

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900069

Date of Tax Deed Application
Apr 12, 2019

This is to certify that **FCAP AS CUSTODIAN FOR FTCFIMT, LLC**
FL TAX CERT FUND I MUNI TAX, LLC, holder of **Tax Sale Certificate Number 2017 / 1972**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **05-0352-000**

Cert Holder:
FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677

Property Owner:
TOWNSEND LEON EARL
1 RUFFIN ST
PENSACOLA, FL 32503

BEG AT SW COR OF LT 48 NLY ALG W LI OF LT 107 25/100 FT
ELY PARALLEL TO S LI OF SD LI OF SD LT 27 FT (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
2017/1972	05-0352-000	06/01/2017	354.94	17.75	372.69

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
/						

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	372.69
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	326.98
4. Property Information Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	1,074.67

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.	20,113.00
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 23rd day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: August 5, 2019

By *Jennifer N. Cassidy*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
05-0352-000 2017

BEG AT SW COR OF LT 48 NLY ALG W LI OF LT 107 25/100 FT ELY PARALLEL TO S LI OF SD LI OF SD LT 27 FT SLY PARALLEL TO W LI OF SD LT 11 12/100 FT ELY PARALLEL TO S LI OF SD 50 84/100 FT SLY PARALLEL TO W LI OF SD LT 96 13/100 FT WLY ALG S LI OF LT 77 84/100 FT TO POB MAURA PLACE S/D PB 1 P 32 ALSO BEG AT NW COR OF LT 1 SLY ALG W LI OF LT 96 13/100 FT TO SE COR OF LT ELY ALG S LI OF LT 18 71/100 FT NLY PARL TO W LI OF LT 98 77/100 TO PT ON N LI OF LT WLY ALG N LI 20 FT TO POB PART OF LT 1 THORNTON PLACE PB 5 P 35 OR 2515 P 812

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900069

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677,

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
05-0352-000	2017/1972	06-01-2017	BEG AT SW COR OF LT 48 NLY ALG W LI OF LT 107 25/100 FT ELY PARALLEL TO S LI OF SD LI OF SD LT 27 FT SLY PARALLEL TO W LI OF SD LT 11 12/100 FT ELY PARALLEL TO S LI OF SD 50 84/100 FT SLY PARALLEL TO W LI OF SD LT 96 13/100 FT WLY ALG S LI OF LT 77 84/100 FT TO POB MAURA PLACE S/D PB 1 P 32 ALSO BEG AT NW COR OF LT 1 SLY ALG W LI OF LT 96 13/100 FT TO SE COR OF LT ELY ALG S LI OF LT 18 71/100 FT NLY PARL TO W LI OF LT 98 77/100 TO PT ON N LI OF LT WLY ALG N LI 20 FT TO POB PART OF LT 1 THORNTON PLACE PB 5 P 35 OR 2515 P 812

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, property information 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
FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677

04-12-2019
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode Account Reference

Printer Friendly Version

General Information		Assessments				
Reference:	042S302007000048	Year	Land	Imprv	Total	Cap Val
Account:	050352000	2018	\$11,400	\$38,488	\$49,888	\$40,226
Owners:	TOWNSEND LEON EARL	2017	\$11,400	\$36,908	\$48,308	\$39,399
Mail:	1 RUFFIN ST PENSACOLA, FL 32503	2016	\$8,550	\$35,757	\$44,307	\$38,589
Situs:	1 RUFFIN CIR 32503	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS	> 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					2018 Certified Roll Exemptions	
Sale Date	Book Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
03/2000	4535 35	\$56,000	WD	View Instr		
02/1988	2515 812	\$100	WD	View Instr		
04/1987	2384 217	\$35,500	WD	View Instr		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					Legal Description	
					BEG AT SW COR OF LT 48 NLY ALG W LI OF LT 107 25/100 FT ELY PARALLEL TO S LI OF SD LI OF SD LT 27 FT SLY PARALLEL...	
					Extra Features	
					FRAME BUILDING	

Parcel Information

Section Map Id:
04-2S-30-1

Approx. Acreage:
0.1965

Zoned:
CONSULT ZONING AUTHORITY

Evacuation & Flood Information
[Open Report](#)

View Florida Department of Environmental Protection (DEP) Data


[Launch Interactive Map](#)

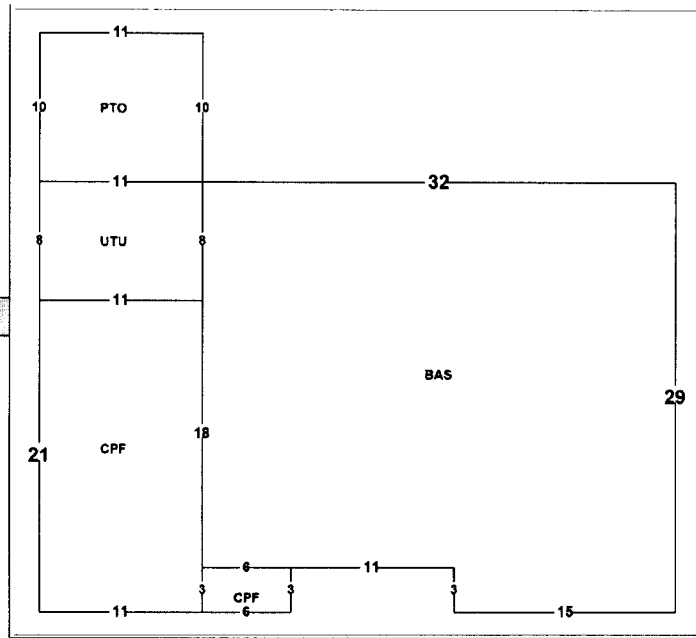
Buildings

Address: 1 RUFFIN CIR, Year Built: 1956, Effective Year: 1956

Structural Elements
DECOR/MTL WORK-AVERAGE
DWELLING UNITS
EXTERIOR WALL-BRICK FACE/VENEER
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
PIL/STL

 **Areas - 1324 Total SF**
BASE AREA - 877
CARPORT FIN - 249
PATIO - 110
UTILITY UNF - 88



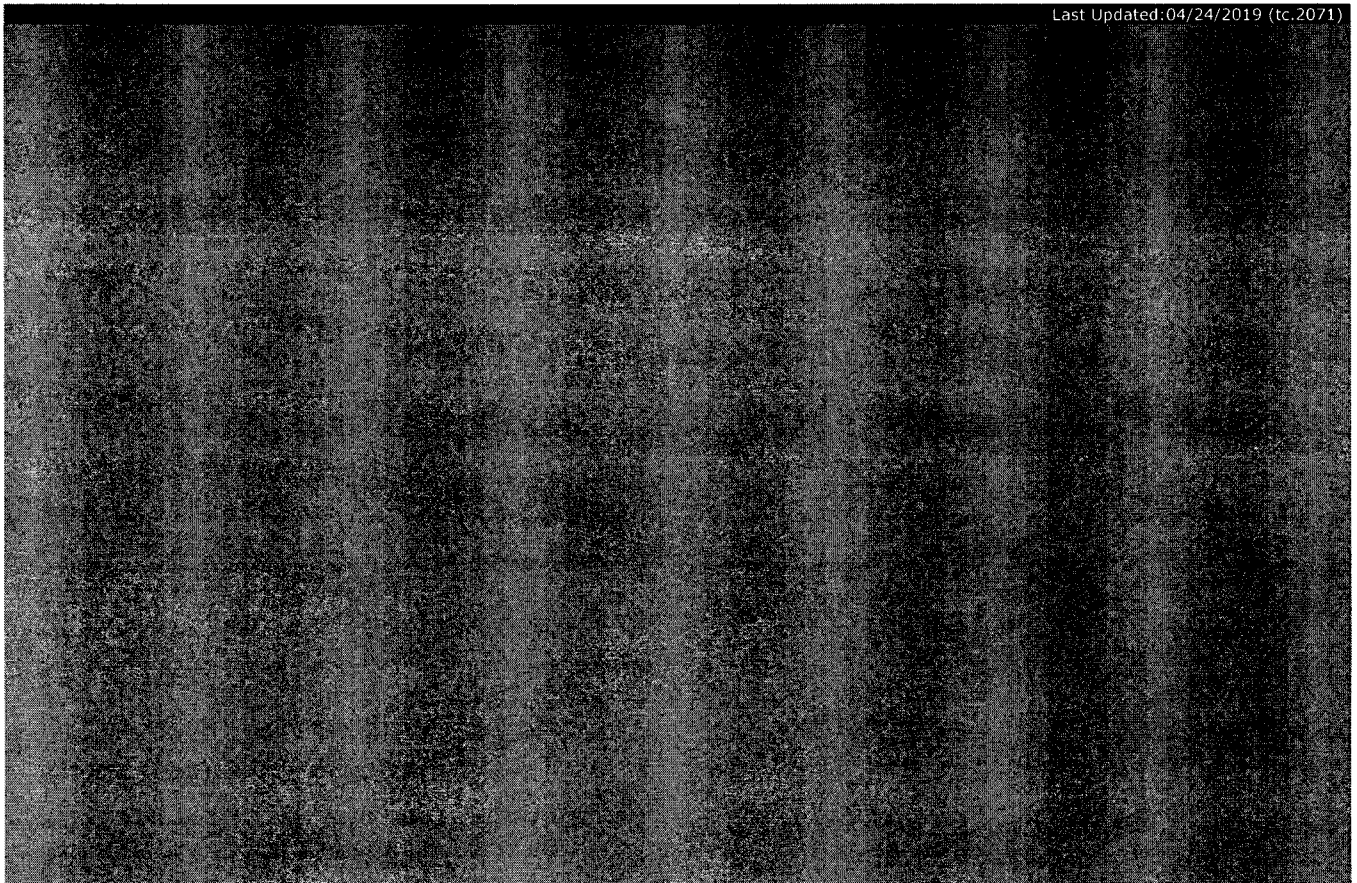
Images



8/7/18

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: 04/24/2019 (tc.2071)



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FCAP AS CUSTODIAN FOR FTCFIMT LLC FL TAX CERT FUND I MUNI TAX LLC** holder of **Tax Certificate No. 01972**, issued the **1st day of June, A.D., 2017** 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:

BEG AT SW COR OF LT 48 NLY ALG W LI OF LT 107 25/100 FT ELY PARALLEL TO S LI OF SD LI OF SD LT 27 FT SLY PARALLEL TO W LI OF SD LT 11 12/100 FT ELY PARALLEL TO S LI OF SD 50 84/100 FT SLY PARALLEL TO W LI OF SD LT 96 13/100 FT WLY ALG S LI OF LT 77 84/100 FT TO POB MAURA PLACE S/D PB 1 P 32 ALSO BEG AT NW COR OF LT 1 SLY ALG W LI OF LT 96 13/100 FT TO SE COR OF LT ELY ALG S LI OF LT 18 71/100 FT NLY PARL TO W LI OF LT 98 77/100 FT TO PT ON N LI OF LT WLY ALG N LI 20 FT TO POB PART OF LT 1 THORNTON PLACE PB 5 P 35 OR 2515 P 812

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 050352000 (19-358)

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

LEON EARL TOWNSEND

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 August, which is the **5th day of August 2019**.

Dated this 26th day of April 2019.

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

19-358

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 15108

May 2, 2019

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 05-02-1999, through 05-02-2019, and said search reveals the following:

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

Leon Earl Townsend

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

By: 

May 2, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15108

May 2, 2019

042S30200700048 - Full Legal Description

BEG AT SW COR OF LT 48 NLY ALG W LI OF LT 107 25/100 FT ELY PARALLEL TO S LI OF SD LI OF SD LT 27 FT SLY PARALLEL TO W LI OF SD LT 11 12/100 FT ELY PARALLEL TO S LI OF SD 50 84/100 FT SLY PARALLEL TO W LI OF SD LT 96 13/100 FT WLY ALG S LI OF LT 77 84/100 FT TO POB MAURA PLACE S/D PB 1 P 32 ALSO BEG AT NW COR OF LT 1 SLY ALG W LI OF LT 96 13/100 FT TO SE COR OF LT ELY ALG S LI OF LT 18 71/100 FT NLY PARL TO W LI OF LT 98 77/100 TO PT ON N LI OF LT WLY ALG N LI 20 FT TO POB PART OF LT 1 THORNTON PLACE PB 5 P 35 OR 2515 P 812

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15108

May 2, 2019

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

1. Utility Lien filed by ECUA recorded in OR Book 7472, page 1121.
2. Taxes for the year 2016-2018 delinquent. The assessed value is \$49,888.00. Tax ID 05-0352-000.

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.

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-5-2019

TAX ACCOUNT NO.: 05-0352-000

CERTIFICATE NO.: 2017-1972

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

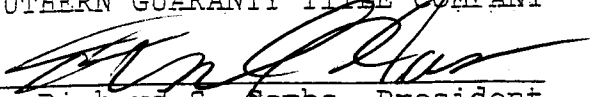
X Homestead for 2018 tax year.

Leon Earl Townsend
1 Ruffin Circle
Pensacola, FL 32503

ECUA
9255 Sturdevant St.
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,
this 7th day of May, 2019.

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.

10.50
32250

OR BK 4535 P80035
Escambia County, Florida
INSTRUMENT 00-715409

Prepared By: Rhonda D. Nall
✓ CHELSEA TITLE AGENCY OF NW FLORIDA
4300 BAYOU BOULEVARD, STE 17-E
PENSACOLA, FL
incidental to the issuance of a title insurance policy.
File Number: 00-238-rn
Parcel ID #: 04-2S-30-2007-000-048
Grantee(s) SS #:

DEED DOC STAMPS PD @ ESC CO \$ 392.00
03/16/00 ERMIE LEE WAGNER, CLERK
By: Sallye W. Nall

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated 03/13/2000

by

JoAnn Holm formerly known as Jo Ann B. Bartee, a married person whose post office address is:

hereinafter called the GRANTOR, to Leon Earl Townsend, a single person whose post office address is:

1 Ruffin Street Pensacola FL 32503 hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:

PARCEL 1; BEGINNING AT THE SOUTHWEST CORNER OF LOT 48, OF THE MAURA PLACE SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGE 32 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 107.25 FEET, THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT 27 FEET, THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID LOT 11.12 FEET; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT 50.84 FEET, THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID LOT 96.13 FEET, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 77.84 FEET TO THE POINT OF BEGINNING. PARCEL II; BEGINNING AT THE NORTHWEST CORNER OF LOT 1, THORNTON PLACE SUBDIVISION ACCORDING TO A PLAT RECORDED IN PLAT BOOK 5 AT PAGE 32 OF THE RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE SOUTHERLY WITH THE WEST LINE OF SAID LOT 96.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY WITH THE SOUTH LINE OF SAID LOT 18.71 FEET; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF SAID LOT 98.77 FEET TO A POINT ON THE NORTH LINE OF SAID LOT; THENCE WESTERLY 20 FEET TO THE POINT OF BEGINNING; BEING A PORTION OF LOT 1, THORNTON PLACE.

Grantor states herein that the above described property is not her constitutional homestead.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2000 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has 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, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: [Signature]
Print Name: Walter K. Pierce

[Signature]
JoAnn Holm formerly known as Jo Ann B. Bartee

Signature: [Signature]
Print Name: Rhonda D. Nall

State of Florida
County of Escambia

I am a notary public of the state of Florida and my commission expires: 08/25/00 THE FOREGOING INSTRUMENT was acknowledged before me on 03/13/2000 by: JoAnn Holm formerly known as Jo Ann B. Bartee, a married person

who is personally known to me or who has produced Driver's License as identification and who Did take an oath.

Notary Seal

NOTARY PUBLIC - STATE OF FLORIDA
RHONDA D. NALL
COMMISSION NUMBER 000748
EXPIRES 08/25/2000
AMERICAN SURETY ASSOCIATES
Rhonda D. Nall Notary Public

**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 or 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 acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Ruffin Street

Legal Address of Property: 1 Ruffin Street Pensacola FL 32503

The County () ^{CITY} has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Chelsea Title Agency of Northwest Florida
4300 Bayou Blvd., Suite 17E, Pensacola, FL 32503

AS TO SELLER(S):

JoAnn Holm
Seller: JoAnn Holm formerly known as Jo Ann B. Barteo

Walter K. Pierce
Witness: Walter K. Pierce

[Signature]
Seller:

[Signature]
Witness:

RCD Mar 16, 2000 09:40 am
Escambia County, Florida

AS TO BUYER(S):

Leon E. Townsend
Buyer: Leon Earl Townsend

[Signature]
Witness:

[Signature]
Buyer:

[Signature]
Witness:

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-715409

This form approved by the Escambia County Board of County Commissioners Effective 4/15/95

This Instrument Was Prepared
By And Is To Be Returned To:
VERONICA JAMES,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

Escambia County Property Appraiser
042S302007000048 - Full Legal Description
BEG AT SW COR OF LT 48 NLY ALG W LI OF LT 107 25/100 FT ELY PARALLEL TO S LI OF SD LI OF SD LT
27 FT SLY PARALLEL TO W LI OF SD LT 11 12/100 FT ELY PARALLEL TO S LI OF SD 50 84/100 FT SLY
PARALLEL TO W LI OF SD LT 96 13/100 FT WLY ALG S LI OF LT 77 84/100 FT TO POB MAURA PLACE S/D
Customer: TOWNSEND LEON

Account Number: 925-64189

Amount of Lien: \$ 81.88, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 1-22-16

EMERALD COAST UTILITIES AUTHORITY

BY: Veronica James

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22 day of
JANUARY, 2016, by VERONICA JAMES of the Emerald
Coast Utilities Authority, who is personally known to me and who did not take an oath.

 Laura E. Teichel
Notary Public
State of Florida
My Commission Expires 08/11/2019
Commission No. FF 908719

Laura E. Teichel
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01972 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 20, 2019, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LEON EARL TOWNSEND 1 RUFFIN ST PENSACOLA FL 32503	ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514
---	---

WITNESS my official seal this 20th day of June 2019.



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 August 5, 2019, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTCFIMT LLC FL TAX CERT FUND I MUNI TAX LLC holder of Tax Certificate No. 01972, issued the 1st day of June, A.D., 2017 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:

BEG AT SW COR OF LT 48 NLY ALG W LI OF LT 107 25/100 FT ELY PARALLEL TO S LI OF SD LI OF SD LT 27 FT SLY PARALLEL TO W LI OF SD LT 11 12/100 FT ELY PARALLEL TO S LI OF SD 50 84/100 FT SLY PARALLEL TO W LI OF SD LT 96 13/100 FT WLY ALG S LI OF LT 77 84/100 FT TO POB MAURA PLACE S/D PB 1 P 32 ALSO BEG AT NW COR OF LT 1 SLY ALG W LI OF LT 96 13/100 FT TO SE COR OF LT ELY ALG S LI OF LT 18 71/100 FT NLY PARL TO W LI OF LT 98 77/100 TO PT ON N LI OF LT WLY ALG N LI 20 FT TO POB PART OF LT 1 THORNTON PLACE PB 5 P 35 OR 2515 P 812

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 050352000 (19-358)

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

LEON EARL TOWNSEND

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 August, which is the **5th** day of August 2019.

Dated this 17th day of June 2019.

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

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 August 5, 2019, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTCFIMT LLC FL TAX CERT FUND I MUNI TAX LLC holder of Tax Certificate No. 01972, issued the 1st day of June, A.D., 2017 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:

BEG AT SW COR OF LT 48 NLY ALG W LI OF LT 107 25/100 FT ELY PARALLEL TO S LI OF SD LI OF SD LT 27 FT SLY PARALLEL TO W LI OF SD LT 11 12/100 FT ELY PARALLEL TO S LI OF SD 50 84/100 FT SLY PARALLEL TO W LI OF SD LT 96 13/100 FT WLY ALG S LI OF LT 77 84/100 FT TO POB MAURA PLACE S/D PB 1 P 32 ALSO BEG AT NW COR OF LT 1 SLY ALG W LI OF LT 96 13/100 FT TO SE COR OF LT ELY ALG S LI OF LT 18 71/100 FT NLY PARL TO W LI OF LT 98 77/100 TO PT ON N LI OF LT WLY ALG N LI 20 FT TO POB PART OF LT 1 THORNTON PLACE PB 5 P 35 OR 2515 P 812

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 050352000 (19-358)

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

LEON EARL TOWNSEND

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 August, which is the 5th day of August 2019.

Dated this 17th day of June 2019.

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

Post Property:

1 RUFFIN CIR 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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SECTION 04, TOWNSHIP 2 S, RANGE 30 W

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Personal Services:

LEON EARL TOWNSEND
1 RUFFIN ST
PENSACOLA FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

19-358

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO19CIV028188NON

Agency Number: 19-008975

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01972 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: LEON EARL TOWNSEND

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/20/2019 at 7:15 AM and served same at 11:20 AM on 6/20/2019 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. Lucas 916
K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

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SECTION 04, TOWNSHIP 2 S, RANGE 30 W

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Dated this 17th day of June 2019.

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

Post Property:

1 RUFFIN CIR 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

JUN 17 2019

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA
NON-ENFORCEABLE RETURN OF SERVICE

19-3 58

Document Number: ECSO19CIV028190NON

Agency Number: 19-008976

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01972 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: LEON EARL TOWNSEND

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 6/20/2019 at 7:15 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for LEON EARL TOWNSEND , Writ was returned to court UNEXECUTED on 7/12/2019 for the following reason:

MADE SEVERAL ATTEMPTS TO SERVE SUBJECT AT 1 RUFFIN STREET; HOWEVER, UNABLE TO MAKE CONTACT WITH SUBJECT PRIOR TO SERVE BY DATE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: K. Lucas 9/16
K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

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Personal Services:

LEON EARL TOWNSEND
1 RUFFIN ST
PENSACOLA FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

LEON EARL TOWNSEND
1 RUFFIN ST
PENSACOLA FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

LEON EARL TOWNSEND [19-358]
1 RUFFIN ST
PENSACOLA FL 32503

9171 9690 0935 0128 2844 19

ECUA [19-358]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0128 2843 58

Contact

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 FCAP AS CUSTODIAN FOR FCFMINT LLC FL TAX CERT FUND I MUNI TAX LLC holder of Tax Certificate No. 01972, issued the 1st day of June, A.D., 2017 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida. to wit:

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SECTION 04, TOWNSHIP 2 S, RANGE 30 W
TAX ACCOUNT NUMBER 050352000 (19-358)
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LEON EARL TOWNSEND

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 August, which is the 5th day of August 2019.

Dated this 20th day of June 2019.

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

4WR7/3-7/24TD

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 2017 TD 01972 in the Escambia Court was published in said newspaper in and was printed and released on July 3, 2019, July 10, 2019, July 17, 2019 and July 24, 2019.

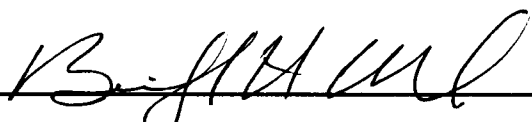
Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X 

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 25th day of July 2019, by Malcolm G. Ballinger, who is personally known to me.

X 

BRIDGET A. ROBERTS, NOTARY PUBLIC



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

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 050352000 Certificate Number: 001972 of 2017

Payor: LEON TOWNSEND 1 RUFFIN ST PENSACOLA FL 32503 Date 07/31/2019

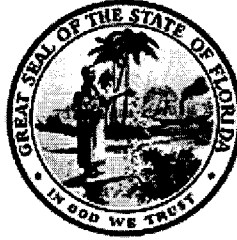
Clerk's Check #	2866197	Clerk's Total	\$495.02 1577.30
Tax Collector Check #	1	Tax Collector's Total	\$1,145.40
		Postage	\$11.20
		Researcher Copies	\$3.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,671.62

\$1,608.50

PAM CHILDERS
 Clerk of the Circuit Court

Received By: 
 Deputy Clerk

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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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2017 TD 001972

Redeemed Date 07/31/2019

Name LEON TOWNSEND 1 RUFFIN ST PENSACOLA FL 32503

Clerk's Total = TAXDEED	\$495.02	1577.30
Due Tax Collector = TAXDEED	\$1,145.40	
Postage = TD2	\$11.20	
ResearcherCopies = TD6	\$3.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 050352000 Certificate Number: 001972 of 2017

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/05/2019"/>	Redemption Date <input type="text" value="07/31/2019"/>
Months	4	3
Tax Collector	<input type="text" value="\$1,074.67"/>	<input type="text" value="\$1,074.67"/>
Tax Collector Interest	\$64.48	\$48.36
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,145.40	<input type="text" value="\$1,129.28"/> <i>TTC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
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	\$28.02	\$21.02
Total Clerk	\$495.02	<input type="text" value="\$488.02"/> <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$11.20"/>	<input type="text" value="\$11.20"/>
Researcher Copies	<input type="text" value="\$3.00"/>	<input type="text" value="\$3.00"/>
Total Redemption Amount	\$1,671.62	\$1,648.50
	Repayment Overpayment Refund Amount	\$23.12
Book/Page	<input type="text" value="8085"/>	<input type="text" value="1404"/>

Notes

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8085, Page 1404, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01972, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **050352000 (19-358)**

DESCRIPTION OF PROPERTY:

BEG AT SW COR OF LT 48 NLY ALG W LI OF LT 107 25/100 FT ELY PARALLEL TO S LI OF SD LI OF SD LT 27 FT SLY PARALLEL TO W LI OF SD LT 11 12/100 FT ELY PARALLEL TO S LI OF SD 50 84/100 FT SLY PARALLEL TO W LI OF SD LT 96 13/100 FT WLY ALG S LI OF LT 77 84/100 FT TO POB MAURA PLACE S/D PB 1 P 32 ALSO BEG AT NW COR OF LT 1 SLY ALG W LI OF LT 96 13/100 FT TO SE COR OF LT ELY ALG S LI OF LT 18 71/100 FT NLY PARL TO W LI OF LT 98 77/100 FT TO PT ON N LI OF LT WLY ALG N LI 20 FT TO POB PART OF LT 1 THORNTON PLACE PB 5 P 35 OR 2515 P 812

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: LEON EARL TOWNSEND

Dated this 31st day of July 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk