

20.055

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900355

Date of Tax Deed Application
Apr 22, 2019

This is to certify that **ATCF II FLORIDA-A, LLC**, holder of **Tax Sale Certificate Number 2017 / 324**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **01-3964-530**

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

Property Owner:
GALLANT THOMAS E &
GALLANT SHARRON E
891 NORTH 10TH AVE
PENSACOLA, FL 32501
LT 15 BLK A UNIVERSITY STATION PB 13 P 24 OR 5264 P 133 OR
6229 P 1887

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
2017/324	01-3964-530	06/01/2017	1,769.67	88.48	1,858.15

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
2018/303	01-3964-530	06/01/2018	1,781.77	6.25	89.09	1,877.11

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

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	3,735.26
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,704.10
4. Property Information 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)	5,814.36

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,	
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	

Total Amount Paid

Done this the 6th day of May, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: February 3, 2020

By *Candice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
01-3964-530 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900355

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
01-3964-530	2017/324	06-01-2017	LT 15 BLK A UNIVERSITY STATION PB 13 P 24 OR 5264 P 133 OR 6229 P 1887

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, property information 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

04-22-2019
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information

Reference: 051S300550015001
Account: 013964530
Owners: GALLANT THOMAS E &
 GALLANT SHARRON E
 GALLANT SHARRON E
Mail: 891 NORTH 10TH AVE
 PENSACOLA, FL 32501
Situs: 2028 CAMBRIDGE CIR 32514
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2018	\$23,750	\$85,323	\$109,073	\$109,073
2017	\$23,750	\$78,938	\$102,688	\$102,688
2016	\$23,750	\$76,445	\$100,195	\$100,195

[Disclaimer](#)

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/28/2016	7599	939	\$30,000	QC	View Instr
09/28/2007	6229	1887	\$100	WD	View Instr
10/2003	5264	133	\$87,000	WD	View Instr
08/2003	5208	1545	\$100	WD	View Instr
07/2003	5196	528	\$100	CT	View Instr
05/1999	4418	680	\$87,900	WD	View Instr

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

2018 Certified Roll Exemptions

None

Legal Description

LT 15 BLK A UNIVERSITY STATION PB 13 P 24 OR 5264 P
 133 OR 6229 P 1887 OR 7599 P 939

Extra Features

None

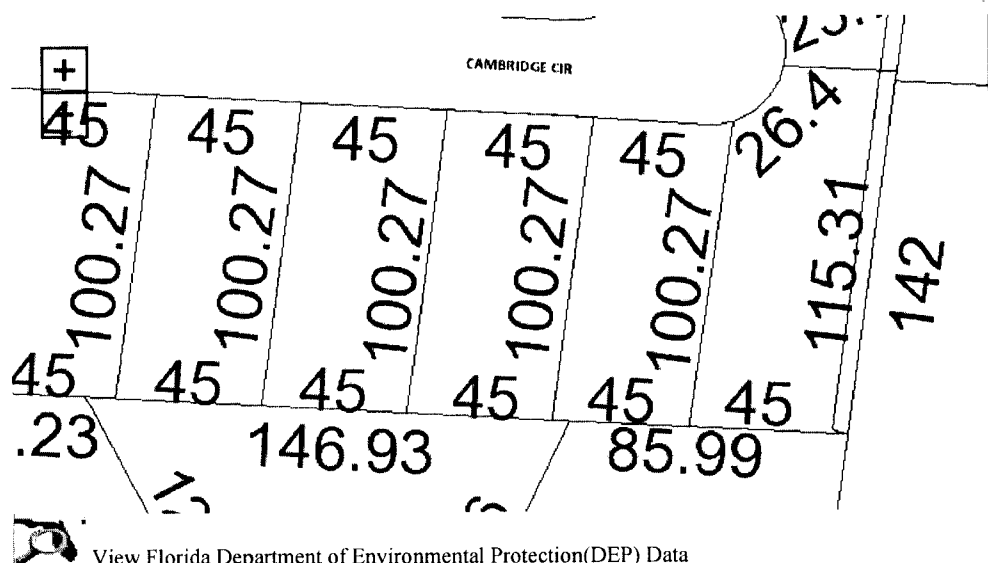
Parcel Information

Section Map Id: 05-1S-30

Approx. Acreage: 0.0986

Zoned: Com

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 2028 CAMBRIDGE CIR, Year Built: 1987, Effective Year: 1987

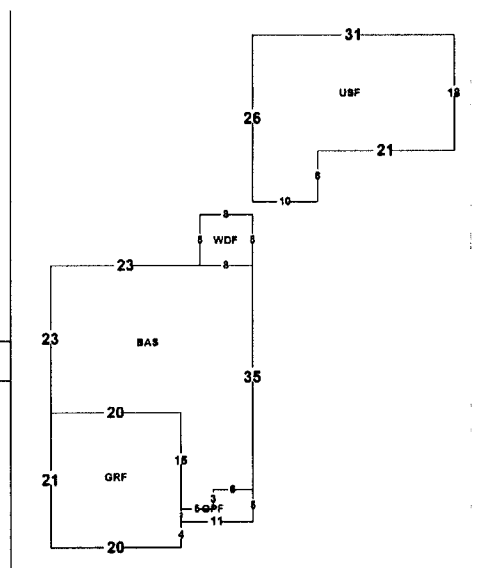
Structural Elements
DECOR/MILLWORK-ABOVE AVERAGE

DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 2022 Total SF

BASE AREA - 860
GARAGE FIN - 420
OPEN PORCH FIN - 40
UPPER STORY FIN - 638
WOOD DECK FIN - 64



Images



4/27/18

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:05/14/2019 (tc.3963)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA A LLC** holder of **Tax Certificate No. 00324**, issued the **1st** day of **June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 15 BLK A UNIVERSITY STATION PB 13 P 24 OR 5264 P 133 OR 6229 P 1887

SECTION 05, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 013964530 (20-055)

The assessment of the said property under the said certificate issued was in the name of

THOMAS E GALLANT and SHARRON E GALLANT

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of February, which is the **3rd day of February 2020**.

Dated this 21st day of May 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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: 013964530 Certificate Number: 000324 of 2017**

Payor: THOMAS E GALLANT 891 NORTH 10TH AVE PENSACOLA, FL 32501 Date 06/07/2019

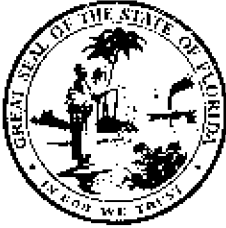
Clerk's Check #	92016	Clerk's Total	\$537.05
Tax Collector Check #	1	Tax Collector's Total	\$6,692.76
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$7,346.81

**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>**

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: 013964530 Certificate Number: 000324 of 2017

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/03/2020"/>	Redemption Date <input type="text" value="06/07/2019"/>
Months	10	2
Tax Collector	<input type="text" value="\$5,814.36"/>	<input type="text" value="\$5,814.36"/>
Tax Collector Interest	\$872.15	\$174.43
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,692.76	\$5,995.04
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
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	\$70.05	\$14.01
Total Clerk	\$537.05	\$481.01
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
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	\$7,346.81	\$6,493.05
	Repayment Overpayment Refund Amount	\$853.76
Book/Page	<input type="text"/>	<input type="text"/>

Notes

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 # 2017 TD 000324
Redeemed Date 06/07/2019

Name THOMAS E GALLANT 891 NORTH 10TH AVE PENSACOLA, FL 32501

Clerk's Total = TAXDEED	\$537.05
Due Tax Collector = TAXDEED	\$6,692.76
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

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

FINANCIAL SUMMARY

No Information Available - See Dockets

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8100, Page 1468, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00324, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 013964530 (20-055)

DESCRIPTION OF PROPERTY:

LT 15 BLK A UNIVERSITY STATION PB 13 P 24 OR 5264 P 133 OR 6229 P 1887

SECTION 05, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: THOMAS E GALLANT and SHARRON E GALLANT

Dated this 10th day of June 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-055

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15503

November 7, 2019

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 11-07-1999, through 11-07-2019, and said search reveals the following:

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

Thomas E. Gallant and Sharron E. Gallant

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: 

November 7, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15503

November 7, 2019

Lot 15, Block A, University Station, as per plat thereof, recorded in Plat Book 13, Page 24, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15503

November 7, 2019

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

1. All Taxes Paid. The assessed value is \$115,635.00. Tax ID 01-3964-530.

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: 2-3-2020

TAX ACCOUNT NO.: 01-3964-530

CERTIFICATE NO.: 2017-324

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

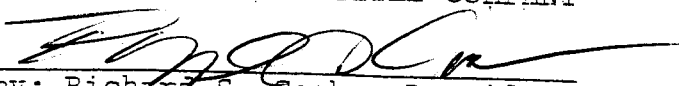
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Thomas E. Gallant
Sharron E. Gallant
891 North 10th Ave.
Pensacola, FL 32501
and
2028 Cambridge Circle
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,
this 12th day of November, 2019.

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.

THIS INSTRUMENT PREPARED BY:
Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501
File # 16FL-5400

QUIT CLAIM DEED

TAX ID#: 12-1S-30-4103-004-005 & 05-1S-30-0550-015-001

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

MADE THIS 28th day of September, 2016 BETWEEN Natoshia M. Gallant, a single woman, whose post office address is: 891 North 10th Ave., Pensacola, Florida 32501 and Sharron E. Gallant and Thomas E. Gallant, wife and husband, whose post office address is: 891 North 10th Ave., Pensacola, Florida 32501 party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release, and quitclaim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot(s), piece(s) or parcel(s) of land, situate lying and being in the County of Escambia, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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 and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoove of the said party of the second part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal on the day and year first above written.

Sign: [Signature]
Print Name: Natoshia M. Gallant

Signed, sealed and delivered
in the presence of:

Witness #1 Sign: [Signature]

Witness #1 Print Name: Sharron E. Gallant

Witness #2 Sign: [Signature]

Witness #2 Print Name: Kamryn A. Byrd

STATE OF Florida
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 28th day of September, 2016 by Natoshia M. Gallant, a single woman, who has provided a driver's license as identification, and who did take an oath.

My Commission expires:

(Notary Stamp or Seal)

[Signature]
Notary Public

CAROL D. EUBANKS
Notary Public, State of Florida
Commission No. FF 944229
Commission Expires March 3, 2020

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

The South 26.00 feet of Lot 3 and all of Lot 4, Block 5, Resurvey of Drummond Park, a subdivision of a portion of Section 12, Township 1 South, Range 30 West, as recorded in Plat Book 3, Page 99, of the Public Records of Escambia County, Florida.

Parcel 2:

✓
Lot 15, Block A, University Station, a subdivision of a portion of Government Lot 6, Section 5, Township 1 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 13, at Page 24, of the public records of said county.