

18-438

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800220

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 / 7699**, 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: **12-2153-220**

Cert Holder:

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

Property Owner:

MONTGOMERY CHRISTA R
13836 BEULAH RD
CANTONMENT, FL 32533

BEG AT SE COR OF SEC N 01 DEG 10 MIN 0 SEC E 2160 06/100 FT FOR
 POB CONT N 01 DEG 10 MIN 0 SEC E 102 (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
2016/7699	12-2153-220	06/01/2016	1,478.31	73.92	1,552.23

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
2017/7498	12-2153-220	06/01/2017	1,543.69	6.25	77.18	1,627.12
2014/7965	12-2153-220	06/01/2014	1,322.79	6.25	66.14	1,395.18

Amounts Certified by Tax Collector (Lines 1-7):

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
- Total of Delinquent Taxes Paid by Tax Deed Applicant
- Total of Current Taxes Paid by Tax Deed Applicant
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
- Total (Lines 1 - 6)

Total Amount Paid

4,574.53

0.00

1,437.56

200.00

175.00

6,387.09

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

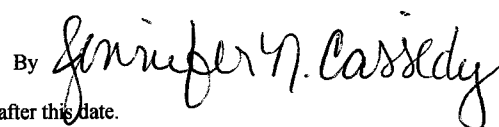
- Clerk of Court Statutory Fee for Processing Tax Deed
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Clerk of Court Recording Fee for Certificate of Notice
- Sheriff's Fee
- Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
- Total (Lines 8 - 13)
- One-half Assessed Value of Homestead Property, if Applicable per F.S.
- Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes
- Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
- Redemption Fee
- Total Amount to Redeem

6.25

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

Date of Sale: October 1, 2018

By



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

12-2153-220 2016

BEG AT SE COR OF SEC N 01 DEG 10 MIN 0 SEC E 2160 06/100 FT FOR POB CONT N 01 DEG 10 MIN 0 SEC E 102 86/100 FT N 88 DEG 50 MIN 0 SEC W 260 49/100 FT T O ELY R/W LI OF BEULAH-MUSCOGEE RD (SR 99 100 FT R/W) S 20 DEG 26 MIN 0 SEC W ALG ELY R/W LI 108 96/ 100 FT S 88 DEG 50 MIN 0 SEC E 296 44/100 FT TO PO B OR 2281 P 761 OR 3670 P 288

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800220

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
12-2153-220	2016/7699	06-01-2016	BEG AT SE COR OF SEC N 01 DEG 10 MIN 0 SEC E 2160 06/100 FT FOR POB CONT N 01 DEG 10 MIN 0 SEC E 102 86/100 FT N 88 DEG 50 MIN 0 SEC W 260 49/100 FT T O ELY R/W LI OF BEULAH-MUSCOGEE RD (SR 99 100 FT R/W) S 20 DEG 26 MIN 0 SEC W ALG ELY R/W LI 108 96/ 100 FT S 88 DEG 50 MIN 0 SEC E 296 44/100 FT TO PO B OR 2281 P 761 OR 3670 P 288

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

[Back](#)

← Navigate Mode ☒ Account ☐ Reference
→

Printer Friendly Version

General Information	
Reference:	241N324101000022
Account:	122153220
Owners:	MONTGOMERY CHRISTA R
Mail:	13836 BEULAH RD CANTONMENT, FL 32533
Situs:	13836 BEULAH RD 32533
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	PINE MEADOW/RANSOM/TATE
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	\$6,047	\$82,624	\$88,671	\$88,671
2016	\$6,047	\$80,015	\$86,062	\$86,062
2015	\$6,047	\$76,626	\$82,673	\$82,673

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data				
Sale Date	Book	Page	Value	Type
09/1986	2281	761	\$6,000	WD
Official Records (New Window) 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
BEG AT SE COR OF SEC N 01 DEG 10 MIN 0 SEC E 2160 06/100 FT FOR POB CONT N 01 DEG 10 MIN 0 SEC E 102 86/100 FT N 88...

Extra Features
FRAME SHED

Parcel Information

Section Map Id:
24-1N-32

Approx. Acreage:
0.6700

Zoned:
Agr

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)


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

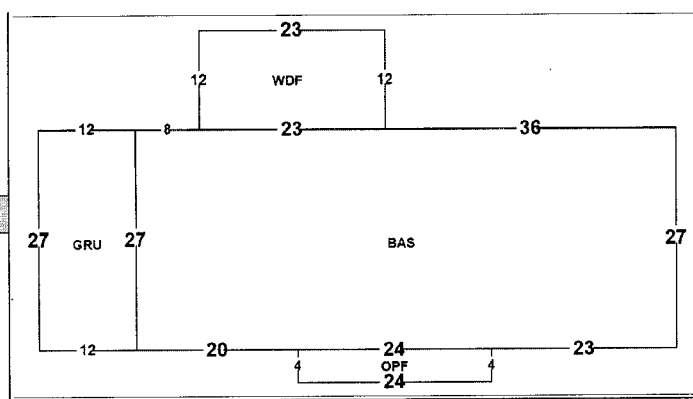
Buildings

Address: 13836 BEULAH RD, Year Built: 1987, Effective Year: 1987

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-6
 NO. STORIES-1
 ROOF COVER-COMPOSITION SHG
 ROOF FRAMING-GABLE
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD FRAME

 Areas - 2505 Total SF
 BASE AREA - 1809
 GARAGE UNFIN - 324
 OPEN PORCH FIN - 96
 WOOD DECK FIN - 276



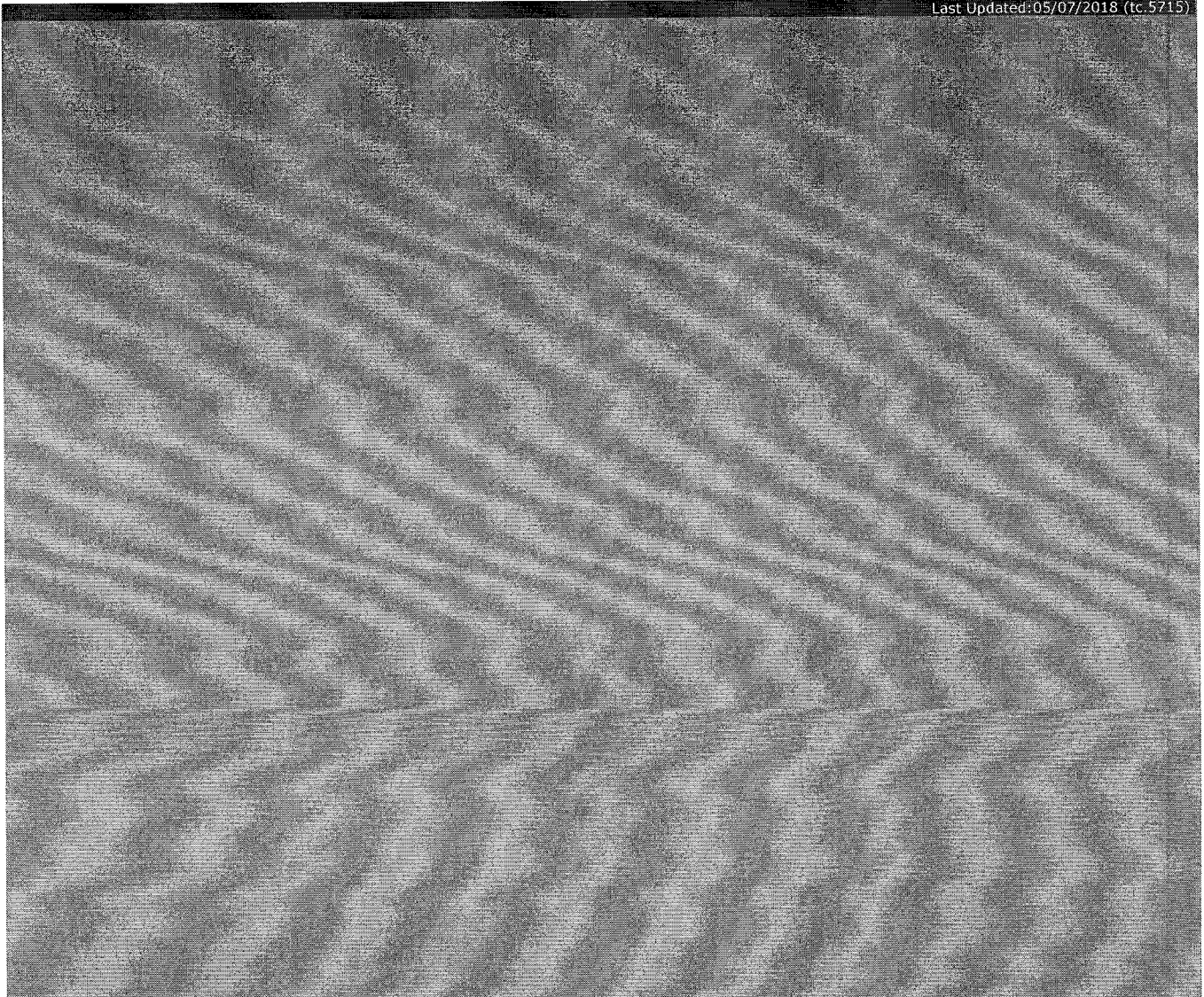
Images



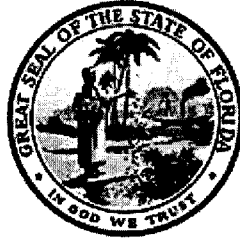
7/13/16

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

Last Updated:05/07/2018 (tc.5715)



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: 122153220 Certificate Number: 007699 of 2016**

Payor: RICHARD JOHNSON 13836 BEULAH RD CANTONMENT, FL 32533 Date 07/26/2018

Clerk's Check #	1	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$6,968.18
		Postage	\$10.84
		Researcher Copies	\$5.00
		Total Received	\$7,474.52

\$6836.01

**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 007699

Redeemed Date 07/26/2018

Name RICHARD JOHNSON 13836 BEULAH RD CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$490.50	6831.01
Due Tax Collector = TAXDEED	\$6,968.18	
Postage = TD2	\$10.84	
ResearcherCopies = TD6	\$5.00	

• 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: 122153220 Certificate Number: 007699 of 2016

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/01/2018"/>	Redemption Date <input type="text" value="07/26/2018"/> 
Months	6	3
Tax Collector	<input type="text" value="\$6,387.09"/>	<input type="text" value="\$6,387.09"/>
Tax Collector Interest	\$574.84	\$287.42
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,968.18	<input type="text" value="\$6,680.76"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$40.50	\$20.25
Total Clerk	\$490.50	<input type="text" value="\$470.25"/> CH
Postage	<input type="text" value="\$10.84"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$5.00"/>	<input type="text" value="\$5.00"/>
Total Redemption Amount	\$7,474.52	\$7,156.01
	Repayment Overpayment Refund Amount	\$318.51

Notes

18-438

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.: 14489

July 6, 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 07-06-1998, through 07-06-2018, and said search reveals the following:

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

Christa R. Montgomery

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: 

July 6, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14489

July 6, 2018

241N324101000022 - Full Legal Description

BEG AT SE COR OF SEC N 01 DEG 10 MIN 0 SEC E 2160 06/100 FT FOR POB CONT N 01 DEG 10 MIN 0 SEC E
102 86/100 FT N 88 DEG 50 MIN 0 SEC W 260 49/100 FT TO ELY R/W LI OF BEULAH-MUSCOGEE RD (SR 99 100
FT R/W) S 20 DEG 26 MIN 0 SEC W ALG ELY R/W LI 108 96/100 FT S 88 DEG 50 MIN 0 SEC E 296 44/100 FT TO
POB OR 2281 P 761 OR 3670 P 288

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14489

July 6, 2018

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 4470, page 1917, and O.R. Book 4321, page 1349.
2. Taxes for the year 2015-2017 delinquent. The assessed value is \$88,671.00. Tax ID 12-2153-220.

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: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-1-2018

TAX ACCOUNT NO.: 12-2153-220

CERTIFICATE NO.: 2016-7699

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.

Christa R. Montgomery
13836 Beulah Rd.
Cantonment, FL 32533

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



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 8, 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 008221	\$450.00	\$20.25	\$470.25
2016 TD 007699	\$450.00	\$20.25	\$470.25
2016 TD 000125	\$490.00	\$22.05	\$512.05
2016 TD 009051	\$450.00	\$20.25	\$470.25

TOTAL \$1,922.80

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division