

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1700283

To: Tax Collector of ESCAMBIA 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   |
|----------------|-----------------|------------|---|
| 13-1606-000    | 2015/8697       | 06-01-2015 | LT 26 BEL NO BLK 71 BELMONT TRACT<br>OR 4033 P 247 OR 5403 P 1390 CA 94 |

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

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1700283

**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 / 8697**, 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: **13-1606-000**

**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:**  
**STEWART SUE D TRUSTEE FOR**  
**STEWART DUNCAN E & SUE TRUST THE**  
**321 W DESOTO ST**  
**PENSACOLA, FL 32501**  
LT 26 BEL NO BLK 71 BELMONT TRACT OR 4033 P 247 OR 5403 P  
1390 CA 94

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  |
|-------------------------|----------------|------------|----------------------------|----------|--------|
| 2015/8697               | 13-1606-000    | 06/01/2015 | 585.81                     | 29.29    | 615.10 |

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  |
|-------------------------|----------------|------------|----------------------------|---------------------|----------|--------|
| 2016/8006               | 13-1606-000    | 06/01/2016 | 614.00                     | 6.25                | 30.70    | 650.95 |

**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)

1,266.05

0.00

546.74

200.00

175.00

2,187.79

**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.  
13-1606-000 2015



# Chris Jones Escambia County Property Appraiser

Real Estate  
Search

Tangible Property  
Search

Sale  
List

Amendment 1/Portability  
Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference

[Printer Friendly Version](#)

| General Information  |  | Assessments   |             |              |              |                |
|--|--|---|-------------|--------------|--------------|----------------|
| <b>Reference:</b>  | 000S009010260071   | <b>Year</b>   | <b>Land</b> | <b>Imprv</b> | <b>Total</b> | <b>Cap Val</b> |
| <b>Account:</b>  | 131606000  | 2016  | \$10,665    | \$16,788     | \$27,453     | \$27,453       |
| <b>Owners:</b>   | STEWART SUE D TRUSTEE FOR<br>STEWART DUNCAN E & SUE TRUST<br>THE | 2015  | \$10,665    | \$16,757     | \$27,422     | \$27,422       |
| <b>Mail:</b>   | 321 W DESOTO ST<br>PENSACOLA, FL 32501                           | 2014  | \$10,665    | \$15,746     | \$26,411     | \$26,411       |
| <b>Situs:</b>  | 512 W STRONG ST 32501  | <a href="#">Disclaimer</a>                                |             |              |              |                |
| <b>Use Code:</b>   | SINGLE FAMILY RESID  | <a href="#">Amendment 1/Portability Calculations</a>      |             |              |              |                |
| <b>Taxing Authority:</b>   | PENSACOLA CITY LIMITS  | ★ <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<br>Escambia County Tax Collector |  |   |             |              |              |                |

| Sales Data  |             |             |              |             |                                      | 2016 Certified Roll Exemptions   |  |
|---|-------------|-------------|--------------|-------------|--------------------------------------|--|--|
| <b>Sale Date</b>  | <b>Book</b> | <b>Page</b> | <b>Value</b> | <b>Type</b> | <b>Official Records (New Window)</b> | None   |  |
| 08/25/2015  | 7396        | 776         | \$100        | OT          | <a href="#">View Instr</a>           |  |  |
| 08/25/2015  | 7396        | 339         | \$100        | OT          | <a href="#">View Instr</a>           |  |  |
| 04/2004   | 5403        | 1390        | \$100        | WD          | <a href="#">View Instr</a>           |  |  |
| 06/1996   | 4033        | 247         | \$100        | WD          | <a href="#">View Instr</a>           |  |  |
| 06/1996   | 3994        | 794         | \$18,000     | WD          | <a href="#">View Instr</a>           |  |  |
| 12/1995   | 3892        | 763         | \$7,000      | WD          | <a href="#">View Instr</a>           |  |  |
| Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and Comptroller |             |             |              |             |                                      | Legal Description  |  |
|   |             |             |              |             |                                      | LT 26 BEL NO BLK 71 BELMONT TRACT OR 4033 P 247 OR 5403 P 1390 OR 7396 P 339 CA 94 |  |
|   |             |             |              |             |                                      | Extra Features   |  |
|   |             |             |              |             |                                      | None   |  |

**Parcel Information**

**Section Map Id:**  
CA094

**Approx. Acreage:**  
0.1033

**Zoned:**   
R-1A

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

[Launch Interactive Map](#)

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

**Buildings**

Address: 512 W STRONG ST, Year Built: 1933, Effective Year: 1933

**Structural Elements**

**DECOR/MILLWORK-BELOW AVERAGE**

**DWELLING UNITS-1**

**EXTERIOR WALL-SIDING-SHT.AVG.**

**FLOOR COVER-PINE/SOFTWOOD**

**FOUNDATION-WOOD/NO SUB FLR**

**HEAT/AIR-UNIT HEATERS**

**INTERIOR WALL-PANEL-PLYWOOD**

**NO. PLUMBING FIXTURES-3**

**NO. STORIES-1**

**ROOF COVER-DIMEN/ARCH SHNG**

**ROOF FRAMING-GABLE-HI PITCH**

**STORY HEIGHT-0**

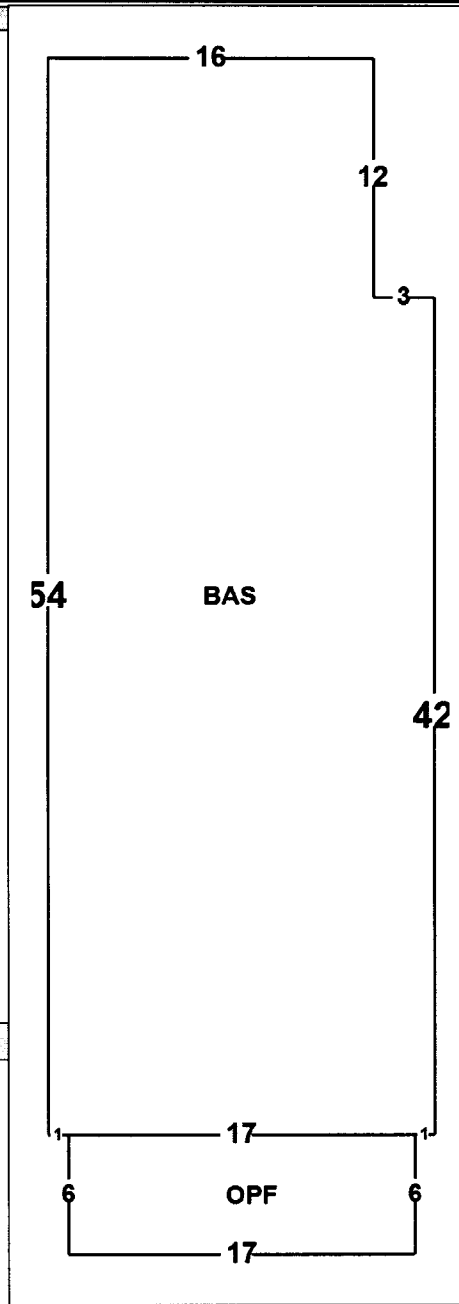
**STRUCTURAL FRAME-WOOD FRAME**



**Areas - 1092 Total SF**

**BASE AREA - 990**

**OPEN PORCH FIN - 102**



Images



6/29/16

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: 05/17/2017 (tc.2094)

The interest of each beneficiary under said Trust and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of said property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said property as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, Grantors have set their hand and seal this 21<sup>st</sup> day of April, 2004.

Signed, sealed and delivered in the presence of:

GRANTORS:

Candice S. Scales  
Witness: Candice L. Scales

Duncan E. Stewart  
DUNCAN E. STEWART

Dana H. Loomis  
Witness: DANA H. LOOMIS

Sue D. Stewart  
SUE D. STEWART

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of April, 2004, by DUNCAN E. STEWART and SUE D. STEWART, who are personally known to me.

George E. Loomis  
George E. Loomis  
Notary Public, State of Florida  
Comm. No: DD 58916  
Comm. Expires: Sept. 19, 2005.

GEORGE E. LOOMIS  
Notary Public-State of FL  
Comm. Exp: Sept. 19, 2005  
Comm. No: DD 58916

RCD May 11, 2004 01:24 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-237457

The above named Trustees are the original Trustees of the above named trust. No person or corporation dealing with an original Trustee or a successor Trustee shall be required to investigate the Trustee's authority for entering into any transaction or to see to the application of the proceeds of any transaction.

Said Trustees, original or successor, shall have full and complete independent power and authority to sell, assign, contract, mortgage, pledge, encumber, partition, subdivide, lease, option, transfer, and convey said real property and appurtenances thereto or any interest therein, including, but not limited to, the granting of easements or licenses, and, further, to deal with said real property and every part and interest thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same at any time or times hereafter, for such price and upon such terms and conditions, including terms of credit, as the Trustee may determine, without any court order.

The Trustees, original and successor, powers may be exercised independently, and without the prior or subsequent approval of any court or judicial authority, and no person dealing with the Trustee shall be required to inquire into the propriety of the Trustee's actions.

Every deed, trust deed, mortgage, lease or other instrument executed by a Trustee, original or successor, in relation to said property shall be conclusive evidence in favor of every person or entity relying upon or claiming under any conveyance, lease or other instrument: (a) that at the time of the delivery thereof, said Trust was in full force and effect; (b) that such conveyance or other instrument was executed in accordance the trusts, conditions and limitations contained in said Trust or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made by a successor Trustee or successor Trustees, that such successor Trustee or successors Trustees of said Trust have succeeded and assumed said office or been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor Trustee.

Any contract, obligation or indebtedness incurred or entered into by a Trustee, original or successor, in connection with said property shall be as Trustee of said Trust and not individually, and Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representation, warranties, covenants, undertakings and agreements of a Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against any Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and release and all persons and entities whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

1500 41.00  
70

✓  
PREPARED BY/RETURN TO:  
George E. Loomis, Attorney at Law  
811 North Spring Street  
Pensacola, Florida 32501  
Prepared without the benefit of title  
examination or survey.

**Recorder's Use Only**

OR BK 5403 PG1390  
Escambia County, Florida  
INSTRUMENT 2004-237457

DEED DOC STAMPS PD & ESC CO \$ 0.70  
05/11/04 ERNIE LEE HAGANA, CLERK

**SPECIAL WARRANTY DEED**

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

Know All Men By These Presents, that **DUNCAN E. STEWART and SUE D. STEWART**, husband and wife, GRANTOR, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed to **DUNCAN E. STEWART and SUE D. STEWART, TRUSTEES**, under the provisions of a Trust Agreement dated the 21<sup>st</sup> day of April, 2004, known as **The Duncan E. & Sue D. Stewart Trust**, GRANTEE (whose mailing address is 321 West DeSoto Street, Pensacola, Florida 32501), and successors and assigns, forever, the following described property, situate, lying and being in Escambia County, Florida:

**PARCEL ID #: 00-0S-00-9010-260-071**

**LOT 26, BLOCK 71, WEST KING TRACK, BELMONT NUMBERING, ESCAMBIA COUNTY, CITY OF PENSACOLA, FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.**

Being the same property as described in that certain deed recorded in OR Book 4033, Page 0247, of the Public Records of Escambia County, Florida.

Subject To taxes for the current year and to valid easements, reservations, and restrictions of record, if any, which are not hereby reimposed, and free from all other exceptions and any right of homestead. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or under GRANTOR.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: 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.: 13-1606-000

CERTIFICATE NO.: 2015-8697

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.

Sue D. Stewart, Trustee of the  
Duncan E. & Sue D. Stewart Trust  
321 W. DeSoto St.  
Pensacola, FL 32501

Unknown Tenants  
512 W. Strong St.  
Pensacola, FL 32501

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. 4



**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 13751

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 \$27,453.00. Tax ID 13-1606-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 13751

July 7, 2017

**Lot 26, Block 71, West King Track, Belmont Numbering, City of Pensacola, Escambia County, Florida,  
according to the map of said City copyrighted by Thomas C. Watson in 1906.**

**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.: 13751

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:

Sue D. Stewart, sole surviving Trustee of the Duncan E. and Sue D. Stewart Trust

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

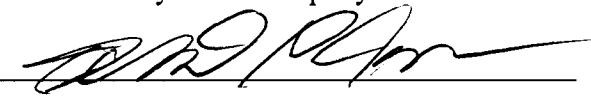
4. Taxes:

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

## 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 October 2, 2017, 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 PFS FINANCIAL 1 LLC US BANK holder of Tax Certificate No. 08697, issued the 1st day of June, A.D., 2015 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 26 BEL NO BLK 71 BELMONT TRACT OR 4033 P 247 OR 5403 P 1390 CA 94

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 131606000 (17-525)

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

**SUE D STEWART TRUSTEE and THE DUNCAN E & SUE STEWART TRUST**

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 October, which is the 2nd day of October 2017.

Dated this 17th day of August 2017.

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

### Personal Services:

**THE DUNCAN E & SUE STEWART TRUST**

321 W DESOTO ST  
PENSACOLA, FL 32501

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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**SUE D STEWART TRUSTEE**  
321 W DESOTO ST  
PENSACOLA, FL 32501

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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**Post Property:**

**512 W STRONG ST 32501**



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

By:  
Emily Hogg  
Deputy Clerk

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SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 131606000 (17-525)

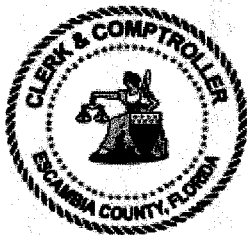
The assessment of the said property under the said certificate issued was in the name of

SUE D STEWART TRUSTEE and THE DUNCAN E & SUE STEWART TRUST

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 October, which is the 2nd day of October 2017.

Dated this 17th day of August 2017.

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 08697 of 2015**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 17, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

|   |  |
|---|--|
| SUE D STEWART TRUSTEE<br>321 W DESOTO ST<br>PENSACOLA, FL 32501       | THE DUNCAN E & SUE STEWART TRUST<br>321 W DESOTO ST<br>PENSACOLA, FL 32501 |
| SUE D STEWART<br>C/O TENANTS<br>512 W STRONG ST<br>PENSACOLA FL 32501 |  |

WITNESS my official seal this 17th day of August 2017.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



## 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 October 2, 2017, 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 **PFS FINANCIAL 1 LLC US BANK** holder of **Tax Certificate No. 08697**, issued the **1st day of June, A.D., 2015** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 26 BEL NO BLK 71 BELMONT TRACT OR 4033 P 247 OR 5403 P 1390 CA 94**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 131606000 (17-525)**

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Dated this 17th day of August 2017.

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### Personal Services:

**SUE D STEWART TRUSTEE**  
**321 W DESOTO ST**  
**PENSACOLA, FL 32501**

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



By:  
Emily Hogg  
Deputy Clerk

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**Personal Services:**

**SUE D STEWART TRUSTEE**  
321 W DESOTO ST  
PENSACOLA, FL 32501

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

2017 AUG 17 5 2:09

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

17-525

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO17CIV042514NON

**Agency Number:** 17-011330

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 08697 2015

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: SUE D STEWART TRUSTEE AND THE DUNCAN E & SUE STEWART TRUST  
**Defendant:**

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

Non-Executed

Received this Writ on 8/17/2017 at 2:09 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for SUE D STEWART TRUSTEE , Writ was returned to court UNEXECUTED on 8/22/2017 for the following reason:

321 WEST DESOTO STREET IS A VACANT HOUSE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

*K Gallagher 927*  
K. GALLAGHER, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: MLDENISCO

## WARNING

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Dated this 17th day of August 2017.

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### Personal Services:

**THE DUNCAN E & SUE STEWART  
TRUST**  
321 W DESOTO ST  
PENSACOLA, FL 32501

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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**Personal Services:**

**THE DUNCAN E & SUE STEWART TRUST**

**321 W DESOTO ST  
PENSACOLA, FL 32501**

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



By:  
Emily Hogg  
Deputy Clerk

2017 AUG 17 2:09

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

17- 525

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO17CIV042517NON

**Agency Number:** 17-011331

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 08697 2015

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: SUE D STEWART TRUSTEE AND THE DUNCAN E & SUE STEWART TRUST  
**Defendant:**

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

Non-Executed

Received this Writ on 8/17/2017 at 2:09 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for THE DUNCAN E & SUE STEWART TRUST , Writ was returned to court UNEXECUTED on 8/21/2017 for the following reason:

321 WEST DESOTO STREET IS A VACANT HOUSE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

*KGallagher 927*

K. GALLAGHER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

**WARNING**

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**Post Property:**

**512 W STRONG ST 32501**



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

By:  
Emily Hogg  
Deputy Clerk

2017 AUG 17 2:11

08/17/2017

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

17-525

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO17CIV042508NON

**Agency Number:** 17-011386

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 08697 2015

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: SUE D STEWART TRUSTEE AND THE DUNCAN E & SUE STEWART TRUST

**Defendant:**

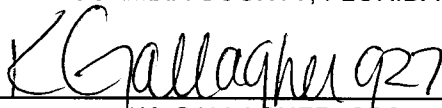
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/17/2017 at 2:11 PM and served same at 1:39 PM on 8/21/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

  
K. GALLAGHER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO



CERTIFIED MAIL™

**Pam Childers**

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



9171 9690 0935 0128 0415 00

NEOPOST  
08/17/2017  
US POSTAGE \$005.26  
FIRST-CLASS MAIL



ZIP 32502  
041M11272965

2017 SEP - 5 D  
OFFICIAL RECORDS  
UNCLAIMED

SUE D STEWART TRUSTEE [17-5251]  
321 W DESOTO ST  
PENSACOLA, FL 32501

n/l  
D

**Pam Childers**

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



9171 9690 0935 0128 0415 17

NEOPOST  
08/17/2017  
US POSTAGE \$005.26  
FIRST-CLASS MAIL



ZIP 32502  
041M11272965

2017 SEP - 5 D  
OFFICIAL RECORDS  
UNCLAIMED

DUNCAN E & SUE STEWART  
TRUST [17-5251]  
321 W DESOTO ST  
PENSACOLA, FL 32501

n/l  
D

3250133039 00

SUE D STEWART TRUSTEE [17-525]  
321 W DESOTO ST  
PENSACOLA, FL 32501

9171 9690 0935 0128 0415 00

THE DUNCAN E & SUE STEWART  
TRUST [17-525]  
321 W DESOTO ST  
PENSACOLA, FL 32501

9171 9690 0935 0128 0415 17

SUE D STEWART [17-525]  
C/O TENANTS  
512 W STRONG ST  
PENSACOLA FL 32501

9171 9690 0935 0128 0413 64

*Contact*



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

**Tax Deed - Redemption Calculator**

**Account: 131606000 Certificate Number: 008697 of 2015**

Redemption  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="09/22/2017"/> |
| Months                  | 6  | 5   |
| Tax Collector           | <input type="text" value="\$2,187.79"/>              | <input type="text" value="\$2,187.79"/>                 |
| Tax Collector Interest  | \$196.90   | \$164.08  |
| Tax Collector Fee       | <input type="text" value="\$6.25"/>                  | <input type="text" value="\$6.25"/>                     |
| Total Tax Collector     | \$2,390.94   | <input type="text" value="\$2,358.12"/> 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  | \$33.75   |
| Total Clerk             | \$490.50   | <input type="text" value="\$483.75"/> C4                |
| Postage                 | <input type="text" value="\$15.78"/>                 | <input type="text" value="\$15.78"/>                    |
| Researcher Copies       | <input type="text" value="\$4.00"/>                  | <input type="text" value="\$4.00"/>                     |
| Total Redemption Amount | \$2,901.22   | \$2,861.65  |
|                         | Repayment Overpayment Refund Amount                  | \$39.57   |

**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 008697**

**Redeemed Date 09/22/2017**

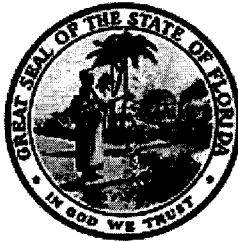
**Name BONNIE B MCKENZIE 1425 W 2ND ST RIFLE CO 81650**

|                             |                           |
|-----------------------------|---------------------------|
| Clerk's Total = TAXDEED     | \$490.80 <b>\$2841.87</b> |
| Due Tax Collector = TAXDEED | \$2,790.94                |
| Postage = TD2               | \$15.78                   |
| ResearcherCopies = TD6      | \$4.00                    |

**• For Office Use Only**

| Date                                   | Docket | Desc | Amount Owed | Amount Due | Payee Name |
|--|--------|------|-------------|------------|------------|
| <b>FINANCIAL SUMMARY</b>               |        |      |             |            |            |
| No Information Available - See Dockets |        |      |             |            |            |

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



**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: 131606000 Certificate Number: 008697 of 2015**

**Payor: BONNIE B MCKENZIE 1425 W 2ND ST RIFLE CO 81650      Date 09/22/2017**

|                       |   |                       |                       |
|-----------------------|---|-----------------------|-----------------------|
| Clerk's Check #       | 1 | Clerk's Total         | \$490.50              |
| Tax Collector Check # | 1 | Tax Collector's Total | \$2,300.94            |
|                       |   | Postage               | \$15.78               |
|                       |   | Researcher Copies     | \$4.00                |
|                       |   | Total Received        | <del>\$2,901.22</del> |

**\$2,841.87**

**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>**

# THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That PFS FINANCIAL 1 LLC US BANK holder of Tax Certificate No. 08697, 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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Dated this 17th day of August 2017.

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

4WR8/30-9/20TD

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 08697 in the Escambia Court was published in said newspaper in and was printed and released on August, 30, 2017, September 6, 2017, September 13, 2017, and again on September 20, 2017.

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 29th day of September 2017, by Malcolm G. Ballinger, who is personally known to me.

X



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



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

October 2, 2017

PFS FINANCIAL 1 LLC US BNAK CUSTODIAN  
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 001929 | \$450.00 | \$33.75  | \$483.75 |
| 2015 TD 008705 | \$450.00 | \$33.75  | \$483.75 |
| 2015 TD 009338 | \$450.00 | \$33.75  | \$483.75 |
| 2015 TD 008697 | \$450.00 | \$33.75  | \$483.75 |
| 2015 TD 005578 | \$450.00 | \$33.75  | \$483.75 |
| 2015 TD 003389 | \$450.00 | \$33.75  | \$483.75 |
| 2015 TD 009621 | \$450.00 | \$33.75  | \$483.75 |
| 2015 TD 002632 | \$450.00 | \$33.75  | \$483.75 |

**TOTAL \$3,870.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division

**Pam Childers**

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

2017 SEP -5 D 11  
OFFICIAL RECORDS

**Pam Childers**

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

2017 SEP -5 D 11  
OFFICIAL RECORDS

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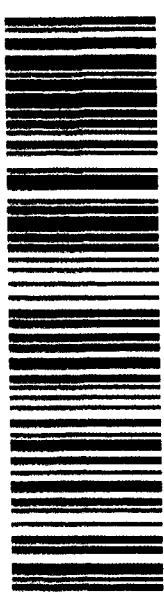
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