

18-549

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800333

Date of Tax Deed Application
Apr 27, 2018

This is to certify that **TLOA OF FLORIDA LLC**, holder of **Tax Sale Certificate Number 2016 / 4489**, 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: **09-0550-430**

Cert Holder:
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

Property Owner:
GONZALES SANTOS R
8652 KINGFISHER LN
PENSACOLA, FL 32534
LTS 16 & 17 BLK C PINE SPRINGS ESTATE UNIT 2 PB 10 P 63 & 63-A OR 5526 P 62 OR 6145 P 780 ALSO 1/80T (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
2016/4489	09-0550-430	06/01/2016	1,112.99	55.65	1,168.64

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	1,168.64
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,051.71
4. Ownership and Encumbrance 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)	2,595.35

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.	50,476.00
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	6.25
19. Total Amount to Redeem	

Done this the 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 5, 2018

By *Candice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
09-0550-430 2016

LTS 16 & 17 BLK C PINE SPRINGS ESTATE UNIT 2 PB 10 P 63 & 63-A OR 5526 P 62 OR 6145 P 780 ALSO 1/80T H INT IN PARCEL A

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800333

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032,

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
09-0550-430	2016/4489	06-01-2016	LTS 16 & 17 BLK C PINE SPRINGS ESTATE UNIT 2 PB 10 P 63 & 63-A OR 5526 P 62 OR 6145 P 780 ALSO 1/80T H INT IN PARCEL A

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
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

04-27-2018
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

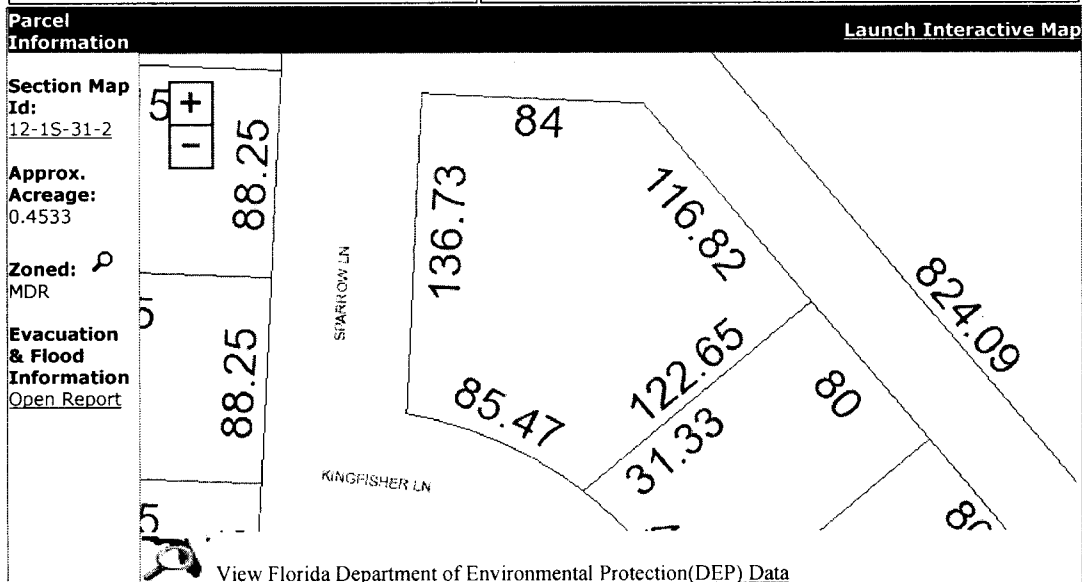
[Back](#)

☒ Navigate Mode
 ☐ Account
 ☐ Reference

[Printer Friendly Version](#)

General Information		Assessments				
Reference:	121S313500016003	Year	Land	Imprv	Total	Cap Val
Account:	090550430	2017	\$38,000	\$70,916	\$108,916	\$100,952
Owners:	GONZALES SANTOS R	2016	\$38,000	\$69,591	\$107,591	\$98,876
Mail:	8652 KINGFISHER LN PENSACOLA, FL 32534	2015	\$38,000	\$65,810	\$103,810	\$98,189
Situs:	8652 KINGFISHER LN 32534	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Schools (Elem/Int/High):	LINCOLN PARK/WOODHAM/TATE					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

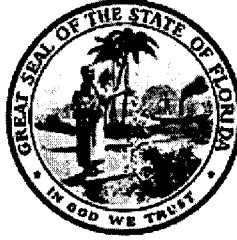
Sales Data					2017 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	HOMESTEAD EXEMPTION	
05/2007	6145	780	\$25,000	WD	Legal Description	
05/2007	6145	779	\$100	WD		
11/2004	5526	62	\$11,000	QC		
09/1995	3845	742	\$100	QC		
09/1995	3845	740	\$44,700	WD		
02/1988	3716	216	\$39,000	QC		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					Extra Features	
					None	



Buildings

Last Updated: 05/11/2018 (tc.94925)

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILD SUPPORT
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: 090550430 Certificate Number: 004489 of 2016**

**Payor: SANTOS R GONZALES 8652 KINGFISHER LN PENSACOLA, FL 32534 Date
05/24/2018**

Clerk's Check #	1	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$2,874.11
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$3,471.36

\$2777.28

**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
 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 # 2016 TD 004489
 Redeemed Date 05/24/2018**

Name SANTOS R GONZALES 8652 KINGFISHER LN PENSACOLA, FL 32534

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$2,874.11 2777.28
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• For Office Use Only

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

FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 090550430 Certificate Number: 004489 of 2016

Redemption ☒ Yes ☐ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/05/2018	Redemption Date 05/24/2018
Months	7	1
Tax Collector	\$2,595.35	\$2,595.35
Tax Collector Interest	\$272.51	\$38.93
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,874.11	\$2,640.53 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$6.75
Total Clerk	\$497.25	\$456.75 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$3,471.36	\$3,097.28
	Repayment Overpayment Refund Amount	\$374.08

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 •

May 30, 2018

TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON CT 06032

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 003345	\$450.00	\$6.75	\$456.75
2016 TD 004489	\$450.00	\$6.75	\$456.75

TOTAL \$913.50

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

18-549

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14575

August 9, 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 08-09-1998, through 08-09-2018, and said search reveals the following:

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

Santos R. Gonzales

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

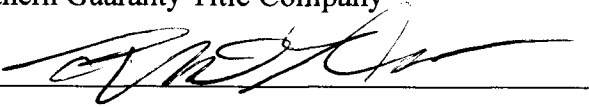
4. Taxes:

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: 

August 9, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14575

August 9, 2018

LTS 16 & 17 BLK C PINE SPRINGS ESTATE UNIT 2 PB 10 P 63 & 63-A OR 5526 P 62 OR 6145 P 780 ALSO 1/80TH
INT IN PARCEL A

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14575

August 9, 2018

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

1. All Taxes Paid. The assessed value is \$108,916.00. Tax ID 09-0550-430.

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: 11-5-2018

TAX ACCOUNT NO.: 09-0550-430

CERTIFICATE NO.: 2016-4489

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

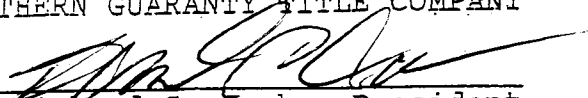
 X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for 2017 tax year.

Santos R. Gonzales aka
Santos Robert Gonzales
8652 Kingfisher Lane
Pensacola, FL 32534

Certified and delivered to Escambia County Tax Collector,
this 13th day of August, 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.

10.00 rec.
77.00 doc stamp
87.00

OR BK 5526 PG0062
Escambia County, Florida
INSTRUMENT 2004-302988

DEED DOC STAMPS PD & ESC CO \$ 77.00
11/17/04 ERNIE LEE MAGAHA, CLERK

RCD Nov 17, 2004 02:09 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-302988

This Instrument Prepared By:
G. Thomas Smith, Esq.
Smith, Sauer & DeMaria
510 East Zaragoza Street
Pensacola, Florida 32502

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 2nd day of November, 2004, by Ruben Gonzales, an unmarried man, first party, to Santos Robert Gonzales, a married man, whose post office address is 8652 Kingfisher Lane, Pensacola, Florida 32534, and whose tax identification number or social security number is , second party:

WITNESSETH, That said first party, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, convey, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party have in and to the following described lot, piece or parcel of land, situate and lying and being in the County of Escambia, State of Florida, to-wit:

Lot 16, Block "C" Pine Springs Estates, Unit No. 2, a subdivision of a portion of Section 12, Township 1 South, Range 31 West, according to plat recorded in Plat Book 10 at page 63A, of the public records of Escambia County, Florida.

Subject to the certain mortgage and the indebtedness secured thereby from Sylvia C. Giannakis to Real Estate Financing, Inc. in the original amount of \$41,700.00 dated September 18, 1986, and recorded in Official Record Book 2282 at page 729 of the public records of Escambia County, Florida, which mortgage the grantee herein, as a part of the consideration of this conveyance, assumes and agrees to pay and hold grantor harmless therefrom

THIS PROPERTY IS NOT THE HOMESTEAD OF THE FIRST PARTY.

Property Appraiser Parcel ID No. 12-1S-31-3500-016-003.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, The said first party has signed and sealed this instrument the day and year first above written.

Signed, sealed and delivered in our presence:

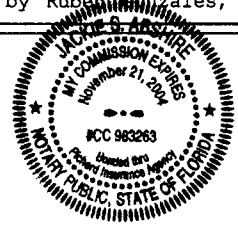
[Signature]
Printed Name: J. Adams
[Signature]
Printed Name: Jackie S. Abshire

[Signature]
Ruben Gonzales

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 2nd day of November, 2004, by Ruben Gonzales, who is personally known to me as who has produced as identification.

(NOTARY SEAL)



[Signature]
Notary Public
Printed Name: G. Thomas Smith Jackie S. Abshire
My Commission Expires: 11/21/04

27-
175-

Prepared by and Return to:
Tracy Ratzin
LandAmerica Lawyers Title
721 East Gregory Street
Pensacola, FL 32502

Folio/Parcel ID#: 12-1S-31-3500-017-003

File/Case No: 06070011496

(Space Above This Line for Recording Data)

WARRANTY DEED

THIS Warranty Deed made this 15th day of May, 2007,

BETWEEN Michelle L. Frederick, a single woman

whose address is 6214 Wyndotte Drive, Pensacola, FL 32526,

hereinafter called the Grantor, and

MS Santos R. Gonzales, a single man

whose address is 8652 Kingfisher Lane, Pensacola, FL 32534, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, their heirs and assigns forever, the following described land, situate, lying and being in the County of Escambia State of Florida to wit:

LOT 17, BLOCK C, PINE SPRINGS ESTATES UNIT NO. TWO, A SUBDIVISION OF A PORTION OF SECTION 12, T-1-S, R -31-W, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 10, PAGE 63-A IN SAID COUNTY.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year of 2007 and subsequent years, which are not yet due and payable.

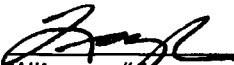
MS

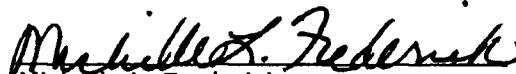
File/Case No: 06070011496

And the said Grantor hereby covenants with the Grantee that 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 and hereby warrants the title to said land and will defend the same against the lawful claims of all person whomsoever, and that the land is free of all encumbrances, except taxes for the current year and subsequent years, restrictions, limitations, covenants, and easements of record if any. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as context requires.)

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:


Witness #1
Print Name: Tracy Ratzin

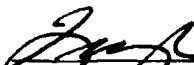

Michelle L. Frederick


Witness #2
Print Name: Marie Menges

State of Florida

County of Escambia

The foregoing instrument was acknowledged before me this May 15, 2007 by Michelle L. Frederick, who is/are personally known to me or who has/have produced Driver's License(s) as identification.


Notary Public

My commission expires: 4/11/10



File/Case No: 06070011496

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

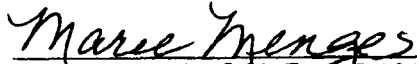
ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

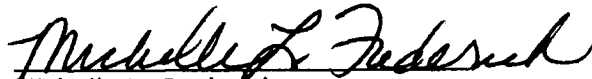
Name of Roadway: 2200 Blk Sparrow Lane
Legal Address of 2200 Blk Sparrow Lane, Pensacola, FL 32526
Property:

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Michelle L. Frederick
6214 Wyndotte Drive
Pensacola, FL 32526

WITNESSES AS TO SELLER(S):


Print Name: MARIE MENGES

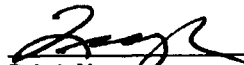

Michelle L. Frederick


Print Name: TRACY RATZIN

WITNESSES AS TO BUYER(S):


Print Name: MARIE MENGES


Santos R. Gonzales


Print Name: TRACY RATZIN

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