

# 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

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

**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:**

<b>Certificate Year/Number</b>	<b>Account Number</b>	<b>Sale Date</b>	<b>Face Amount of Certificate</b>	<b>Interest</b>	<b>Total</b>
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:**

<b>Certificate Year/Number</b>	<b>Account Number</b>	<b>Sale Date</b>	<b>Face Amount of Certificate</b>	<b>Tax Collector's Fee</b>	<b>Interest</b>	<b>Total</b>
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



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

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

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  
 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

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
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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	<del>\$490.50</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$3732.67</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	<del>\$40.00</del>
		Total Received	<del>\$4323.17</del>

**\$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 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 16<sup>TH</sup> ST STE 2050  
PHILADELPHIA PA 19102

Dear Certificate Holder:

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

TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 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



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

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

15.00  
96.00  
111.00

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

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

# 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

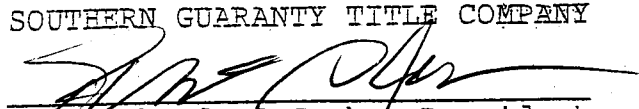
      X   Notify Escambia County, 190 Governmental Center, 32502

      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.

**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.

**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

**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

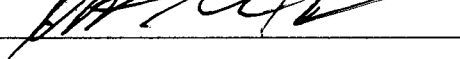
4. Taxes:

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