

Tax Collector's Certification

20-092

CTY-513

Tax Deed Application Number
1900357

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 / 4674**, 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: **09-2170-000**

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

Property Owner:
PAYNE KAMI M
144 HIGHPOINT DR
GULF BREEZE, FL 32561
LT 19 BLK D AVONDALE S/D PB 5 P 32 OR 6746 P 1496

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
2017/4674	09-2170-000	06/01/2017	974.25	48.71	1,022.96

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
2018/4723	09-2170-000	06/01/2018	1,129.31	6.25	56.47	1,192.03

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	2,214.99
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	925.16
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)	3,515.15

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.
09-2170-000 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900357

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
09-2170-000	2017/4674	06-01-2017	LT 19 BLK D AVONDALE S/D PB 5 P 32 OR 6746 P 1496

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: 012S312000019004
Account: 092170000
Owners: REYNOLDS KARL J
Mail: 919 NORTH BAYLEN STREET
 PENSACOLA, FL 32501
Situs: 4654 KIMBERLY DR 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	\$9,500	\$45,631	\$55,131	\$55,131
2017	\$9,500	\$42,285	\$51,785	\$51,785
2016	\$9,500	\$40,951	\$50,451	\$50,451

[Disclaimer](#)

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/20/2014	7982	127	\$100	QC	View Instr
07/20/2011	6746	1496	\$100	QC	View Instr
10/1984	1974	387	\$17,500	WD	View Instr
09/1981	1578	277	\$100	QC	View Instr
06/1981	1509	628	\$11,000	SM	View Instr
01/1967	336	979	\$9,800	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 19 BLK D AVONDALE S/D PB 5 P 32 OR 7982 P 127

Extra Features

None

Parcel Information

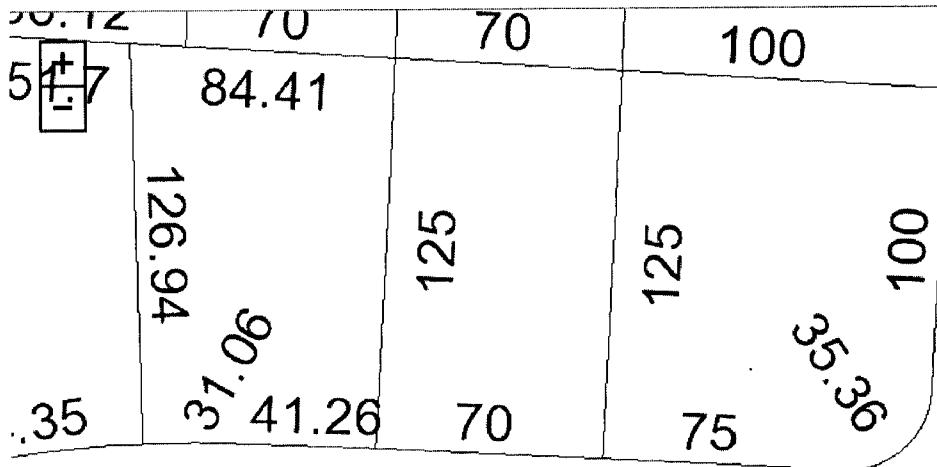
[Launch Interactive Map](#)

Section Map Id:
 01-2S-31-2

Approx. Acreage:
 0.1950

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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


Buildings

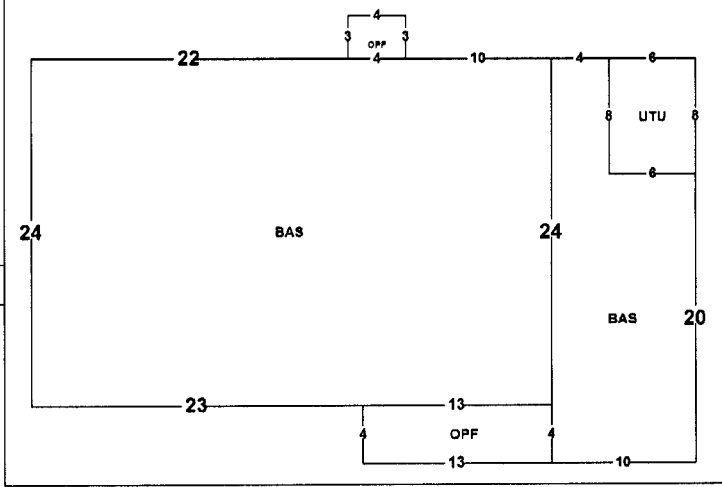
Address: 4654 KIMBERLY DR, Year Built: 1960, Effective Year: 1969

Structural Elements

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

FLOOR COVER-TILE/STAIN
CONC/BRICK
FOUNDATION-SLAB ON GRADE
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 - 1208 Total SF
BASE AREA - 1096
OPEN PORCH FIN - 64
UTILITY UNF - 48



Images



7/7/14

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.2912)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA A LLC holder of Tax Certificate No. 04674, 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 D AVONDALE S/D PB 5 P 32 OR 6746 P 1496

SECTION 01, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 092170000 (20-092)

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

KAMI M PAYNE

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

20-092

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.: 15543

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:

Minh Tu Nguyen and Thi Thanh Lien Nguyen, 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

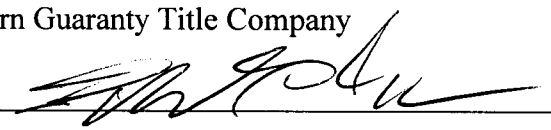
4. Taxes:

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: 

November 12, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15543

November 12, 2019

**Lot 19, Block D, Avondale Subdivision, as per plat thereof, recorded in Plat Book 5, Page 32, of the
Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15543

November 12, 2019

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

1. Judgment filed by GE Money Bank filed in O.R. Booki 6768, page 802.
2. Taxes for the year 2016-2018 delinquent. The assessed value is \$58,642.00. Tax ID 09-2170-000.

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: rcsgrt@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.: 09-2170-000

CERTIFICATE NO.: 2017-4674

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.

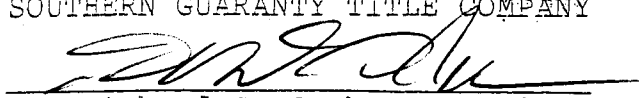
Minh Tu Nguyen
Thi Thanh Lien Nguyen
1034 Yellowstone Pass
Cantonment, FL 32533
and
4654 Kimberly Dr.
Pensacola, FL 32526

GE Money Bank
4125 Windward Plaza Dr.
Alpharetta, GA 30005

Karl J. Reynolds (prior owner)
919 N. Baylen St.
Pensacola, FL 32501

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.

5

Prepared By & Return to:
Karen Way, as an employee of
Clear Title of Northwest Florida, LLC
2107 W Nine Mile Road, Ste 3
Pensacola, FL 32534

File Number: PEN-19-17141
Parcel ID #: 012S312000019004

WARRANTY DEED

This WARRANTY DEED, dated this 25th day of October, 2019, by **Karl J. Reynolds, a single man** whose post office address is 924 N. Palafox Street, Pensacola, Florida 32501, hereinafter called the Grantor to **Minh Tu Nguyen and Thi Thanh Hien Nguyen, husband and wife**, whose post office address is 1034 Yellowstone Pass, Cantonment, Florida 32533, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

Lot 19, Block D, Avondale subdivision, a subdivision recorded in Plat Book 5, at Page 32 of the Official Records of Escambia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2019 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD, the same in fee simple forever

AND THE Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES

Signature: [Signature]
Print Name: Karl J. Reynolds

[Signature]
Karl J. Reynolds

Signature: [Signature]
Print Name: Karen Way

State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 25th day of October, 2019, by, Karl J. Reynolds.

Signature: [Signature]
Notary Public

Personally Known
OR
☒ Produced Identification
Type of Identification Produced: FLORIDA DL



**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

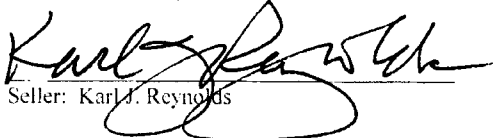
Name of Roadway: Kimberly Drive

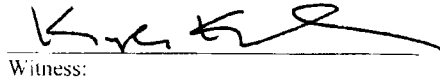
Legal Address of Property: 4654 Kimberly Drive, Pensacola, Florida 32526

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Clear Title of Northwest Florida, LLC
2107 W. Nine Mile Road, Suite 3, Pensacola, FL 32534

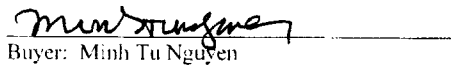
AS TO SELLER(S):


Seller: Karl J. Reynolds


Witness:


Witness:

AS TO BUYER(S):


Buyer: Minh Tu Nguyen


Witness:


Buyer: Thi Thanh Hien Nguyen


Witness:

This form approved by the Escambia County Board of County Commissioners Effective 4/15/95

Prepared by:
K. Jeffrey Reynolds, Esq.
Attorney at Law
924 N. Palafox Street
Pensacola, Florida 32501

QUIT-CLAIM DEED

Grantee's address:
919 North Baylen Street
Pensacola, Florida 32501

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS QUIT-CLAIM DEED, executed this 20 day of August, 2014 by KAMI M. PAYNE, a married woman, first party, to KARI J. REYNOLDS, an unmarried man, whose post office address is 919 North Baylen Street, Pensacola, Florida 32501, second party:

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lot 19, Block D, Avondale Subdivision, a subdivision recorded in Plat Book 5, at Page 32 of the official records of Escambia County, Florida

Parcel ID No. 012S312000019004

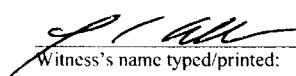
The described property is not homestead property

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

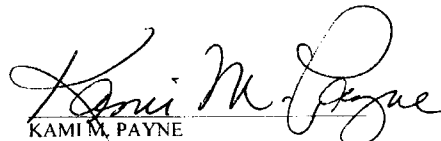
Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires. The use of any gender shall include all genders.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

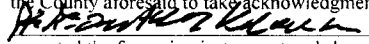
Signed, sealed and delivered
In the presence of:


Witness's name typed/printed: Lyman C. Allen


Witness's name typed/printed: Mark R. Whittaker


KAMI M. PAYNE

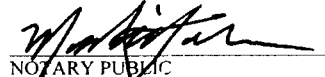
STATE OF FLORIDA
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared KAMI M. PAYNE, who produced  as identification, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State aforesaid this 20 day of August, 2014



MARK R. WHITTAKER
MY COMMISSION # EE 028804
EXPIRES: November 4, 2014
Bonded Thru Budget Notary Services


NOTARY PUBLIC

Prepared by:
K. Jeffrey Reynolds, Esq.
Attorney at Law
924 N. Palafox Street
Pensacola, Florida 32501

QUIT-CLAIM DEED

Grantee's address:
144 Highpoint Drive
Gulf Breeze, Florida 32561

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS QUIT-CLAIM DEED, executed this 20 day of July, 2011, by KARL J. REYNOLDS, an unmarried man, first party, to KAMI M. PAYNE, a married woman, whose post office address is 144 Highpoint Drive, Gulf Breeze, Florida 32561, second party:

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lot 19, Block D, Avondale Subdivision, a subdivision recorded in Plat Book 5, at Page 32 of the official records of Escambia County, Florida

Parcel ID No. 012S312000019004

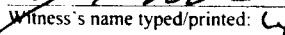
The described property is not homestead property


TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.


Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires. The use of any gender shall include all genders.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
In the presence of:


Witness's name typed/printed: Lynn C. Allen III


KARL J. REYNOLDS


Witness's name typed/printed: Mark R. Whittaker

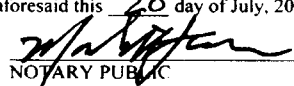
STATE OF FLORIDA
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared KARL J. REYNOLDS, who produced KARL J. REYNOLDS as identification, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State aforesaid this 20 day of July, 2011.



MARK R. WHITTAKER
MY COMMISSION # EE 039804
EXPIRES: November 4, 2014
Banded Tree Budget History Services


NOTARY PUBLIC

Recorded in Public Records 09/01/2011 at 09:25 AM OR Book 6759 Page 138,
Instrument #2011060504, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA
COUNTY, FLORIDA

CASE NO: 2010 CC 004733

GE MONEY BANK

Plaintiff,

vs.

KARL J. REYNOLDS

Defendant(s)

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2011 AUG 31 A 9 12

COUNTY CIVIL DIVISION
FILED & RECORDED

SUMMARY FINAL JUDGMENT

The above space reserved for recording information

THIS CAUSE having come on to be heard on Plaintiff's Motion for Summary Final Judgment, and
the Court having heard argument of counsel and having not received an affidavit from Defendant(s), it is
ORDERED AND ADJUDGED that:

There is no issue of law or fact and Plaintiff is entitled to a Judgment as a matter of law.
Plaintiff, GE MONEY BANK recover from Defendant(s), KARL J. REYNOLDS the following:

Principal	\$10,898.07
Costs	\$345.00
Interest	\$1,316.73
Total	\$12,559.80

That shall bear interest at the rate established pursuant to Florida Statute sec 55.03 until such
time as this judgment is satisfied.

For all of the above sums let execution issue.

It is further ordered and adjudged that the defendant(s) shall complete a FORM 7.343 Fact
Information Sheet under oath and return it to the Plaintiff's attorney SPRECHMAN & ASSOCIATES, P.A.
within 45 days of this final judgment, unless the final judgment is satisfied or a motion for new trial or
notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to
compel the defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney.
The FORM 7.343 Fact Information Sheet is not part of this judgment.

ORDERED at ESCAMBIA County, Florida this 30th day of August, 2011.

Copies furnished to:
Scott E. Modlin, Esq.
Sprechman & Associates, P.A.
Attorneys for Plaintiff
2775 Sunny Isles Blvd., Suite 100
Miami, Florida 33160-4007
(305) 931-0100 (800) 440-6289

✓ K. Jeffrey Reynolds, Esq.
Attorney for Defendant
824 North Palafox Street
Pensacola, FL 32501

C74009: PJMT:

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

Plaintiff's name and address:
GE MONEY BANK
4125 Windward Plaza Drive
Alpharetta, GA 30005

Defendant's name and address:
KARL J. REYNOLDS
919 N Baylen St
Pensacola FL 32501

Case: 2010 CC 004733

00013073608

Dkt: CC1033 Pg8:



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

2019 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
09-2170-000	06		0125312000019004

PROPERTY ADDRESS:

EXEMPTIONS:

REYNOLDS KARL J
919 NORTH BAYLEN STREET
PENSACOLA, FL 32501

4654 KIMBERLY DR

20-092

PRIOR YEAR(S) TAXES OUTSTANDING

17/4674

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	58,642	0	58,642	388.00
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.0990	58,642	0	58,642	123.09
BY STATE LAW	3.9440	58,642	0	58,642	231.28
WATER MANAGEMENT	0.0327	58,642	0	58,642	1.92
SHERIFF	0.6850	58,642	0	58,642	40.17
M.S.T.U. LIBRARY	0.3590	58,642	0	58,642	21.05
TOTAL MILLAGE	13.7362			AD VALOREM TAXES	\$805.51

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LT 19 BLK D AVONDALE S/D PB 5 P 32 OR 7982 P 127	FP FIRE PROTECTION	125.33
	NON-AD VALOREM ASSESSMENTS	\$125.33

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS

\$930.84

If Paid By	Nov 30, 2019	Dec 31, 2019	Jan 31, 2020	Feb 29, 2020	Mar 31, 2020
Please Pay	\$893.61	\$902.91	\$912.22	\$921.53	\$930.84

RETAIN FOR YOUR RECORDS

2019 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2019
	893.61
AMOUNT IF PAID BY	Dec 31, 2019
	902.91
AMOUNT IF PAID BY	Jan 31, 2020
	912.22
AMOUNT IF PAID BY	Feb 29, 2020
	921.53
AMOUNT IF PAID BY	Mar 31, 2020
	930.84

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
09-2170-000
PROPERTY ADDRESS
4654 KIMBERLY DR

REYNOLDS KARL J
919 NORTH BAYLEN STREET
PENSACOLA, FL 32501

PRIOR YEAR(S) TAXES OUTSTANDING

1 092170000 2019 8

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04674 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 19, 2019, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

KAMI M PAYNE 144 HIGHPOINT DR GULF BREEZE FL 32561	KARL J REYNOLDS 919 NORTH BAYLEN ST PENSACOLA FL 32501
MINH TU NGUYEN 1034 YELLOWSTONE PASS CANTONMENT FL 32533	THI THANH LIEN NGUYEN 1034 YELLOWSTONE PASS CANTONMENT FL 32533
MINH TU NGUYEN 4654 KIMBERLY DR PENSACOLA FL 32526	THI THANH LIEN NGUYEN 4654 KIMBERLY DR PENSACOLA FL 32526
GE MONEY BANK 4125 WINDWARD PLAZA DR ALPHARETTA GA 30005	

WITNESS my official seal this 19th day of December 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 3, 2020, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA A LLC** holder of **Tax Certificate No. 04674**, 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 D AVONDALE S/D PB 5 P 32 OR 6746 P 1496

SECTION 01, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 092170000 (20-092)

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

KAMI M PAYNE

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 12th day of December 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

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Post Property:

4654 KIMBERLY DR 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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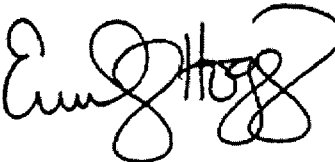
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Personal Services:

KAMI M PAYNE
144 HIGHPOINT DR
GULF BREEZE FL 32561

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

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KARL J REYNOLDS
919 NORTH BAYLEN ST
PENSACOLA FL 32501



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

20-092

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO19CIV056359NON

Agency Number: 20-002539

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04674 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: KAMI M PAYNE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/23/2019 at 7:33 AM and served same at 8:44 AM on 12/26/2019 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

S. Stine 924

S. STINE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

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Post Property:

4654 KIMBERLY DR 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

20-092

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO19CIV056358NON

Agency Number: 20-002538

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04674 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: KAMI M PAYNE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 12/23/2019 at 7:33 AM and served same on KARL J REYNOLDS , at 10:30 AM on 12/26/2019 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

V. Bell 9/19

V. BELL, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

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Personal Services:

KARL J REYNOLDS
919 NORTH BAYLEN ST
PENSACOLA FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA

20-092



NON-ENFORCEABLE RETURN OF SERVICE

Document Number: SRSO19CIV007839NON

Agency Number:

Court: CIRCUIT

County: ESCAMBIA

Case Number: 20092

Attorney/Agent:

ESCAMBIA CO CLERK OF COURT & COMPTROLLER
TAX DEED DIVISION

221 PALAFOX PLACE, STE 110
PENSACOLA, FL 32502

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2020 JAN - 8 A 11: 21
DISBURSEMENTS/CONTRACTS

Plaintiff: PAM CHILDERS CLERK OF COURT ESCAMBIA COUNTY

Defendant: KAMI M PAYNE

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

INDIVIDUAL

Received the aboved named writ on 12/26/2019 at 8:28 AM and served the same at 9:00 AM on 12/31/2019 in Santa Rosa, by delivering to the within named a true copy of this Writ together with a copy of the initial pleading, if any, with the date and hour of service endorsed thereon by me to PAYNE, KAMI M after the provisions as set forth in Section 48.031 (1)(a), Florida Statutes have been met.

Bob Johnson, Sheriff
Santa Rosa

By:

J. ATKINS,

Service Fee: \$40.00

Receipt No: 36882-19-D

Printed By: MSMITH

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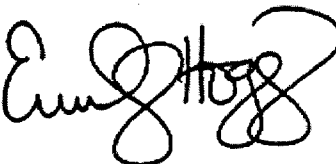
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Personal Services:

KAMI M PAYNE
144 HIGHPOINT DR
GULF BREEZE FL 32561

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 

By:
Emily Hogg
Deputy Clerk

RECEIVED
SANTA ROSA COUNTY
SHERIFF'S OFFICE

2019 DEC 26 AM 8:28



CLERK'S OFFICE
2019 DEC 26 AM 8:28



SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA
CIVIL RECEIPT - NON-ENFORCEABLE



Document Number: SRSO19CIV007839NON

Receive Date: 12/26/2019 8:28 AM

Agency Number:

Clerk ID: SRSO12PER000135

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Plaintiff: PAM CHILDERS CLERK OF COURT ESCAMBIA COUNTY

Defendant: KAMI M PAYNE

Case Number: 20092

Court Name: CIRCUIT

County: ESCAMBIA

Appear On: 02/03/2020

Attorney/Agent:

ESCAMBIA CO CLERK OF COURT & COMPTROLLER
TAX DEED DIVISION

221 PALAFOX PLACE, STE 110
PENSACOLA, FL 32502

Deposits & Fees:

Service Fee: \$40.00

+ Other Fees:

Total Fees: \$40.00

Deposit Amount: \$40.00

Check No. 900030146

Receipt No. 36882-19-D

Refund Amount:

Receipt No.

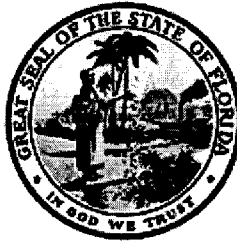
Refund Date:

Check No.

By: MSmith

Received By

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

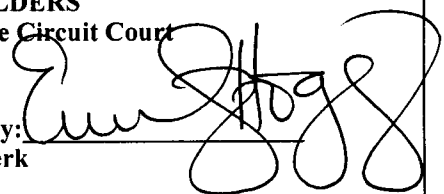
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 092170000 Certificate Number: 004674 of 2017**

**Payor: MINH TU & THI THANH HIEN NGUYEN 4654 KIMBERLY DR PENSACOLA, FL 32526
 Date 01/13/2020**

Clerk's Check #	1000303884	Clerk's Total	\$537.05
Tax Collector Check #	1	Tax Collector's Total	\$4,048.67
		Postage	\$39.20
		Researcher Copies	\$5.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,646.92

\$ 4,587.20

**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
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 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 004674
 Redeemed Date 01/13/2020**

Name MINH TU & THI THANH HIEN NGUYEN 4654 KIMBERLY DR PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$537.05	4826.00
Due Tax Collector = TAXDEED	\$4,048.67	
Postage = TD2	\$39.20	
ResearcherCopies = TD6	\$5.00	
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
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 092170000 Certificate Number: 004674 of 2017

Redemption ☐ Yes ☒ 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="01/13/2020"/> 
Months	10	9
Tax Collector	<input type="text" value="\$3,515.15"/>	<input type="text" value="\$3,515.15"/>
Tax Collector Interest	\$527.27	\$474.55
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,048.67	<input type="text" value="\$3,995.95"/> 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	\$70.05	\$63.05
Total Clerk	\$537.05	<input type="text" value="\$530.05"/> 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="\$39.20"/>	<input type="text" value="\$39.20"/>
Researcher Copies	<input type="text" value="\$5.00"/>	<input type="text" value="\$5.00"/>
Total Redemption Amount	\$4,646.92	\$4,587.20
	Repayment Overpayment Refund Amount	\$59.72
Book/Page	<input type="text" value="8100"/>	<input type="text" value="1612"/>

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 8100, Page 1612, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04674, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 092170000 (20-092)

DESCRIPTION OF PROPERTY:

LT 19 BLK D AVONDALE S/D PB 5 P 32 OR 6746 P 1496

SECTION 01, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: KAMI M PAYNE

Dated this 13th day of January 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

KAMI M PAYNE [20-092]
144 HIGHPOINT DR
GULF BREEZE FL 32561

9171 9690 0935 0128 2574 44

KARL J REYNOLDS [20-092]
919 NORTH BAYLEN ST
PENSACOLA FL 32501

9171 9690 0935 0128 2574 51

MINH TU NGUYEN [20-092]
1034 YELLOWSTONE PASS
CANTONMENT FL 32533

9171 9690 0935 0128 2574 06

THI THANH LIEN NGUYEN [20-092]
1034 YELLOWSTONE PASS
CANTONMENT FL 32533

9171 9690 0935 0128 2574 13

MINH TU NGUYEN [20-092]
4654 KIMBERLY DR
PENSACOLA FL 32526

9171 9690 0935 0128 2574 20

THI THANH LIEN NGUYEN [20-092]
4654 KIMBERLY DR
PENSACOLA FL 32526

9171 9690 0935 0128 2574 37

GE MONEY BANK [20-092]
4125 WINDWARD PLAZA DR
ALPHARETTA GA 30005

9171 9690 0935 0128 2573 83

Contact

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA A LLC holder of Tax Certificate No. 04674, 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 D AVONDALE S/D PB 5 P 32 OR 6746 P 1496

SECTION 01, TOWNSHIP 2 S, RANGE 31 W
TAX ACCOUNT NUMBER 092170000 (20-092)

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

KAMI M PAYNE

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 19th day of December 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

2WR12/31-1/22TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2017 TD 04674 in the Escambia County Court was published in said newspaper in and was printed and released on January 8, 2020, January 15, 2020, January 22, 2020 and January 29, 2020.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X



MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 30th day of January 2020, by Malcolm G. Ballinger, who is personally known to me.

X



BRIDGET A. ROBERTS, NOTARY PUBLIC



Bridget A. Roberts
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG023500
Expires 8/22/2020