

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1700244

To: Tax Collector of ESCAMBIA COUNTY, Florida

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

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

Account Number	Certificate No.	Date	Legal Description
15-1665-000	2015/9535	06-01-2015	LT 4 AND S1/2 OF LT 5 BLK 200 WEST KING TRACT OR 6384 P 563 OR 6434 P 482 CA 128

I agree to:

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

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

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

04-25-2017  
Application Date

\_\_\_\_\_  
Applicant's signature

17.382

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1700244

**Date of Tax Deed Application**  
Apr 25, 2017

This is to certify that **TAX EASE FUNDING 2016-1 LLC**, holder of **Tax Sale Certificate Number 2015 / 9535**, 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: **15-1665-000**

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

**Property Owner:**  
**BK INVESTMENTS OF NW FLORIDA INC**  
**1301 W GARDEN ST**  
**PENSACOLA, FL 32505**  
LT 4 AND S1/2 OF LT 5 BLK 200 WEST KING TRACT OR 6384 P  
563 OR 6434 P 482 CA 128

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
2015/9535	15-1665-000	06/01/2015	412.50	20.63	433.13

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
2016/8770	15-1665-000	06/01/2016	449.78	6.25	74.21	530.24

**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)

963.37  
0.00  
406.36  
200.00  
175.00  
  
1,744.73

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

Date of Sale: August 7, 2017

By *Candice Lewis*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
15-1665-000 2015

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

 Areas - 909 Total SF

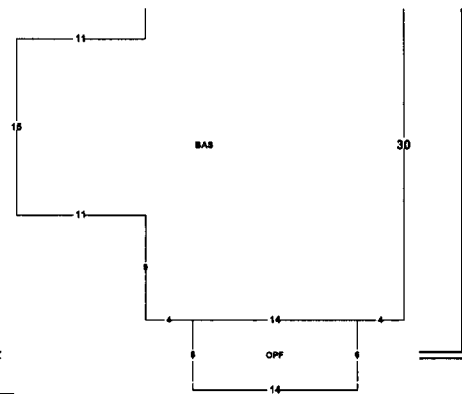
**BASE AREA - 825**

**OPEN PORCH FIN - 84**

Images



7/2/12



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

Last Updated:05/08/2017 (tc.2767)



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
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[Printer Friendly Version](#)

### General Information

**Reference:** 000S009060004200  
**Account:** 151665000  
**Owners:** BK INVESTMENTS OF NW FLORIDA INC  
**Mail:** 1301 W GARDEN ST  
 PENSACOLA, FL 32505  
**Situs:** 1208 N T ST 32505  
**Use Code:** SINGLE FAMILY RESID   
**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	Cap Val
2016	\$5,750	\$20,686	\$26,436	\$25,688
2015	\$8,303	\$19,146	\$27,449	\$23,353
2014	\$8,303	\$17,597	\$25,900	\$21,230

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

★ [File for New Homestead Exemption Online](#)

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/31/2009	6434	482	\$100	WD	<a href="#">View Instr</a>
01/29/2009	6434	485	\$100	WD	<a href="#">View Instr</a>
10/07/2008	6384	563	\$100	WD	<a href="#">View Instr</a>
12/2003	5319	586	\$100	WD	<a href="#">View Instr</a>
12/2001	4811	1257	\$100	WD	<a href="#">View Instr</a>
06/1999	4425	164	\$8,500	WD	<a href="#">View Instr</a>
09/1982	1684	395	\$100	WD	<a href="#">View Instr</a>

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

### 2016 Certified Roll Exemptions

None

### Legal Description

LT 4 AND S1/2 OF LT 5 BLK 200 WEST KING TRACT OR  
 6384 P 563 OR 6434 P 482 CA 128

### Extra Features

None

### Parcel Information

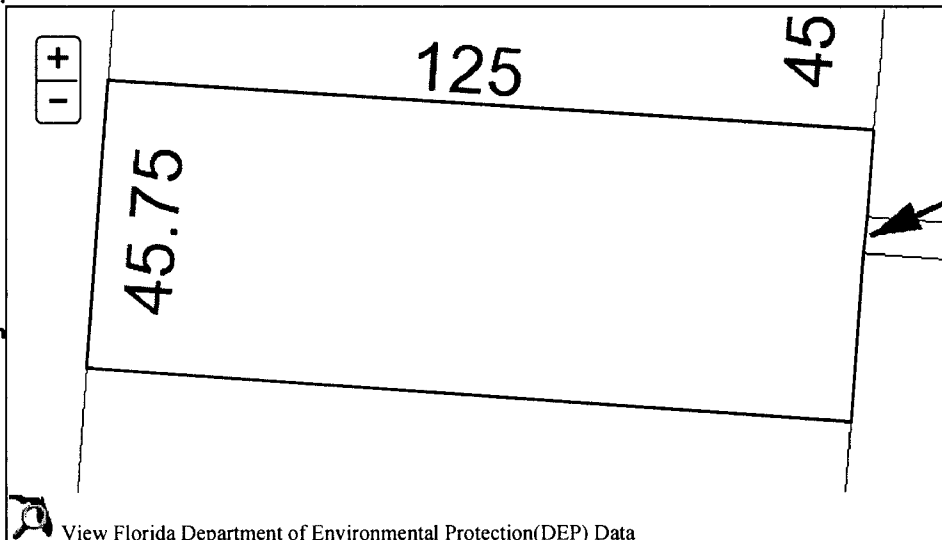
[Launch Interactive Map](#)

**Section**  
**Map Id:**  
 CA128

**Approx. Acreage:**  
 0.1377

**Zoned:**   
 HDMU

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



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

### Buildings

Address: 1208 N T ST, Year Built: 1925, Effective Year: 1935

#### Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-0

EXTERIOR WALL-ASBESTOS SIDING



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

**Tax Deed - Redemption Calculator**

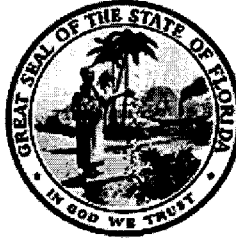
**Account: 151665000 Certificate Number: 009535 of 2015**

Redemption ☐ Yes ☒ No
 Application Date 
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/07/2017"/>	Redemption Date <input type="text" value="05/15/2017"/>
Months	4	1
Tax Collector	<input type="text" value="\$1,744.73"/>	<input type="text" value="\$1,744.73"/>
Tax Collector Interest	\$104.68	\$26.17
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,855.66	<input type="text" value="\$1,777.15"/> <b>IC</b>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$27.00	\$6.75
Total Clerk	\$477.00	<input type="text" value="\$456.75"/> <b>CH</b>
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	\$2,432.66	\$2,233.90
	Repayment Overpayment Refund Amount	\$198.76

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 009535**

**Redeemed Date 05/15/2017**

**Name BK INVESTMENTS OF NW FLORIDA INC 1301 W GARDEN ST PENSACOLA, FL 32505**

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$1,855.66
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

1913.90

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

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

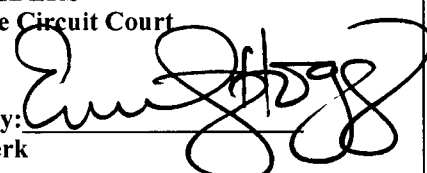
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 151665000 Certificate Number: 009535 of 2015**

**Payor: BK INVESTMENTS OF NW FLORIDA INC 1301 W GARDEN ST PENSACOLA, FL 32505  
Date 05/15/2017**

Clerk's Check #	82291	Clerk's Total	<del>\$477.00</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$1,555.66</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	<del>\$40.00</del>
		Total Received	<del>\$2,432.66</del> <b>\$1918.90</b>

**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 •

May 19, 2017

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

Dear Certificate Holder:

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

TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 009535	\$450.00	\$6.75	\$456.75

**TOTAL \$456.75**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division



good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Name: STEPHEN P. KEHOE

BRAH SENSON

Name:

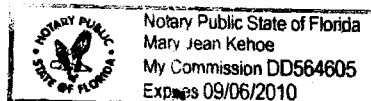
(5363-620-61)  
563-0  
x Naomi Stewart  
Naomi Stewart, a married woman as her non-homestead real property

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of January, 2009, by Naomi Stewart, who is (☒) personally known to me or ( ) who has produced a Florida driver's license as identifications and has not taken an oath.

(Seal)

Mary Jean Kehoe  
NOTARY PUBLIC  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



Prepared by and Return to:

Kerry Anne Schultz, Esq.  
Fountain, Schultz & Associates, P.L.  
2045 Fountain Professional Ct., Suite A  
Navarre, Florida 32566

**CORRECTIVE WARRANTY DEED**

*This Corrective Warranty Deed is to correct an omission in the Grantor and Grantee identification and in the legal description on the Warranty Deed dated October 7, 2008, and recorded in O.R. Book 6384, Page 563, Public Records of Escambia County, Florida.*

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**THIS WARRANTY DEED** is made and given this 31<sup>st</sup> day of January, 2009, by NAOMI STEWART, a married woman as her non-homestead real property, whose post office address is 8135 Pittman Avenue, Pensacola, Florida 32534, Grantor, and BK INVESTMENTS OF NW FLORIDA, INC., a Florida corporation, whose post office address is 1301 West Garden Street, Pensacola, Florida 32502, Grantee.

*(Wherever used herein the term Grantor and Grantee shall include the singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, where the context so admits or requires.)*

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto said Grantee, all that certain land situate in Escambia County, State of Florida, to-wit:

Lot 4 and the South ½ of Lot 5, Block 200, West King Tract, according to the map of City of Pensacola, Escambia County, copyrighted by Thomas C. Watson in 1906.

**TOGETHER** with all tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever. The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has

# 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: 8-7-2017

TAX ACCOUNT NO.: 15-1665-000

CERTIFICATE NO.: 2015-9535

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, 221 Palafox Place, 4th Floor/  
190 Governmental Center, 32502

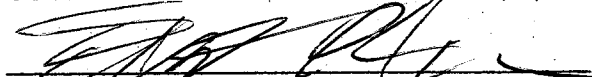
      X   Homestead for     tax year.

BK Investments of NW Florida, Inc.  
1301 W. Garden St.  
Pensacola, FL 32501

Unknown Tenants  
1208 North T St.  
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,  
this 9th day of May, 2017.

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

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

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 13610

May 9, 2017

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4322, page 496, and O.R. Book 4471, page 1408.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$26,436.00. Tax ID 15-1665-000.

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.: 13610

May 9, 2017

**Lot 4 and the South 1/2 of Lot 5, Block 200, West King Tract, 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

*Redeemed*

*17-382*

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 13610

May 9, 2017

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 05-08-1997, through 05-08-2017, and said search reveals the following:

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

BK Investments of NW Florida, Inc.

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

By: 

May 9, 2017