

20-085

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900373

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 / 3555**, 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: **07-1218-000**

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

Property Owner:
REESE WILEY D
23 SANDALWOOD AVE
PENSACOLA, FL 32505
LT 19 BLK 3 JACKSON HTS PB 1 P 57 OR 3191 P 130 CA 167

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
2017/3555	07-1218-000	06/01/2017	351.53	17.58	369.11

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
2018/3628	07-1218-000	06/01/2018	360.47	6.25	18.02	384.74

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	753.85
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	317.62
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)	1,446.47

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.	19,028.00
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.
07-1218-000 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900373

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
07-1218-000	2017/3555	06-01-2017	LT 19 BLK 3 JACKSON HTS PB 1 P 57 OR 3191 P 130 CA 167

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: 342S300930190003
Account: 071218000
Owners: REESE WILEY D
Mail: 23 SANDALWOOD AVE
 PENSACOLA, FL 32505
Situs: 23 SANDALWOOD 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

Year	Land	Imprv	Total	Cap Val
2018	\$4,500	\$42,792	\$47,292	\$38,056
2017	\$4,500	\$39,089	\$43,589	\$37,274
2016	\$4,845	\$37,854	\$42,699	\$36,508

[Disclaimer](#)

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/1992	3191	130	\$27,500	WD	View Instr
03/1967	1421	397	\$48,750	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 19 BLK 3 JACKSON HTS PB 1 P 57 OR 3191 P 130 CA 167

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

Section Map

Id:
CA167

Approx. Acreage:
0.1512

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 23 SANDALWOOD AVE, Year Built: 1944, Effective Year: 1944

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/veneER
EXTERIOR WALL-ALUMINUM SIDING
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER

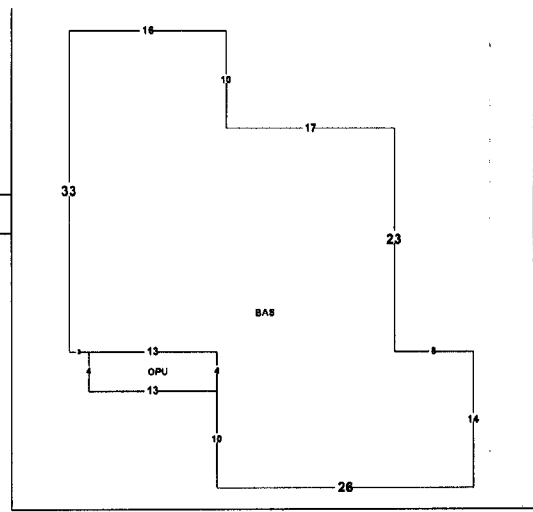
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1335 Total SF

BASE AREA - 1283

OPEN PORCH UNF - 52



Images



9/28/17

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:05/15/2019 (tc.2591)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA A LLC** holder of **Tax Certificate No. 03555**, 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 19 BLK 3 JACKSON HTS PB 1 P 57 OR 3191 P 130 CA 167

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071218000 (20-085)

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

WILEY D REESE

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

20-085

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.: 15536

November 12, 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 11-12-1999, through 12-12-2019, and said search reveals the following:

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

Willie D. Reese

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 12, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15536

November 12, 2019

Lot 19, Block 3, Jackson Heights, as per plat thereof, recorded in Plat Book 1, Page 57, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15536

November 12, 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 4316, page 1326, and O.R. Book 4451, page 1193.
2. Restitution Lien filed by State of Florida/Escambia County in O.R. Book 4540, page 489.
3. Taxes for the year 2016-2018 delinquent. The assessed value is \$50,584.00. Tax ID 07-1218-000.

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: r CSGT@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.: 07-1218-000

CERTIFICATE NO.: 2017-3555

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
 State of Florida/ 221 Palafox Place, 4th Floor/
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for 2019 tax year.

Wiley
Willie D. Reese
23 Sandalwood 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.

FILE NO. 92013441
DOC. 165.03
REC. 6.00
TOTAL 171.00
STATE OF FLORIDA
COUNTY OF Escambia

WARRANTY DEED

Tax ID # 34-2S-30-0930-190-003

Prepared by and return to:
Stewart Title of Pensacola, Inc.
401 East Chase St., Suite 104
Pensacola, FL 32501
Pursuant to the issuance of a
Title Insurance Policy.

KNOW ALL MEN BY THESE PRESENTS, That
Fern Stanfield Gonterman, an unmarried widow

Grantor*
for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has
bargained, sold, conveyed and granted unto
Wiley Derrell Reese, a single man

Grantee*
Address: 23 Sandalwood Street, Pensacola, Florida 32505
grantee's 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 19, Block 3, Revised Jackson Heights, being a portion of Section 34, Township
2 South, Range 30 West, Escambia County, Florida, according to plat recorded in
Plat Book 1 page 57 of the public records of said county.

Recital: Grantor states herein that she has personal knowledge of the death of her
former spouse Robert Othel Gonterman, who died on September 15, 1990.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are
not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein the term "grantee/grantor" shall include the heirs, personal representatives,
successors and/or assigns of the respective parties hereto, the use of singular number shall include
the plural, and the plural the singular, the use of any gender shall include the gender.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on June 11, 1992

Signed, sealed and delivered
in the presence of

[Signature] (SEAL)
[Signature] Fern Stanfield Gonterman (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

THIS NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM is made this 11th day of June 1992
and is incorporated into and shall be deemed to amend, supplement and be an integrated part of the

Warranty Deed

dated the same date as this acknowledgement, and which is given by

Fern Stanfield Gonterman

who is/are designated in said document, and whose signature(s) is/are appended to said document

The purpose of this Addendum is to affix the proper form of Notary Acknowledgement to said document, as required by sections
117.03, 117.05, and 695.25 Florida Statutes, as amended by Chapter 91-291, Laws of Florida, Approved by the Governor June
7, 1991, and effective January 1, 1992.

TO WIT

DATE June 16, 1992
JULIA FLOWERS, COMPTROLLER

STATE OF Florida

BY [Signature] D.C.
CERT. REG. #592043328-27 01

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 11th day of June 1992

Fern Stanfield Gonterman

☐ who is personally known to me

☒ who has have produced identification

and who did not take an oath

My Commission expires

(Seal)

Notary Public

Serial Number

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,
Plaintiff,

vs.

Case Number: 99-4940-A

WILEY DERRELL REESE,
Defendant.

Defendant: WILEY DERRELL REESE
Date of Birth: 10-21-70
Sex: Male
Race: Black

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
2000 MAR 10 P 2:47

CIVIL RESTITUTION LIEN ORDER

IT IS HEREBY ORDERED AND ADJUDGED that the above-named defendant shall pay
in the amount of \$286.00 to victim:

RCD Mar 29, 2000 12:43 pm
Escambia County, Florida

Clerk of Circuit Court
190 Governmental Center
Pensacola, FL 32501


Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-719650

for court costs incurred in the above-styled cause.

It is further **ORDERED AND ADJUDGED** that this lien shall exist upon any real or
personal property of the defendant.

It is further **ORDERED AND ADJUDGED** that this lien order may be enforced by the
crime victim in the same manner as a judgment in a civil action.

DONE AND ORDERED this 24 day of March, 2000.


NICKOLAS P. GEEKER
CIRCUIT JUDGE

cc: ☒ Anne Patterson, Assistant State Attorney
☒ Scott Harrison, Assistant Public Defender
☒ Wiley Reese, defendant
Clerk of Circuit Court

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNEE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA

BY:  D.C.

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 1605, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03555, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 071218000 (20-085)

DESCRIPTION OF PROPERTY:

LT 19 BLK 3 JACKSON HTS PB 1 P 57 OR 3191 P 130 CA 167

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: WILEY D REESE

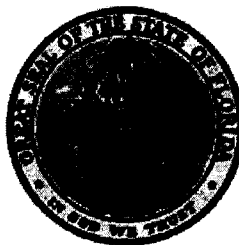
Dated this 2nd day of December 2019.



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: 071218000 Certificate Number: 003555 of 2017**

Payor: WILEY D REESE 23 SANDALWOOD AVE PENSACOLA, FL 32505 Date 12/02/2019

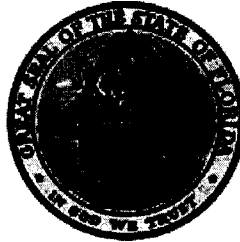
Clerk's Check #	1	Clerk's Total	\$537.05
Tax Collector Check #	1	Tax Collector's Total	\$1,669.69
		Postage	\$11.20
		Researcher Copies	\$2.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,226.94 \$1,848.34

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: Whitney Coppard
 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 003555

Redeemed Date 12/02/2019

Name WILEY D REESE 23 SANDALWOOD AVE PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$537.05	> \$1829.34
Due Tax Collector = TAXDEED	\$1,009.09	
Postage = TD2	\$11.20	
ResearcherCopies = TD6	\$2.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

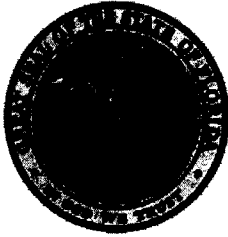
Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

20-085

☒ Search Property
 ☒ Property Sheet
 ☒ Lien Holder's
 ☒ Sold To
 ☒ Redeem
 ☒ Forms
 ☒ Courtview
 ☒ Benchmark



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 071218000 Certificate Number: 003555 of 2017

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/22/2019"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="02/03/2020"/>	Redemption Date	<input type="text" value="12/02/2019"/>
Months		10		8	
Tax Collector		<input type="text" value="\$1,446.47"/>		<input type="text" value="\$1,446.47"/>	
Tax Collector Interest		\$216.97		\$173.58	
Tax Collector Fee		<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>	
Total Tax Collector		\$1,669.69		\$1,626.30	
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		\$56.04	
Total Clerk		\$537.05		\$523.04	
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="\$2.00"/>		<input type="text" value="\$2.00"/>	+
Total Redemption Amount		\$2,236.94		\$2,168.34	
				-120-200	
				\$1848.34	
		Repayment Overpayment Refund Amount		\$68.60	
Book/Page		<input type="text" value="8100"/>		<input type="text" value="1605"/>	

Notes