

20-067

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900397

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 / 1861**, 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: **04-2563-000**

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

Property Owner:
MATHENY BEATRICE EST OF
223 MICHIGAN AVE
PENSACOLA, FL 32505
LTS 1 & 23 BLK 21 BRENTWOOD PK S/D PB 1 P 11 OR 962 P 617
OR 4821 P 497 OR 6425 P 749 SEC 8/10 T 2S (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
2017/1861	04-2563-000	06/01/2017	524.21	26.21	550.42

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):

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	550.42
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
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)	925.42

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.
04-2563-000 2017

LTS 1 & 23 BLK 21 BRENTWOOD PK S/D PB 1 P 11 OR 962 P 617 OR 4821 P 497 OR 6425 P 749 SEC 8/10 T 2S R 30 & SEC 46/47 T 1S R 30

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900397

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
04-2563-000	2017/1861	06-01-2017	LTS 1 & 23 BLK 21 BRENTWOOD PK S/D PB 1 P 11 OR 962 P 617 OR 4821 P 497 OR 6425 P 749 SEC 8/10 T 2S R 30 & SEC 46/47 T 1S R 30

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: 461S302001001021 Account: 042563000 Owners: MATHENY BEATRICE EST OF Mail: 223 MICHIGAN AVE PENSACOLA, FL 32505 Situs: 223 MICHIGAN AVE 32505 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 <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2018</td> <td>\$10,000</td> <td>\$49,024</td> <td>\$59,024</td> <td>\$59,024</td> </tr> <tr> <td>2017</td> <td>\$24,900</td> <td>\$44,822</td> <td>\$69,722</td> <td>\$69,722</td> </tr> <tr> <td>2016</td> <td>\$24,900</td> <td>\$45,435</td> <td>\$70,335</td> <td>\$47,806</td> </tr> </tbody> </table> Disclaimer Tax Estimator > File for New Homestead Exemption Online		Year	Land	Imprv	Total	Cap Val	2018	\$10,000	\$49,024	\$59,024	\$59,024	2017	\$24,900	\$44,822	\$69,722	\$69,722	2016	\$24,900	\$45,435	\$70,335	\$47,806
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Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>01/21/2009</td> <td>6425</td> <td>749</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>11/2001</td> <td>4821</td> <td>497</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	01/21/2009	6425	749	\$100	QC	View Instr	11/2001	4821	497	\$100	WD	View Instr	2018 Certified Roll Exemptions None Legal Description LTS 1 & 23 BLK 21 BRENTWOOD PK S/D PB 1 P 11 OR 962 P 617 OR 4821 P 497 OR 6425 P 749 SEC 8/10 T 2S R 30 & SEC... Extra Features FRAME SHED			
Sale Date	Book	Page	Value	Type	Official Records (New Window)																		
01/21/2009	6425	749	\$100	QC	View Instr																		
11/2001	4821	497	\$100	WD	View Instr																		

Parcel Information
Section Map Id:
 46-1S-30-1
Approx. Acreage:
 0.3444
Zoned:
 HC/LI
Evacuation & Flood Information
[Open Report](#)

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

[Launch Interactive Map](#)

Buildings
 Address: 223 MICHIGAN AVE, Year Built: 1960, Effective Year: 1960

Structural Elements DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-VINYL SIDING FLOOR COVER-CARPET FOUNDATION-WOOD/SUB FLOOR HEAT/AIR-CENTRAL H/AC	
--	--

INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

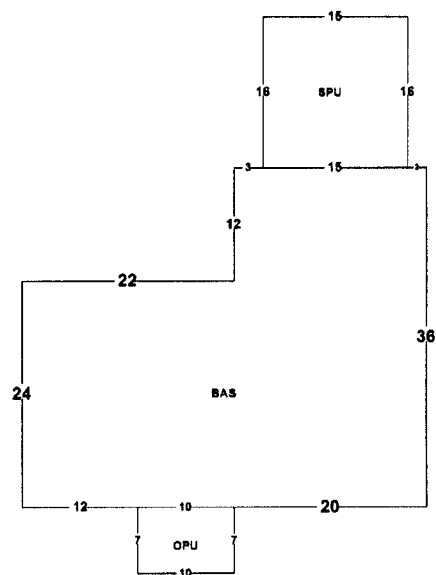


Areas - 1558 Total SF

BASE AREA - 1248

OPEN PORCH UNF - 70

SCRN PORCH UNF - 240



Images



3/5/19

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.5153)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA A LLC** holder of **Tax Certificate No. 01861**, 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:

**LTS 1 & 23 BLK 21 BRENTWOOD PK S/D PB 1 P 11 OR 962 P 617 OR 4821 P 497 OR 6425 P 749
SEC 8/10 T 2S R 30 & SEC 46/47 T 1S R 30**

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 042563000 (20-067)

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

EST OF BEATRICE MATHENY

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

20-067

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.: 15516

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:

Estate of Beatrice Matheny

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

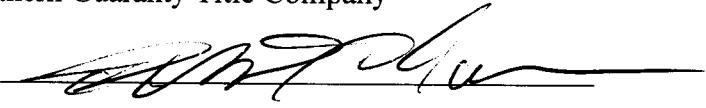
4. Taxes:

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.: 15516

November 7, 2019

Lot 1 and 23, Block 21, Brentwood Park, as per plat thereof, recorded in Plat Book 1, Page 11, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15516

November 7, 2019

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

1. MSBU Lien filed in O.R. Book 4444, page 1671, and O.R. Book 4314, page 1844.
2. Taxes for the year 2016-2018 delinquent. The assessed value is \$62,835.00. Tax ID 04-2563-000.

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: 2-3-2020

TAX ACCOUNT NO.: 04-2563-000

CERTIFICATE NO.: 2017-1861

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

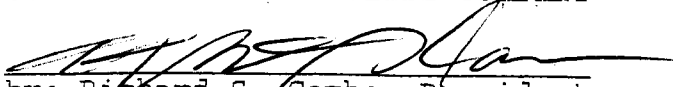
X Notify Escambia County, ^{221 Palafox Place, 4th Floor/}
190 Governmental Center, 32502

 X Homestead for tax year.

Beneficiaries and Heirs of the
Estate of Beatrice Matheny
223 Michigan Ave.
Pensacola, FL 32505

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.

Prepared by:

Without the benefit of a title search.

When recorded return to:

Beatrice Matheny
223 Michigan Avenue
Pensacola, FL 32505

(Space above this line reserved for recording office use only)

QUIT-CLAIM DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Glen Allen Janes, a married man
1288 Seratine Drive
Pensacola, FL 32506

Connie Crowly, a widow
1083-A Conference Road
Pensacola, FL 32533

Jill B. Workman, a married woman
116 State Street
Pensacola, FL 32505

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: Beatrice Matheny
223 Michigan Avenue
Pensacola, FL 32505

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

Lot 1 and 23, Block 21, Brentwood Park, being a subdivision of Sections 46 and 47, Township 1 South, Range 30 West, and Sections 8 and 10, Township 2 South, Range 30 West, according to plat of said subdivision appearing of record at Page 11, et seq., of Plat Book 1 of the Public Records of Escambia County, Florida.

Being that certain real property as recorded in Trustee's Deed recorded in Official Records Book 962 at Page 617 of the Public Records of Escambia County, Florida.

The Property Appraiser's Parcel Identification Number is 46-1S-30-2001-001-021.

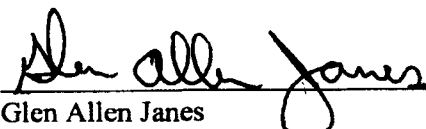
5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I convey, remise (to give up a claim), and quit claim (transfer without warranty) to you any interest I may have in and to the Real Property.

Executed on January 21st, 2009.


Glen Allen Janes

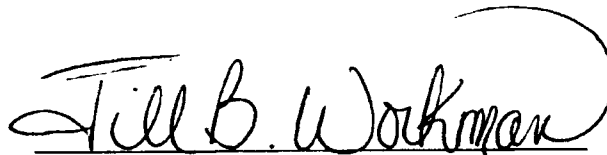
1288 Seartine Drive
Pensacola, FL 32506

(Date)

 1-21-09
Connie Crowley

(Date)

1083-A Conference Road
Pensacola, FL 32533


Jill B. Workman

(Date)

116 State Street
Pensacola, FL 32505

Signed in the presence of:

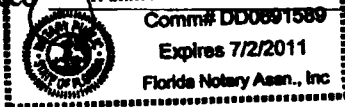
Signed in the presence of:

Eric Turberville
Witness ERIC Turberville (Date)

Westley Lewis
Witness Westley Lewis (Date)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

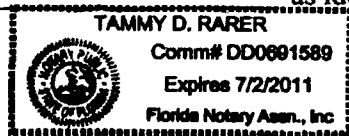
The foregoing instrument was acknowledged before me this 21st day of January, 2009, by Glen Allen Janes, who is personally known to me or has produced TAMMY D. RARER as identification.



Tammy D. Rarer
Notary Public - State of Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

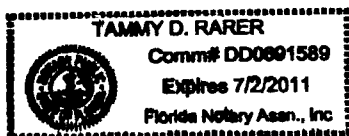
The foregoing instrument was acknowledged before me this 21st day of January, 2009, by Connie Crowley, who is personally known to me or has produced as identification.



Tammy D. Rarer
Notary Public - State of Florida

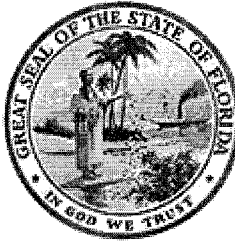
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21st day of January, 2009, by Jill B. Workman, who is personally known to me or has produced as identification.



Tammy D. Rarer
Notary Public - State of Florida

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: 042563000 Certificate Number: 001861 of 2017**

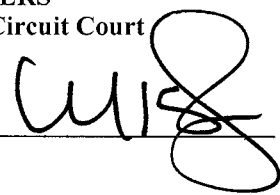
Payor: BARBARA STEIN 1114 WEBSTER DR PENSACOLA FL 32505 Date 12/11/2019

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$537.05
Tax Collector's Total \$1,070.48
Postage \$11.20
Researcher Copies \$3.00
Recording \$10.00
Prep Fee \$7.00
Total Received ~~\$1,638.73~~

Reduced \$1,245.74

**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
ESCAMBIA COUNTY FLORIDA
INST# 2019108213 12/11/2019 4:26 PM
OFF REC BK: 8214 PG: 92 Doc Type: RTD

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 1510, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01861, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **042563000 (20-067)**

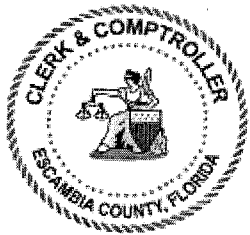
DESCRIPTION OF PROPERTY:

**LTS 1 & 23 BLK 21 BRENTWOOD PK S/D PB 1 P 11 OR 962 P 617 OR 4821 P 497 OR 6425 P 749
SEC 8/10 T 2S R 30 & SEC 46/47 T 1S R 30**

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: EST OF BEATRICE MATHENY

Dated this 11th day of December 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk