

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900168

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 / 1599**, 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: **04-0908-838**

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

Property Owner:
POSEY ROOSEVELT & APRIL
6672 BELLVIEW PINES PL
PENSACOLA, FL 32526

LT 12 BLK B BELLVIEW PINES UNIT 3 PB 12 P 2 OR 2050 P 928

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
2017/1599	04-0908-838	06/01/2017	703.27	35.16	738.43

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
2018/1636	04-0908-838	06/01/2018	702.05	6.25	35.10	743.40

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	1,481.83
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	626.32
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)	2,483.15

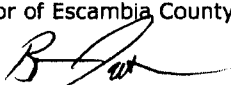
Amounts Certified by Clerk of Court (Lines 8-15):

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.	35,454.50
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	

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

Date of Sale: 10-7-19

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
04-0908-838 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900168

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
04-0908-838	2017/1599	06-01-2017	LT 12 BLK B BELLVIEW PINES UNIT 3 PB 12 P 2 OR 2050 P 928

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: 391S305201012002
Account: 040908838
Owners: POSEY ROOSEVELT & APRIL
Mail: 6672 BELLVIEW PINES PL
PENSACOLA, FL 32526
Situs: 6672 BELLVIEW PINES PL 32526
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	\$17,100	\$66,119	\$83,219	\$70,909
2017	\$17,100	\$60,438	\$77,538	\$69,451
2016	\$17,100	\$59,300	\$76,400	\$68,023

[Disclaimer](#)

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/1985	2050	928	\$53,700	WD	View Instr
11/1983	1831	355	\$387,800	WD	View Instr

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

2018 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 12 BLK B BELLVIEW PINES UNIT 3 PB 12 P 2 OR 2050 P 928

Extra Features

FRAME SHED

Parcel

Information

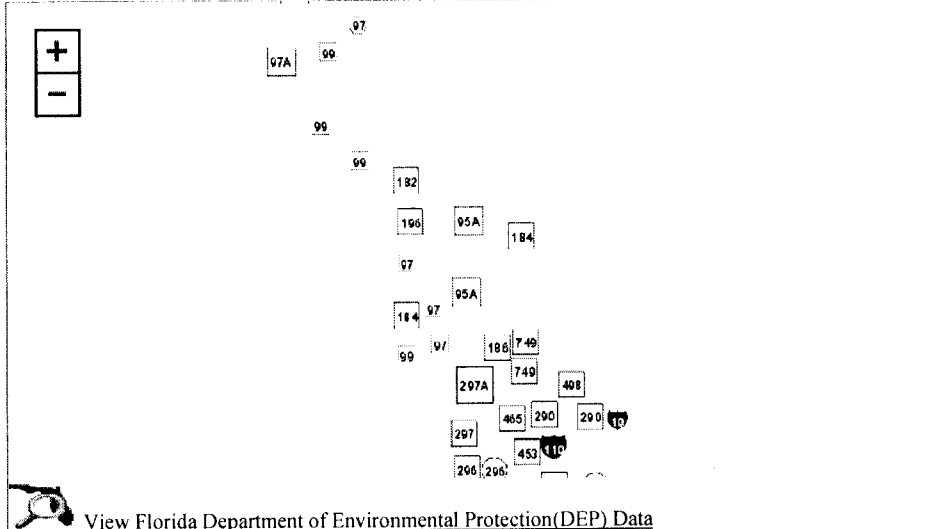
Section Map

Id:
 39-1S-30-3

Approx. Acreage:
 0.2658

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)


[Launch Interactive Map](#)

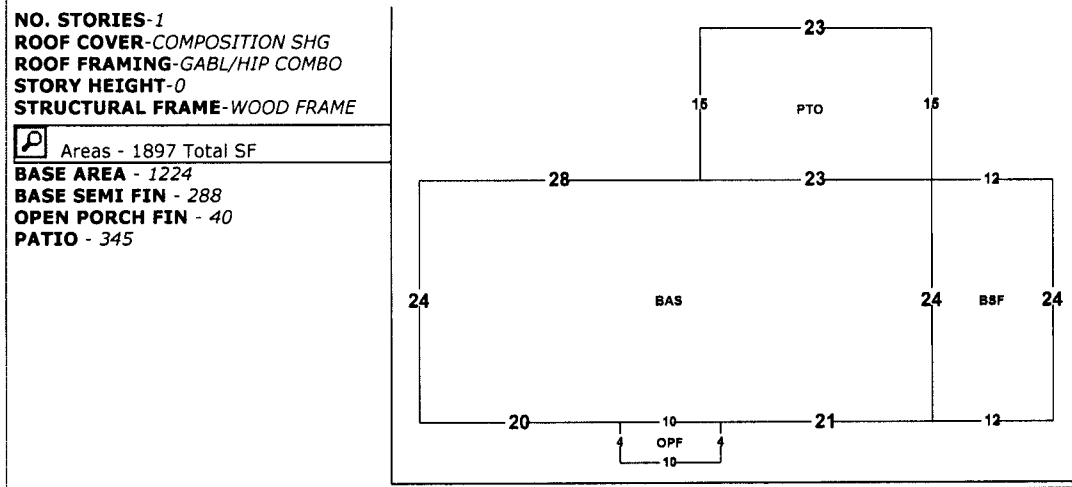

[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

Address: 6672 BELLVIEW PINES PL, Year Built: 1984, Effective Year: 1984

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-SIDING-LAP.AAVG
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6



Images



9/2/02

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: 04/26/2019 (tc.32307)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CATALINA TAX CO LLC SERIES 17 US BANK** holder of **Tax Certificate No. 01599**, 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 12 BLK B BELLVIEW PINES UNIT 3 PB 12 P 2 OR 2050 P 928

SECTION 39, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040908838 (19-455)

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

ROOSEVELT POSEY and APRIL POSEY

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 October, which is the **7th day of October 2019**.

Dated this 3rd 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: 040908838 Certificate Number: 001599 of 2017**

**Payor: APRIL AND ROOSEVELT POSEY 6672 BELLVIEW PINES PL PENSACOLA, FL 32526
Date 05/06/2019**

Clerk's Check #	1000260535	Clerk's Total	\$509.03
Tax Collector Check #	1	Tax Collector's Total	\$2,712.88
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,338.91

\$2,697.62

**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 001599
 Redeemed Date 05/06/2019**

Name APRIL AND ROOSEVELT POSEY 6672 BELLVIEW PINES PL PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$509.03	\$509.03 \$2680.62
Due Tax Collector = TAXDEED	\$2,712.88	
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
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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: 040908838 Certificate Number: 001599 of 2017

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 10/07/2019	Redemption Date 05/06/2019
Months	6	1
Tax Collector	\$2,483.15	\$2,483.11
Tax Collector Interest	\$223.48	\$37.25
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,712.88	\$2,526.61 <i>TR</i>
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$42.03	\$7.01
Total Clerk	\$509.03	\$474.01 <i>CH</i>
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$3,338.91	\$3,017.62
	Repayment Overpayment Refund Amount	\$321.29
Book/Page		

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 8089, Page 244, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01599, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 040908838 (19-455)

DESCRIPTION OF PROPERTY:

LT 12 BLK B BELLVIEW PINES UNIT 3 PB 12 P 2 OR 2050 P 928

SECTION 39, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: ROOSEVELT POSEY and APRIL POSEY

Dated this 7th day of May 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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 15, 2019

CATALINA TAX CO LLC SERIES 17 US BANK
PO BOX 645040
CINCINNATI OH 45264

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.

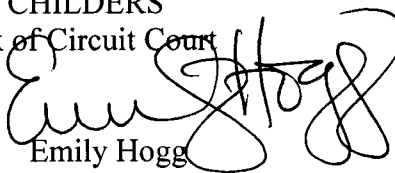
TAX CERT	APP FEES	INTEREST	TOTAL
2017 TD 006551	\$467.00	\$7.01	\$474.01
2017 TD 001599	\$467.00	\$7.01	\$474.01
2017 TD 005318	\$467.00	\$7.01	\$474.01
2017 TD 005125	\$467.00	\$7.01	\$474.01
2017 TD 001690	\$467.00	\$7.01	\$474.01

TOTAL \$2,370.05

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Redeemed
19-455

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.: 15215

July 10, 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 07-10-1999, through 07-10-2019, and said search reveals the following:

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

Roosevelt Posey and April Posey, husband and wife

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 10, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15215

July 10, 2019

Lot 12, Block B, Bellview Pines Unit 3, as per plat thereof, recorded in Plat Book 12, Page 2, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15215

July 10, 2019

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

1. MSBU Lien filed by Escambia County in O.R. Book 4443, page 1232.
2. All Taxes paid. The assessed value is \$83,219.00. Tax ID 04-0908-838.

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-7-2019

TAX ACCOUNT NO.: 04-0908-838

CERTIFICATE NO.: 2017-1599

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

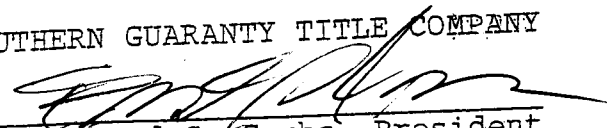
X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for 2018 tax year.

Roosevelt Posey
April Posey
6672 Bellview Pines Place
Pensacola, FL 32526

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

S 5.00
\$241.65
\$246.65

Rec. Fee
St. Stp.
Total

CORPORATION WARRANTY DEED

Grantees Address:

STATE OF Florida

6672 Bellview Pines Place

COUNTY OF Escambia

Pensacola, Florida 32506

KNOW ALL MEN BY THESE PRESENTS, That the MCVAY-SNELLGROVE HOMES, INC.
a corporation for and in
consideration of Ten Dollars (\$10.00) and other good and valuable considerations
the receipt whereof is hereby acknowledged, does bargain,
sell, convey and grant unto ROOSEVELT ROSEY and APRIL POSEY, husband and wife
their heirs, executors, administrators, and assigns, forever the
following described property, situate, lying and being in the County of
Escambia, State of Florida, to-wit:

Lot 12, Block "B", BELLVIEW PINES, UNIT #3, according to Plat recorded in
Plat Book 12 at page 2 of the public records of Escambia County, Florida.

Subject to taxes for the year 1985 and subsequent years.
Subject to restrictions and easements of record.

STATE OF FLORIDA
DOCUMENTARY STAMP
241.65

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

And the said corporation covenants that it is well seized of an
indefeasible estate in fee simple in the said property, and has a good right
to convey the same; that it is free from encumbrances, and that it, its
successors and assigns, the said Grantee, their heirs, executors,
administrators and assigns, in the quiet and peaceable possession and
enjoyment thereof, against all persons lawfully claiming the same, shall and
will forever warrant and defend.

IN WITNESS WHEREOF, the said Corporation, Grantor, in pursuance of due
and legal action of its stockholders, and Board of Directors, has executed
these presents causing its name to be signed by its President, and its
corporate seal to be affixed hereunto this 18th day of April,
A.D. 19 85.

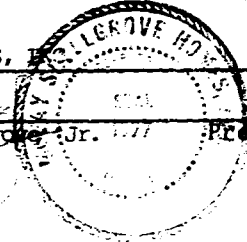
Witnesses:

[Signature]

MCVAY-SNELLGROVE HOMES, INC.

By:

Robert B. Snellgrove, Jr. President



STATE OF Florida
COUNTY OF Escambia

Before the subscriber personally appeared Robert B. Snellgrove, Jr.
known to me to be the individual described by said name who executed the
above instrument, and to be the President of MCVAY-SNELLGROVE HOMES, INC.
a corporation, and being duly authorized by it signed its name and affixed
its seal to and executed the said instrument for it and as its act and deed.

LIVED under my hand and official seal this 18th day of April,
19 85.

[Signature]
Notary Public

My commission expires: 3-23-87

3020