly along said westerly right of way 24 feet; thence westerly to point of beginning, being 40 feet, more or less, all lying and being in Escambia County, Florida.

Gary D. Smith
mr

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: Perdido Key Drive

Legal Address of Property: 17000 Perdido Key Drive, Pensacola, FL, 32507

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

This form completed by: Larry D. Timothy

Name

1049 Dolphin Rd.

Address

Cantonment, FL 32533

City, State, Zip Code

AS TO SELLER(S):

Larry D. Timothy
Seller's Name: Larry D. Timothy

Marilyn M. Timothy
Seller's Name: Marilyn M. Timothy

Samantha Hurd
Witness' Name: Samantha Hurd

Witness' Name: _____

AS TO BUYER(S):

Rhett E. Darby
Buyer's Name: Rhett E. Darby

Roxanne Darby
Buyer's Name: Roxanne Darby

Samantha Hurd
Witness' Name: Samantha Hurd

Witness' Name: _____

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

Instrument 00230155
Filed and recorded in the
Official Records
AUGUST 25, 1995
at 09:01 A.M.
ERNIE LEE MAGAHA,
CLERK OF THE CIRCUIT COURT
Escambia County,
Florida