

20-086

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1900385

**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 / 4026**, 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: **08-1351-956**

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

Property Owner:  
**MOBLEY JOHN W IV**  
**1248 LAMB DR**  
**GULF BREEZE, FL 32563**  
LT 6 COUNTRY CLUB CIRCLE PB 15 P 86 OR 6655 P 876 CA 201

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
2017/4026	08-1351-956	06/01/2017	2,045.30	102.27	2,147.57

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
2018/4095	08-1351-956	06/01/2018	2,011.52	6.25	100.58	2,118.35

**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	4,265.92
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,820.48
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)	6,461.40

**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.  
08-1351-956 2017

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900385

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
08-1351-956	2017/4026	06-01-2017	LT 6 COUNTRY CLUB CIRCLE PB 15 P 86 OR 6655 P 876 CA 201

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:** 502S305086000006  
**Account:** 081351956  
**Owners:** MOBLEY JOHN W IV  
**Mail:** 1248 LAMB DR  
 GULF BREEZE, FL 32563  
**Situs:** 24 MAR VISTA CIR 32507  
**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	\$125,000	\$0	\$125,000	\$125,000
2017	\$125,000	\$0	\$125,000	\$125,000
2016	\$125,000	\$0	\$125,000	\$125,000

[Disclaimer](#)

### Tax Estimator

**> File for New Homestead Exemption Online**

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/29/2010	6655	876	\$127,000	WD	<a href="#">View Instr</a>
03/2004	5372	498	\$230,000	WD	<a href="#">View Instr</a>
03/1998	4236	1074	\$448,400	WD	<a href="#">View Instr</a>

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

### 2018 Certified Roll Exemptions

None

### Legal Description

LT 6 COUNTRY CLUB CIRCLE PB 15 P 86 OR 6655 P 876 CA 201

### Extra Features

None

### Parcel Information

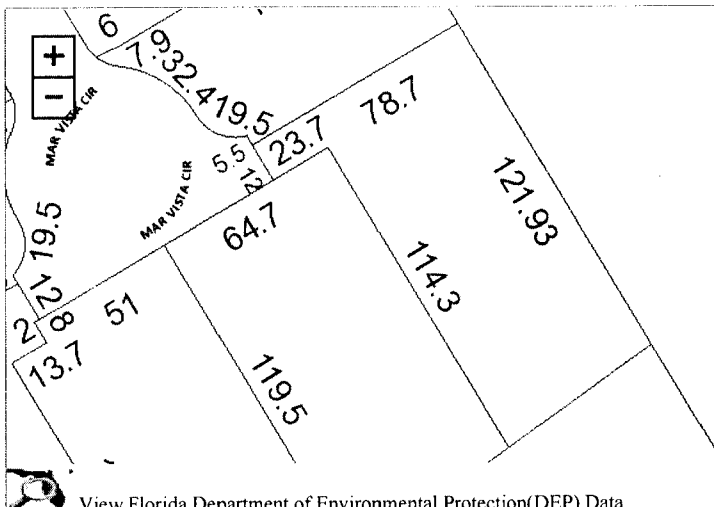
#### Section Map

**Id:**  
CA201

**Approx. Acreage:**  
0.1842

**Zoned:**   
HDR

**Evacuation & Flood Information**  
[Open Report](#)



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

[Launch Interactive Map](#)

### Buildings

Images



2/7/19

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: 05/15/2019 (tc.2622)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA A LLC** holder of **Tax Certificate No. 04026**, 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 6 COUNTRY CLUB CIRCLE PB 15 P 86 OR 6655 P 876 CA 201**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 081351956 (20-086)**

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

**JOHN W MOBLEY IV**

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.

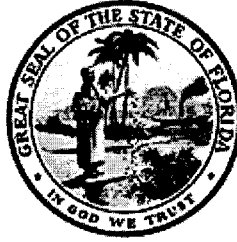
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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

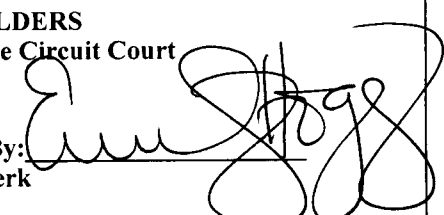
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 081351956 Certificate Number: 004026 of 2017**

**Payor: JOHN W MOBLEY IV 1248 LAMB DR GULF BREEZE, FL 32563      Date 07/31/2019**

Clerk's Check #	5300988914	Clerk's Total	\$537.05/
Tax Collector Check #	1	Tax Collector's Total	\$7,436.86
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$8,090.91</del>

**\$6943.43**

**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  
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 MENTAL HEALTH  
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**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 004026  
 Redeemed Date 07/31/2019**

**Name JOHN W MOBLEY IV 1248 LAMB DR GULF BREEZE, FL 32563**

Clerk's Total = TAXDEED	\$537.05	6926.43
Due Tax Collector = TAXDEED	\$7,436.86	
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: 081351956 Certificate Number: 004026 of 2017**

Redemption ☐ 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="07/31/2019"/>

## 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 1606, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04026, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **081351956 (20-086)**

DESCRIPTION OF PROPERTY:

**LT 6 COUNTRY CLUB CIRCLE PB 15 P 86 OR 6655 P 876 CA 201**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: JOHN W MOBLEY IV

Dated this 1st day of August 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

20-86

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15637

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

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

John W. Mobley, IV

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.: 15637

November 12, 2019

**Lot 6, Country Club Subdivision, as per plat thereof, recorded in Plat Book 15, Page 86, of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15637

November 12, 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 \$125,000.00. Tax ID 08-1351-956.

**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.: 08-1351-956

CERTIFICATE NO.: 2017-4026

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.

John W. Mobley, IV  
1248 Lamb Dr.  
Gulf Breeze, FL 32563  
and  
24 Mar Vista Circle  
Pensacola, FL 32507

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 and return to:  
Suzanne N. Whibbs  
Whibbs & Stone, P.A.  
801 W. Romana Street Unit C  
Pensacola, FL 32502  
850-434-5395  
File Number: 10-1001

Parcel Identification No. 502S30-5086-000-006

[Space Above This Line For Recording Data]

**Warranty Deed**  
(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 28th day of October, 2010 between Vincent J. Whibbs, III and Jennifer L. Whibbs, husband and wife whose post office address is 1917 Wandering Rd, Encinitas, CA 92024 of the County of San Diego, State of California, grantor\*, and John W. Mobley, IV, an unmarried man, whose post office address is 1248 Lamb Drive, Gulf Breeze, FL 32563 of the County of Santa Rosa, State of Florida, grantee\*,

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

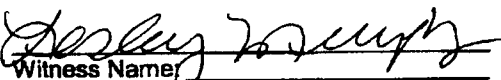
Lot 6, Country Club Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page 86, of the Public Records of Escambia County, Florida

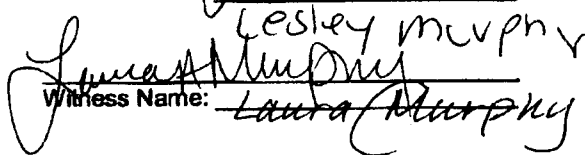
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

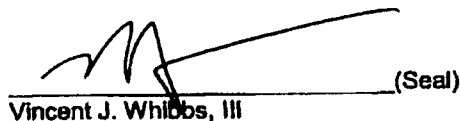
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

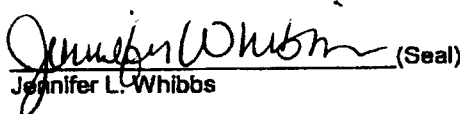
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Lesley Murphy

  
Witness Name: Laura Murphy

  
Vincent J. Whibbs, III (Seal)

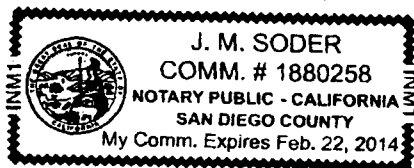
  
Jennifer L. Whibbs (Seal)

State of California

County of SAN DIEGO

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of October, 2010 by Vincent J. Whibbs, III and Jennifer L. Whibbs, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



J. M. Soder  
Notary Public

Printed Name:

J. M. Soder

My Commission Expires:

FEB. 22, 2014