

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800234

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 / 8907**, 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: **15-3186-000**

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

Property Owner:
COTTON ESSIE EST OF
C/O ROSE ANN MURPHY
9683 HOLLOWBROOK DR
PENSACOLA, FL 32514
LTS 5 6 AND E 30 FT OF LTS 11 12 BLK 98 DB 542 P 7 7 MAXENT TRACT
CA 118

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
2016/8907	15-3186-000	06/01/2016	1,123.17	56.16	1,179.33

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
2017/8738	15-3186-000	06/01/2017	1,159.95	6.25	58.00	1,224.20

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)

2,403.53
0.00
1,060.77
200.00
175.00

3,839.30

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
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: 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.
15-3186-000 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800234

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
15-3186-000	2016/8907	06-01-2016	LTS 5 6 AND E 30 FT OF LTS 11 12 BLK 98 DB 542 P 7 7 MAXENT TRACT CA 118

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: 000S009080050098
Account: 153186000
Owners: COTTON ESSIE EST OF
Mail: C/O ROSE ANN MURPHY
 9683 HOLLOWBROOK DR
 PENSACOLA, FL 32514
Situs: 1715 W ROMANA ST 32502
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
Schools (Elem/Int/High): GLOBAL LEARNING
 ACADEMY/WARRINGTON/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	\$12,198	\$42,497	\$54,695	\$54,695
2016	\$12,198	\$41,752	\$53,950	\$53,950
2015	\$12,198	\$39,482	\$51,680	\$51,680

[Disclaimer](#)

Amendment 1/Portability Calculations

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

Sales Data

Sale Date **Book** **Page** **Value** **Type** **Official Records (New Window)**

None

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

2017 Certified Roll Exemptions

None

Legal Description

LTS 5 6 AND E 30 FT OF LTS 11 12 BLK 98 DB
 542 P 77 MAXENT TRACT CA 118

Extra Features

None

Parcel Information

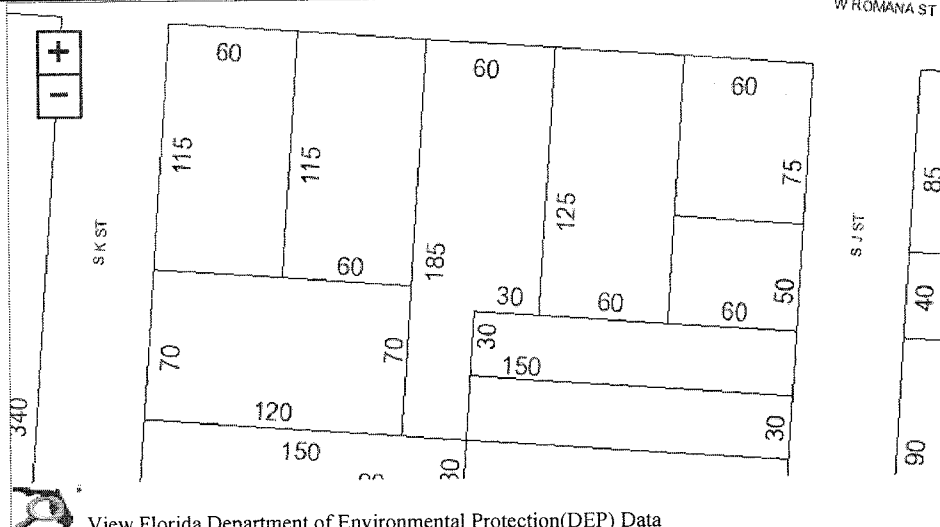
[Launch Interactive Map](#)

Section Map Id:
 CA118

Approx. Acreage:
 0.2135

Zoned:
 R-1A

Evacuation & Flood Information
[Open Report](#)




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

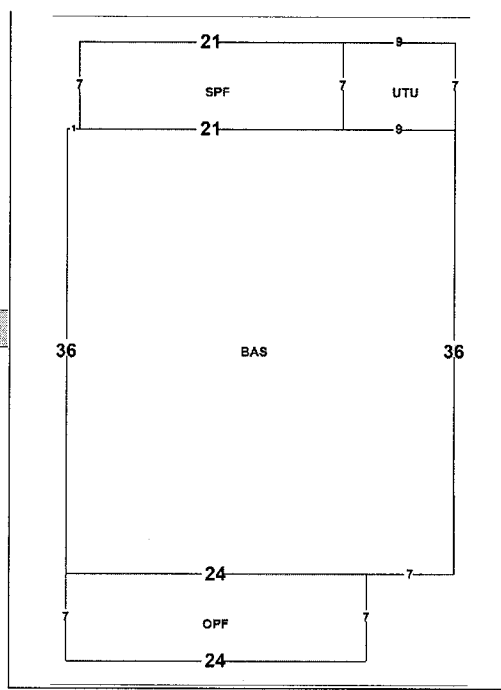
Buildings

Address: 1715 W ROMANA ST, Year Built: 1938, Effective Year: 1968

Structural Elements
 DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-VINYL SIDING
 FLOOR COVER-CARPET
 FOUNDATION-WOOD/NO SUB FLR
 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-WOOD FRAME

 Areas - 1494 Total SF
BASE AREA - 1116
OPEN PORCH FIN - 168
SCRN PORCH FIN - 147
UTILITY UNF - 63



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.4441)

 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: 153186000 Certificate Number: 008907 of 2016

Redemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Application Date	<input type="text" value="04/25/2018"/>	Interest Rate	<input type="text" value="18%"/>
Final Redemption Payment ESTIMATED			Redemption Overpayment ACTUAL		
Auction Date	<input type="text" value="10/01/2018"/>	Redemption Date	<input type="text" value="05/23/2018"/>		
Months	6		1		
Tax Collector	<input type="text" value="\$3,839.30"/>		<input type="text" value="\$3,839.30"/>		
Tax Collector Interest	\$345.54		\$57.59		
Tax Collector Fee	<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>		
Total Tax Collector	\$4,191.09		<input type="text" value="\$3,903.14"/>	<i>Tax collector</i>	
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"/>	<i>C.H.</i>	
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	\$4,781.59		\$4,359.89		
Repayment Overpayment Refund Amount			\$421.70		

Notes

File: 18-452

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: 153186000 Certificate Number: 008907 of 2016

Payor: ROSE ANN MURPHY 9683 HOLLOWBROOK DR PENSACOLA, FL 32514 Date
05/23/2018

Clerk's Check # 1
 Tax Collector Check # 1

Clerk's Total \$490.50
 Tax Collector's Total \$4,191.09
 Postage \$60.00
 Researcher Copies \$0.00
 Total Received ~~\$4,741.59~~
 \$4,039.89

PAM CHILDERS
 Clerk of the Circuit Court

Received By: _____
 Deputy Clerk

Whitney Foppa

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
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**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 008907

Redeemed Date 05/23/2018

Name ROSE ANN MURPHY 9683 HOLLOWBROOK DR PENSACOLA, FL 32514

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$4,191.09
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

Escambia County Receipt of Transaction

Receipt # 2018049208

Cashiered by: wcoppage

Pam Childers
Clerk of Court
Escambia County, Florida

Received From

ROSE ANN MURPHY
9683 HOLLOWBROOK DR
PENSACOLA, FL 32514

On Behalf Of:

On: 5/23/18 2:28 pm
Transaction # 101241741

CaseNumber 2016 TD 008907

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(TAXDEED) TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00	0.00	0.00
(TD70) ADVANCE PAY ONLINE AUCTION FEE	70.00	70.00	0.00	0.00	0.00	0.00
(TD10) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	4039.89	0.00	0.00	4039.89	4039.89	0.00
Total:	4489.89	450.00	0.00	4039.89	4039.89	0.00
<hr/>						
Grand Total:	4489.89	450.00	0.00	4039.89	4039.89	0.00

PAYMENTS

Payment Type	Reference		Amount	Refund	Overage	Change	Net Amount
CHECK	5503836940	OK	2854.31	0.00	0.00	0.00	2854.31
	CHKNAME: JAMES M MURPHY						
CHECK	5503836917	OK	1185.58	0.00	0.00	0.00	1185.58
	CHKNAME: JAMES MURPHY						
Payments Total:			4039.89	0.00	0.00	0.00	4039.89



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

18-452
Redeemed

PROPERTY INFORMATION REPORT

File No.: 14511

July 7, 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 07-07-1998, through 07-07-2018, and said search reveals the following:

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

Estate of Essie Cotton

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 7, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14511

July 7, 2018

Lts 5 & 6 and E 30 Ft of Lts 11 & 12 Blk 98 DB 542 P 77 Maxent Tract CA 118

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14511

July 7, 2018

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

1. Improvement Lien filed by City of Pensacola recorded in O.R. Book 7129, page 99.
2. All Taxes Paid. The assessed value is \$54,695.00. Tax ID 15-3186-000.

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: 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.: 15-3186-000

CERTIFICATE NO.: 2016-8907

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

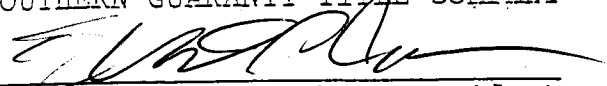
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Estate of Essie Cotton
c/o Rose Ann Murphy
9683 Hollowbrook Dr.
Pensacola, FL 32514
and
1715 W. Romana St.
Pensacola, FL 32502

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.

DEED 542 REC 77

PRINTED AND FOR SALE
BY THE COUNTY CLERK
PENSACOLA, FLA.

State of Florida
Escambia County

WARRANTY DEED

Know All Men by These Presents: That I, Bama Fondebilla, a widow, widow of Manuel Fondebilla,

for and in consideration of One Dollar and other good and valuable considerations the receipt whereof is hereby acknowledged do bargain, sell, convey and grant unto G. W. Cotton and Essie Cotton, husband and wife,

their heirs, executors, administrators and assigns, forever, the following described real property situate, lying and being in the City of Pensacola County of Escambia State of Florida to-wit: The East 30 feet of Lots 11 and 12, Block 98, Maxent Tract, as per map of the City of Pensacola, as copyrighted by Thos. C. Watson in the year 1903.



I, the undersigned, with all and singular the premises hereunto in and to the said property, do hereby covenant, warrant and agree to the said grantee, his heirs, executors, administrators and assigns, that the said property is well and lawfully conveyed to the said grantee, his heirs, executors, administrators and assigns, and that the said grantee, his heirs, executors, administrators and assigns, shall and lawfully enjoy the same, together with all and singular the premises hereunto in and to the said property, forever, without any hindrance or disturbance of any kind, and that the said grantee, his heirs, executors, administrators and assigns, shall and lawfully enjoy the same, together with all and singular the premises hereunto in and to the said property, forever, without any hindrance or disturbance of any kind, and that the said grantee, his heirs, executors, administrators and assigns, shall and lawfully enjoy the same, together with all and singular the premises hereunto in and to the said property, forever, without any hindrance or disturbance of any kind.

Witness my hand and seal this 10th day of October 1960.

State of Florida

Escambia County

Before me, the undersigned authority, personally appeared Bama Fondebilla,

known to me and known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Witness my hand and seal this 10th day of October 1960.

Notary Public

My commission expires 10/1/61



This instrument
was prepared by
Richard Barker, Jr.
Chief Financial Officer
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit

COTTON, ESSIE EST OF
1715 W Romana St

Lts 5-6 & E 30ft of Lts 11-12 Blk 98 DB 542
P 77 Maxent Tract CA 118

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 28th day of October, 2013. Said lien shall be equal in
dignity to all other special assessments for benefits against property within the City.

DATED this 8th day of January, 2014.

THE CITY OF PENSACOLA
a municipal corporation

Colleen M. Castille
BY:

COLLEEN M. CASTILLE
CITY ADMINISTRATOR

ATTEST:

Crisha L. Burnett
CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 21st day of
January, 2014, by Colleen M. Castille, City Administrator of the City of Pensacola, a Florida
municipal corporation, on behalf of said municipal corporation. She is personally known to me and ~~did~~/did
not take an oath.

BETTY A. ALLEN
Commission # EE 139747
Expires October 20, 2015
Florida Title Trust Fund Insurance 800-365-7619

Betty A. Allen
NOTARY PUBLIC