

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800168

Date of Tax Deed Application

Apr 25, 2018

This is to certify that **ATCF II FLORIDA-A, LLC**, holder of Tax Sale Certificate Number 2016 / 288, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: 01-3700-000

Cert Holder:

ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

Property Owner:

GAGE JOHN O
50 BIRDWHISTELL BLVD
PENSACOLA, FL 32514
LT 81 RIVER GARDENS PB 6 P 44 SEC 2 T 1S R 29/30W OR 2155 P 7 OR
4637 P 1769

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
2016/288	01-3700-000	06/01/2016	904.94	45.25	950.19

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
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)

950.19

0.00

883.29

200.00

175.00

2,208.48

Total Amount Paid

Amounts Certified by Clerk of Court (Lines 8-15):

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, If Applicable Per Florida Statutes
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
18. Redemption Fee
19. Total Amount to Redeem

6.25

Done this the 1st day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: September 4, 2018

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
 01-3700-000 2016

By *Springer H. Cassidy*

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800168

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154,

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
01-3700-000	2016/288	06-01-2016	LT 81 RIVER GARDENS PB 6 P 44 SEC 2 T 1S R 29/30W OR 2155 P 7 OR 4637 P 1769

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
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

04-25-2018
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

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

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information	
Reference:	021S300200000081
Account:	013700000
Owners:	GAGE JOHN O
Mail:	50 BIRDWHISTELL BLVD PENSACOLA, FL 32514
Situs:	BLITHWOOD RD 32514
Use Code:	VACANT RESIDENTIAL
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	FERRY PASS/FERRY PASS/WASHINGTON
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$55,000	\$0	\$55,000	\$55,000
2016	\$50,000	\$0	\$50,000	\$50,000
2015	\$50,000	\$0	\$50,000	\$50,000

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/2000	4637	1769	\$100	QC	View Instr
09/1985	2155	7	\$100	QC	View Instr
08/1981	1570	156	\$35,900	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2017 Certified Roll Exemptions
None

Legal Description
LT 81 RIVER GARDENS PB 6 P 44 SEC 2 T 1S R 29/30W OR 2155 P 7 OR 4637 P 1769

Extra Features
None

Parcel Information

Section Map Id:
[02-1S-29-1](#)

Approx. Acreage:
0.2969

Zoned: MDR

Evacuation & Flood Information
[Open Report](#)

125.58

125

102.33

125

BUTHEWOOD DR

[Launch Interactive Map](#)

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

Buildings

Images

None

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

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



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

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

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

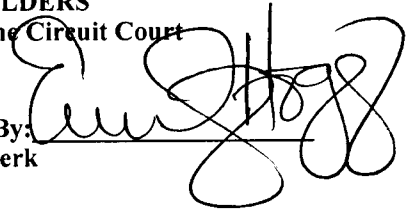
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 013700000 Certificate Number: 000288 of 2016**

Payor: JOHN GAGE 50 BIRDWHISTELL BLVD PENSACOLA, FL 32514 Date 05/29/2018

Clerk's Check #	1012106232	Clerk's Total	\$483.75
Tax Collector Check #	1	Tax Collector's Total	\$2,380.37
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,964.12

\$ 2384.61

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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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 # 2016 TD 000288

Redeemed Date 05/29/2018

Name JOHN GAGE 50 BIRDWHISTELL BLVD PENSACOLA, FL 32514

Clerk's Total = TAXDEED	\$483.75
Due Tax Collector = TAXDEED	\$2,380.37 \$ 2384.61
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY


No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 013700000 Certificate Number: 000288 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/04/2018"/>	Redemption Date <input type="text" value="05/29/2018"/> 
Months	5	1
Tax Collector	<input type="text" value="\$2,208.48"/>	<input type="text" value="\$2,208.48"/>
Tax Collector Interest	\$165.64	\$33.13
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,380.37	<input type="text" value="\$2,247.86"/> 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	\$33.75	\$6.75
Total Clerk	\$483.75	<input type="text" value="\$456.75"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,964.12	\$2,704.61
	Repayment Overpayment Refund Amount	\$259.51

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

June 5, 2018

ATCF II FLORIDA-A LLC
PO BOX 54972
NEW ORLEANS LA 70154

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
2016 TD 003437	\$450.00	\$6.75	\$456.75
2016 TD 000009	\$450.00	\$6.75	\$456.75
2016 TD 004668	\$450.00	\$6.75	\$456.75
2016 TD 000288	\$450.00	\$6.75	\$456.75
2016 TD 000289	\$450.00	\$6.75	\$456.75
2016 TD 004323	\$450.00	\$6.75	\$456.75
2016 TD 000408	\$450.00	\$6.75	\$456.75
2016 TD 004197	\$450.00	\$6.75	\$456.75

TOTAL \$3,654.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-382

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14399

June 4, 2018

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 06-04-1998, through 06-04-2018, and said search reveals the following:

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

John O. Gage

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: 

June 4, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14399

June 4, 2018

Lot 81, Rivers Gardens, as per plat thereof, recorded in Plat Book 6, Page 44, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14399

June 4, 2018

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

1. Subject to interest of River Gardens Homeowners Association.
2. MSBU Lien filed by Escambia County recorded in O.R. Book 4312, page 897, and O.R. Book 4423, page 730.
3. Taxes for the year 2015-2017 delinquent. The assessed value is \$55,000.00. Tax ID 01-3700-000.

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: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-4-2018

TAX ACCOUNT NO.: 01-3700-000

CERTIFICATE NO.: 2016-288

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

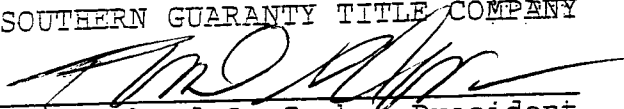
 X Notify City of Pensacola, P.O. Box 12910, 32521
221 Palafox Place, 4th Floor/
X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for tax year.

John O. Gage
50 Birdwhistell Blvd.
Pensacola, FL 32514

River Gardens HOA
4 Blithewood Dr.
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,
this 7th day of June, 2018.

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.

DEED DOC STAMPS PD @ ESC CO \$ 0.70
12/13/00 ERNIE LEE MAGAHA, CLERK

By: 

This Instrument Prepared by: Maurcen Godwin
Address: 2181 E. 52nd Terrace
Bellingham, WA 98226

QUIT CLAIM DEED

THIS QUITCLAIM DEED, Executed this 13th day of December, 2000

by first party, **THE ESTATE OF VAUDA S. GODWIN**

whose post office address is 4401 SOUNDSIDE DR. CITY OF GULF BREEZE,

COUNTY OF SANTA ROSA, FLORIDA

to **John O. Gage** whose post office address is 50 BIRDWHISTLE BLVD.,

CITY OF PENSACOLA, COUNTY OF ESCAMBIA, FLORIDA

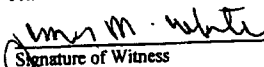
WITNESSETH, That the said first party, for good consideration and for the sum of zero dollars (\$ 00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, John O. Gage all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Escambia, State of Florida to wit:

Lots 81 and 82, River Gardens, the rear lot line of Lot 81 and that portion of the rear lot line of lot 82, measuring 27.56 feet, between the Southwest corner of lot 82 and the Southeast corner of lot 83, being on a curve with a radius of 3,018.58 feet; according to plat filed in Plat Book 6 at page 44 of the records of Escambia County, Florida.


IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:


Signature of Witness

JOHN COE II
Print name of Witness


Signature of Witness

James M. White
Print name of Witness


Signature of First Party
James W. Godwin, personal representative of Vauda S. Godwin estate
Print name of First Party

Signature of First Party

Print name of First Party

State of FLORIDA
County of ESCAMBIA
On Dec. 13, 2000 before me,
appeared James W. Godwin

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same his/her/their authorized capacity(ies), and that by his/her/their signature(s) on instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Signature of Notary

Affiant ☐ Known ☐ Produced ID ☒

Type of ID FLD# 6350-459-42-249-0
(seal)



RCD Dec 13, 2000 04:12 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-795987