

19-452

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1900155

Date of Tax Deed Application

Apr 17, 2019

This is to certify that **CATALINA TAX CO LLC SERIES 17 US BANK % CATALINA TAX -SER 17**, holder of **Tax Sale Certificate Number 2017 / 1379**, 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: **03-2936-315**

Cert Holder:

CATALINA TAX CO LLC SERIES 17 US BANK % CATALINA TAX -SER 17
PO BOX 645040
CINCINNATI, OH 45264-5040

Property Owner:

TUCKER KRISTY FRANK
1005 N BRUNS LN
SPRINGFIELD, IL 62702

LT 17 BLK 4 LEXINGTON SQUARE PB 8 P 82 OR 2090 P 161 OR 3082 P 274 OR 3712 P 13 OR 6341 P 114 OR 664 (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
2017/1379	03-2936-315	06/01/2017	1,017.70	50.89	1,068.59

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**

- 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
- Property Information Report Fee
- Tax Deed Application Fee
- Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
- Total (Lines 1 - 6)

1,068.59

0.00

993.62

200.00

175.00

2,437.21

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,
- Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
- Redemption Fee
- Total Amount to Redeem

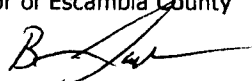
6.25

Done this the 24th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale:

9-3-19

By



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

03-2936-315 2017

LT 17 BLK 4 LEXINGTON SQUARE PB 8 P 82 OR 2090 P 161 OR 3082 P 274 OR 3712 P 13 OR 6341 P 114 OR 6641 P 813

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900155

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

CATALINA TAX CO LLC SERIES 17 US BANK % CATALINA TAX -SER 17
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
03-2936-315	2017/1379	06-01-2017	LT 17 BLK 4 LEXINGTON SQUARE PB 8 P 82 OR 2090 P 161 OR 3082 P 274 OR 3712 P 13 OR 6341 P 114 OR 6641 P 813

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
CATALINA TAX CO LLC SERIES 17 US BANK %
CATALINA TAX -SER 17
PO BOX 645040
CINCINNATI, OH 45264-5040

04-17-2019
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
[← Navigate Mode](#)

[Account](#)

[Reference](#)

[Printer Friendly Version](#)

General Information

Reference: 311S302104017004
Account: 032936315
Owners: TUCKER KRISTY FRANK
Mail: 1005 N BRUNS LN
 SPRINGFIELD, IL 62702
Situs: 6453 TIPPIN AVE 32504
Use Code: SINGLE FAMILY - TOWNHOME
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	\$7,125	\$52,747	\$59,872	\$59,872
2017	\$7,125	\$49,000	\$56,125	\$56,125
2016	\$7,125	\$46,043	\$53,168	\$53,168

[Disclaimer](#)

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/30/2010	6641	813	\$100	OT	View Instr
06/12/2008	6341	114	\$100	QC	View Instr
01/1995	3712	13	\$100	QC	View Instr
11/1991	3082	274	\$100	QC	View Instr
07/1985	2090	161	\$42,000	WD	View Instr
01/1976	1031	361	\$26,400	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 17 BLK 4 LEXINGTON SQUARE PB 8 P 82 OR 2090 P 161
 OR 3082 P 274 OR 3712 P 13 OR 6341 P 114 OR 6641 P 813

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

Section Map

Id:
[31-1S-30-2](#)

Approx. Acreage:
 0.0453

Zoned:
 Com

Evacuation & Flood Information
[Open Report](#)



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

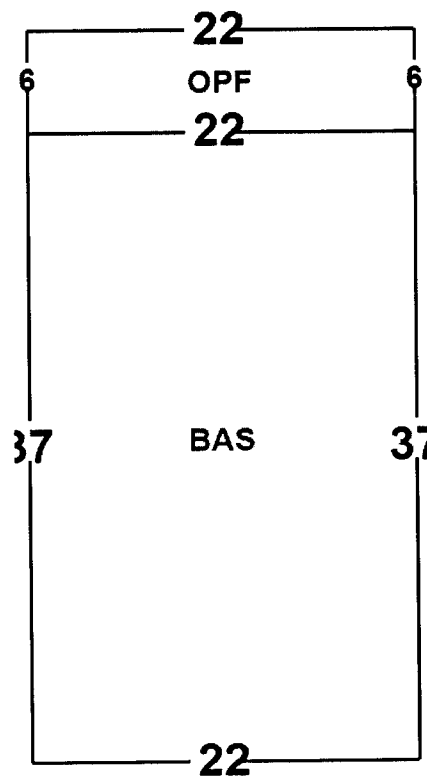
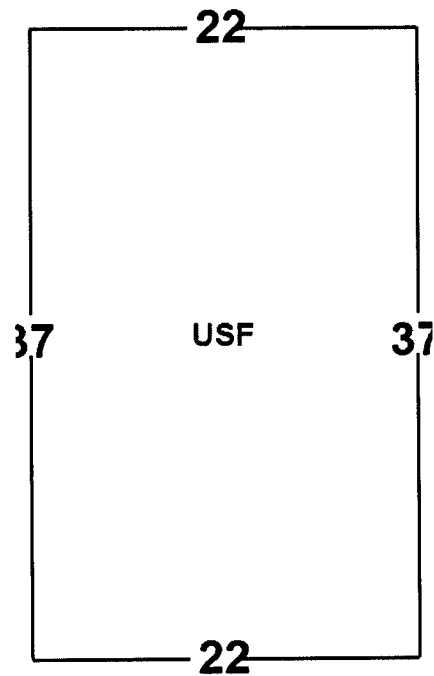
Buildings


Address: 6453 TIPPIN AVE, Year Built: 1973, Effective Year: 1973

Structural Elements

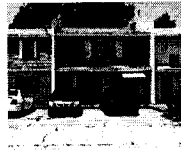
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-8
NO. STORIES-2
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



 Areas - 1760 Total SF
BASE AREA - 814
OPEN PORCH FIN - 132
UPPER STORY FIN - 814

Images



7/15/15

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:04/25/2019 (tc.26639)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CATALINA TAX CO LLC SERIES 17 US BANK holder of Tax Certificate No. 01379, 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 17 BLK 4 LEXINGTON SQUARE PB 8 P 82 OR 2090 P 161 OR 3082 P 274 OR 3712 P 13 OR 6341 P 114 OR 6641 P 813

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032936315 (19-452)

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

KRISTY FRANK TUCKER

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** Tuesday in the month of September, which is the **3rd day of September 2019.**

Dated this 29th day of April 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

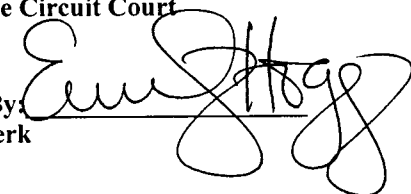
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 032936315 Certificate Number: 001379 of 2017**

Payor: KRISTY TUCKER 1005 N BRUNS LN SPRINGFIELD, IL 62702 Date 06/19/2019

Clerk's Check #	9477517032	Clerk's Total	\$502.03
Tax Collector Check #	1	Tax Collector's Total	\$2,626.25
		Postage	\$11.20
		Researcher Copies	\$1.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,157.48

\$ 2677.59
\$ 2694.59

**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 # 2017 TD 001379

Redeemed Date 06/19/2019

Name KRISTY TUCKER 1005 N BRUNS LN SPRINGFIELD, IL 62702

Clerk's Total = TAXDEED	\$502.03	2677.59
Due Tax Collector = TAXDEED	\$2,626.25	
Postage = TD2	\$11.20	
ResearcherCopies = TD6	\$1.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

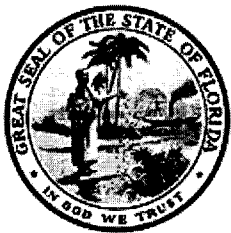
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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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: 032936315 Certificate Number: 001379 of 2017

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/03/2019"/>	Redemption Date <input type="text" value="06/19/2019"/>
Months	5	2
Tax Collector	<input type="text" value="\$2,437.21"/>	<input type="text" value="\$2,437.21"/>
Tax Collector Interest	\$182.79	\$73.12
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,626.25	<input type="text" value="\$2,516.58"/> TC
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	\$35.03	\$14.01
Total Clerk	\$502.03	<input type="text" value="\$481.01"/> CH
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="\$11.20"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$1.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,157.48	\$3,014.59
	Repayment Overpayment Refund Amount	\$142.89
Book/Page	<input type="text"/>	<input type="text"/>

Notes

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 8086, Page 581, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01379, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 032936315 (19-452)

DESCRIPTION OF PROPERTY:

LT 17 BLK 4 LEXINGTON SQUARE PB 8 P 82 OR 2090 P 161 OR 3082 P 274 OR 3712 P 13 OR
6341 P 114 OR 6641 P 813

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: KRISTY FRANK TUCKER

Dated this 19th day of June 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

19-452

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.: 15206

June 4, 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 06-04-1999, through 06-04-2019, and said search reveals the following:

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

Kristy Frank Tucker

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: 

June 4, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15206

June 4, 2019

Lot 17, Block 4, Lexington Square, as per plat thereof, recorded in Plat Book 8, Page 82, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15206

June 4, 2019

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

1. Taxes for the year 2016-2018 delinquent. The assessed value is \$59,872.00. Tax ID 03-2936-315.

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: 9-3-2019

TAX ACCOUNT NO.: 03-2936-315

CERTIFICATE NO.: 2017-1379

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

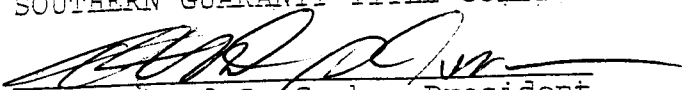
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Kristy Frank Tucker
1005 N. Bruns Lane
Springfield, IL 62702
and
6453 Tippin Ave.
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,
this 4th day of June, 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.

PREPARED BY:

Thomas G. Van Matre, Jr., of
TAYLOR & VAN MATRE, P.A.
4300 Bayou Blvd., Suite 16
Pensacola, FL 32503
(850) 474-1030
Our File: PW-2305

RECORDING : \$ 10.00
DOC. STAMPS: \$.70
TOTAL \$ 10.70

STATE OF FLORIDA
COUNTY OF ESCAMBIA

QUITCLAIM DEED

6453 Tippin Avenue
Pensacola, Florida 32504
Grantee's Address

KNOW ALL MEN BY THESE PRESENTS: that STELLA RAMOS PLAKARIS, a single person, Grantor, for and in consideration of the sum of \$1.00, and other good and valuable considerations, the receipt of which is hereby acknowledged, does REMISE, RELEASE, AND QUITCLAIM unto KRISTY FRANK TUCKER, Grantee, her successors and assigns, forever, any and all interest of Grantor in and to the following described real property situate in Escambia County, Florida, to-wit:

Lot 17, Block 4, Lexington Square, a subdivision according to Plat thereof recorded in Plat Book 8, Page 82 of the public records of Escambia County, Florida.

Grantor reserves a life estate interest in and to the above-described property for the term of Grantor's life.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the 12th day of June 2008.

WITNESSES:

Susan S. Williams
Susan S. Williams
PRINT NAME
Elizabeth Miller
PRINT NAME

Stella Ramos Plakaris
STELLA RAMOS PLAKARIS
Address: 6453 Tippin Avenue
Pensacola, FL 32504

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 12th day of June 2008, by STELLA RAMOS PLAKARIS, who is personally known to me or who has produced FL Driver's License as identification.

Elizabeth F. Miller
Notary Public State of Florida
My Commission Expires June 15, 2008
My Commission No. DD301908

Elizabeth F. Miller
NOTARY PUBLIC

NOTICE: THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION AND ON INSTRUCTIONS GIVEN TO TAYLOR & VAN MATRE, P.A., BY OUR CLIENT. NO TITLE SEARCH OR OTHER EVIDENCE OF TITLE WAS FURNISHED TO US IN CONNECTION WITH ITS PREPARATION.