

18-441

# Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800223

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 / 7978**, 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: **13-1219-000**

Cert Holder:

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

Property Owner:

**CERVANTES STREET LLC**  
**211 W CERVANTES ST**  
**PENSACOLA, FL 32501**  
E 24 FT 8 IN OF LT 11 ALL LT 12 AND W 44 FT 8 IN OF LT 13 LESS CASE NO 67-2146 FOR STATE RD 10A R/W (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
2016/7978	13-1219-000	06/01/2016	5,782.40	289.12	6,071.52

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
2017/7799	13-1219-000	06/01/2017	5,843.52	6.25	292.18	6,141.95

**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	12,213.47
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	5,742.41
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)	18,330.88

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

**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, 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 1st day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: October 1, 2018

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.

13-1219-000 2016

E 24 FT 8 IN OF LT 11 ALL LT 12 AND W 44 FT 8 IN OF LT 13 LESS CASE NO 67-2146 FOR STATE RD 10A R/W & W 44 FT 8 IN OF LTS 14 TO 17 BLK 30 BELMONT TRAC T OR 7292 P 260 CA 94

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800223

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
13-1219-000	2016/7978	06-01-2016	E 24 FT 8 IN OF LT 11 ALL LT 12 AND W 44 FT 8 IN OF LT 13 LESS CASE NO 67-2146 FOR STATE RD 10A R/W & W 44 FT 8 IN OF LTS 14 TO 17 BLK 30 BELMONT TRAC T OR 7292 P 260 CA 94

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:** 000S009010110030  
**Account:** 131219000  
**Owners:** CERVANTES STREET LLC  
**Mail:** 211 W CERVANTES ST  
 PENSACOLA, FL 32501  
**Situs:** 211 W CERVANTES ST 32501  
**Use Code:** MULTI-FAMILY <=9   
**Taxing Authority:** PENSACOLA CITY LIMITS  
**Schools (Elem/Int/High):** GLOBAL LEARNING  
 ACADEMY/WORKMAN/PENSACOLA  
**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	\$70,430	\$225,985	\$296,415	\$296,415
2016	\$70,430	\$206,736	\$277,166	\$277,166
2015	\$70,430	\$200,373	\$270,803	\$270,803

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

### Sales Data

**MLS Listing #521511**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/22/2015	7292	260	\$86,000	WD	<a href="#">View Instr</a>
10/07/2014	7240	1626	\$3,900	CT	<a href="#">View Instr</a>
04/1995	3752	907	\$25,000	WD	<a href="#">View Instr</a>
01/1979	1293	965	\$65,000	WD	<a href="#">View Instr</a>
01/1979	1293	961	\$100	WD	<a href="#">View Instr</a>
01/1975	912	516	\$100	WD	<a href="#">View Instr</a>

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

### 2017 Certified Roll Exemptions

None

### Legal Description

E 24 FT 8 IN OF LT 11 ALL LT 12 AND W 44 FT 8 IN  
 OF LT 13 LESS CASE NO 67-2146 FOR STATE RD  
 10A R/W & W 44 FT 8...

### Extra Features

None

### Parcel Information

[Launch Interactive Map](#)

#### Section Map

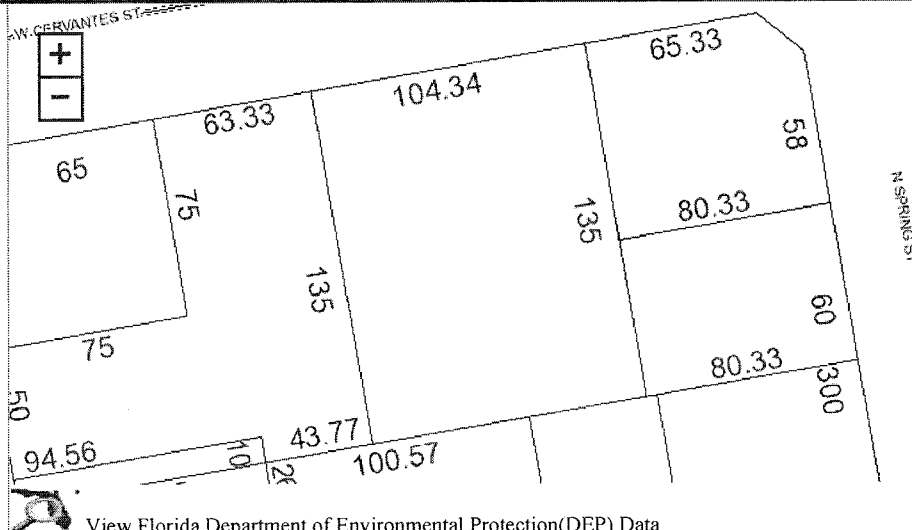
**Id:**

CA094

**Approx. Acreage:**  
0.3234

**Zoned:**   
PC-1

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



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


### Buildings

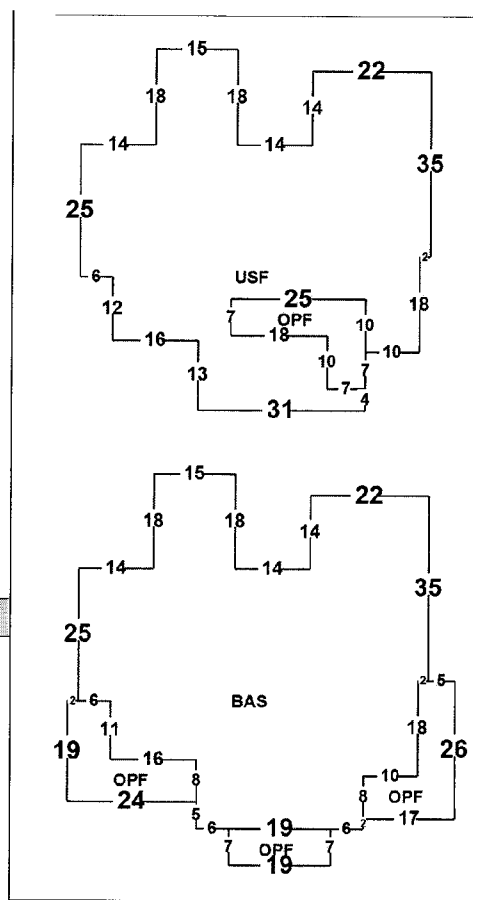
Address: 211 W CERVANTES ST, Year Built: 1908, Effective Year: 1980

Structural Elements

DECOR/MILLWORK-AVERAGE  
 DWELLING UNITS-4

**EXTERIOR WALL-SIDING-SHT.AVG.**  
**FLOOR COVER-PINE/SOFTWOOD**  
**FOUNDATION-WOOD/SUB FLOOR**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**INTERIOR WALL-PANEL-PLYWOOD**  
**NO. PLUMBING FIXTURES-26**  
**NO. STORIES-2**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABL/HIP COMBO**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 7477 Total SF  
**BASE AREA - 3255**  
**OPEN PORCH FIN - 920**  
**UPPER STORY FIN - 3302**

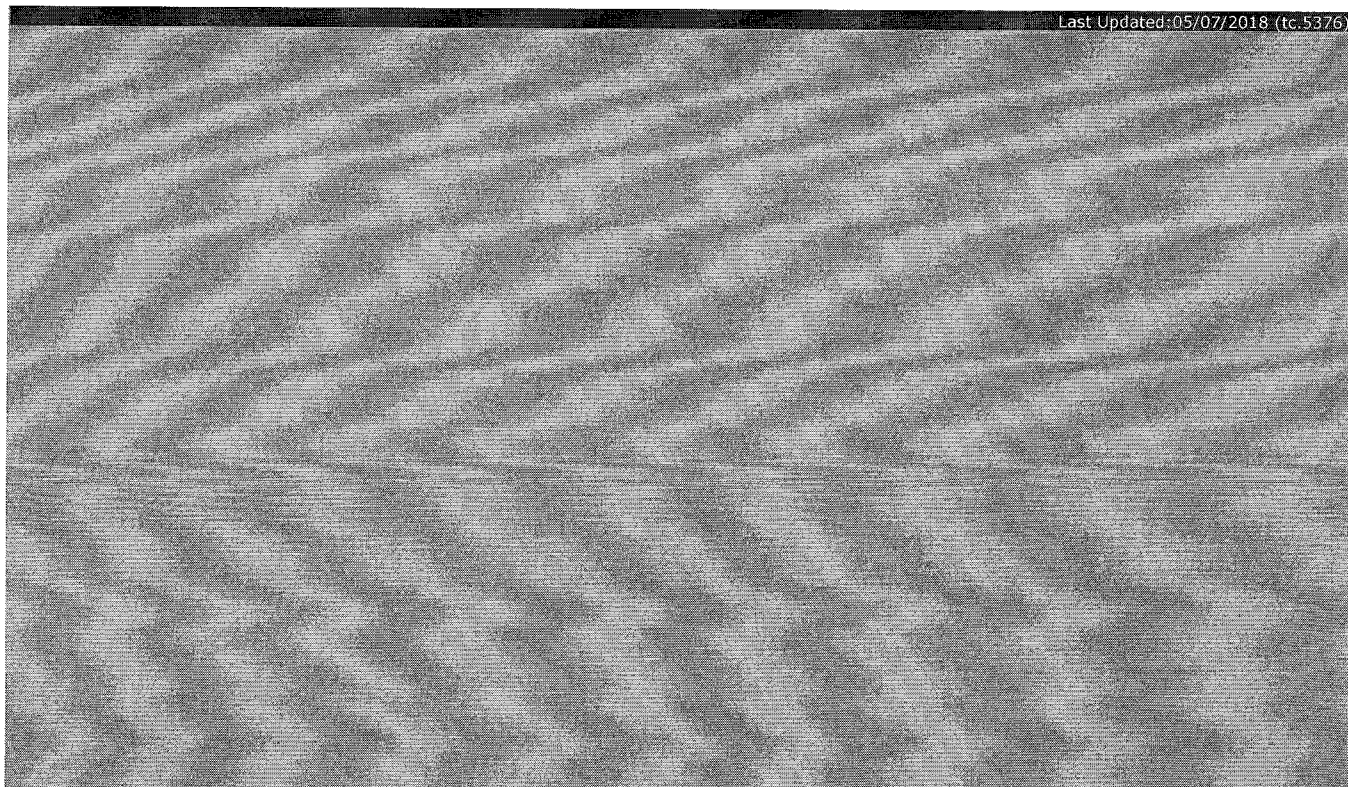


Images

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.

Last Updated: 05/07/2018 (tc.5376)



**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

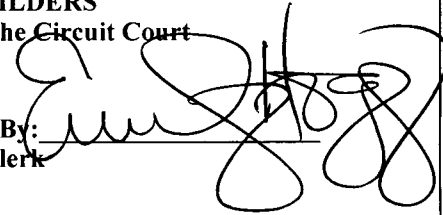
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 131219000 Certificate Number: 007978 of 2016**

**Payor: EUGEN STANCUT 2109 MORRIS AVE BIRMINGHAM AL 35203      Date 05/16/2018**

Clerk's Check #	1	Clerk's Total	<del>\$490.50</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$19,986.91</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	<del>\$40.00</del>
		Total Received	<del>\$20,577.41</del>

**\$18,748.84**

**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 007978**

**Redeemed Date 05/16/2018**

**Name EUGEN STANCUT 2109 MORRIS AVE BIRMINGHAM AL 35203**

Clerk's Total = TAXDEED	\$490.50	
Due Tax Collector = TAXDEED	\$18,986.91	18,748.84
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



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

**Tax Deed - Redemption Calculator**

**Account: 131219000 Certificate Number: 007978 of 2016**

Redemption ☐ Yes ☒ 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="05/16/2018"/>
Months	6	1
Tax Collector	<input type="text" value="\$18,330.88"/>	<input type="text" value="\$18,330.88"/>
Tax Collector Interest	\$1,649.78	\$274.96
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$19,986.91	<input type="text" value="\$18,612.09"/> 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	\$6.75
Total Clerk	\$490.50	<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	\$20,577.41	\$19,068.84
	Repayment Overpayment Refund Amount	\$1,508.57

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

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 008907	\$450.00	\$6.75	\$456.75
2016 TD 004767	\$450.00	\$6.75	\$456.75
2016 TD 005699	\$450.00	\$6.75	\$456.75
2016 TD 005883	\$450.00	\$6.75	\$456.75
2016 TD 007978	\$450.00	\$6.75	\$456.75
2016 TD 000997	\$450.00	\$6.75	\$456.75

**TOTAL \$2,740.50**

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

18-441

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 14492

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:

Cervantes Street, LLC

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

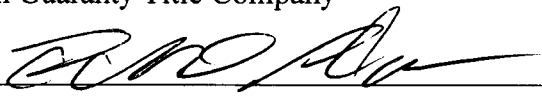
4. Taxes:

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.: 14492

July 6, 2018

**000S009010110030 - Full Legal Description**

E 24 FT 8 IN OF LT 11 ALL LT 12 AND W 44 FT 8 IN OF LT 13 LESS CASE NO 67-2146 FOR STATE RD 10A R/W  
& W 44 FT 8 IN OF LTS 14 TO 17 BLK 30 BELMONT TRACT OR 7292 P 260 CA 94

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14492

July 6, 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 \$296,415.00. Tax ID 13-1219-000.

**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: 10-1-2018

TAX ACCOUNT NO.: 13-1219-000

CERTIFICATE NO.: 2016-7978

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

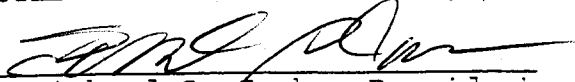
   X Notify Escambia County, 190 Governmental Center, 32502

   X Homestead for        tax year.

Cervantes Street, LLC  
211 W. Cervantes St.  
Pensacola, FL 32501

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.

14-121902

Rec.

Docs 602

\$ 86,000.00

**SPECIAL WARRANTY DEED**

This indenture, made this 22<sup>ND</sup> day of JANUARY, 2015 between The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5, whose Post Office address is: 4708 Mercantile Drive North, Fort Worth, Tx 76137 GRANTOR to Cervantes Street, LLC, a Florida Limited Liability Company, whose Post Office Address is: GRANTEE: 211 West Cervantes St, Pensacola, FL 32501.

*WITNESSETH that said grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said grantor paid in hand by grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to wit:*

The East 24 feet, 7 3/4 inches of Lot 11, all of Lot 12, and the West 44 feet 8 1/8 inches of Lots 13 to 17, both inclusive, Block 30, BELMONT TRACT, City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906. Less and Except that portion lying within the right of way of State Road No. 10-A, (Cervantes Street).

"This deed is being executed by virtue of a Power of Attorney recorded in Official Records Book 3570, Page 2173, of the Public Records of Bay County, Florida."

Parcel ID: 13-1219-000

*Subject to Taxes and Assessments for the Year 2015 and Subsequent years. Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record.*

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

*TO HAVE AND TO HOLD, the same in fee simple forever. Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through, or under said Grantor, but none other.*

*IN WITNESS THEREOF, the grantor has signed and sealed these presents the day and year written above.*

*This instrument was prepared by*  
**BRENDA G. VAN NEST**  
**RETURN TO AFTER RECORDING:**  
**FEDERAL TITLE INS. AGENCY, INC.**  
**1193 SOUTH U.S. HIGHWAY #1**  
**ROCKLEDGE, FL. 32955**  
**FILE #20284**

-2-

Signed, sealed and delivered in the presence of:

The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5, By Residential Credit Solutions, Inc., as Attorney in Fact.

1st witness sign name above

Scot Vick

1st witness print name above

[Signature]

2nd witness sign name above

Brian Bagnall

2nd witness print name above

STATE OF TEXAS

COUNTY OF TARRANT

BY: [Signature]  
as Vice President

The foregoing instrument was acknowledged before me this 22 day of January, 2015, by [Signature] of Residential Credit Solutions, Inc., as Attorney in Fact for The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5, who is/are personally known to me or who has produced their

as identification.

MY COMMISSION EXPIRES:

11/19/16

(SEAL)

[Signature]  
NOTARY PUBLIC

