

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800012

Date of Tax Deed Application
Apr 09, 2018

This is to certify that **CAPITAL ONE CLTRL ASSIGNEE OF**, holder of **Tax Sale Certificate Number 2016 / 707**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County , State of Florida, to wit: **02-1733-000**

Cert Holder:
**CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154**

Property Owner:
**SANDLIN FRANCES L
7844 NORTHPOINTE BLVD
PENSACOLA, FL 32514
LT 2 BLK 4 LESS S 208 FT OF W 416 FT S/D PLAT DB 8 9 P 274
OR 4681 P 1897**

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
2016/707	02-1733-000	06/01/2016	902.94	155.76	1,058.70

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
2017/708	02-1733-000	06/01/2017	897.25	6.25	44.86	948.36

Amounts Certified by Tax Collector (Lines 1-7):

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	2,007.06
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	800.60
4. Ownership and Encumbrance 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)	3,182.66

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

Total Amount Paid

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 13th day of April, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: **2nd July 2018**

By *Shirley Rich, CCA*
Senior Deputy Tax Collector

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
02-1733-000 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800012

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
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
02-1733-000	2016/707	06-01-2016	LT 2 BLK 4 LESS S 208 FT OF W 416 FT S/D PLAT DB 8 9 P 274 OR 4681 P 1897

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, ownership and encumbrance 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
CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

04-09-2018
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

← Navigate Mode Account Reference →

Printer Friendly Version

General Information	
Reference:	131S301201020004
Account:	021733000
Owners:	SANDLIN FRANCES L
Mail:	7844 NORTHPOINTE BLVD PENSACOLA, FL 32514
Situs:	CHISHOLM RD 32514
Use Code:	VACANT RESIDENTIAL
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	ENSLEY/WOODHAM/PINE FOREST
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$53,200	\$0	\$53,200	\$53,200
2016	\$53,200	\$0	\$53,200	\$53,200
2015	\$53,200	\$0	\$53,200	\$53,200
Disclaimer				
Amendment 1/Portability Calculations				
> File for New Homestead Exemption Online				

Sales Data					Official Records (New Window)
Sale Date	Book	Page	Value	Type	
03/2001	4681	1897	\$100	CJ	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2017 Certified Roll Exemptions
None
Legal Description
LT 2 BLK 4 LESS S 208 FT OF W 416 FT S/D PLAT DB 89 P 274 OR 4681 P 1897
Extra Features
None

Parcel Information

Section Map Id:
13-1S-30-2

Approx. Acreage:
2.8000

Zoned:
HDMU

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

Buildings
Images
None

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.

18-228

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.: 14228

April 12, 2018

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 04-12-1998, through 04-12-2018, and said search reveals the following:

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

Frances L. Sandlin

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: 

April 12, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14228

April 12, 2018

**Lot 2, Block 4 less South 208 feet of West 416 feet, S/D Plat DB 89, page 274, O.R.Book 4681, page 1897,
Section 13, Township 1 South, Range 30 West, Escambia County, Florida.**

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14228

April 12, 2018

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

1. Mortgage executed by Frances L. Sandlin to Olden J. Devalcourt, dated 12/12/2008 and recorded in Official Record Book 6407 on page 152 of the public records of Escambia County, Florida. given to secure the original principal sum of \$42,500.00. Assignment to Roger T. Devalcourt recorded in O.R. Book 7827, page 75.

2. Taxes for the year 2015-2017 delinquent. The assessed value is \$53,200.00. Tax ID 02-1733-000.

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: rcsqt@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 7-2-2018

TAX ACCOUNT NO.: 02-1733-000

CERTIFICATE NO.: 2016-707

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.

Frances L. Sandlin
7844 Northpointe Blvd.
Pensacola, FL 32514

Roger T. Devalcourt
5555 Sandview Dr.
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 16th day of April, 2018.

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.

This instrument prepared by:
William E. Farrington, II
Return to: Willson, Harrell, Farrington,
Ford, Fricke, Willson & Spain, P.A.
307 S. Palafox Street
Pensacola, FL 32502
WHFF# 507-43887

MORTGAGE

FRANCES L. SANDLIN aka **FRANCES J. SANDLIN**, a married woman, joined by her husband **HARVEY SANDLIN** hereinafter called Mortgagors, in consideration of the principal sum specified in the promissory note hereafter described, received from **OLDEN J. DEVALCOURT**, whose address is P.O. Box 34275, Pensacola, FL 32507, hereinafter called Mortgagee, (which terms Mortgagor and Mortgagee shall be construed to include the plural as well as the singular, whenever the context so permits or requires) hereby on this 12th day of December, 2008, mortgages to the Mortgagee the real property in Escambia County, Florida described as:

See Attached

The above described property is not the Constitutional Homestead of the Mortgagor.

As security for the payment of the following:

ONE (1) PROMISSORY NOTE OF EVEN DATE HERewith IN THE ORIGINAL PRINCIPAL AMOUNT OF \$42,500.00 PAYABLE ACCORDING TO ITS TERMS.

AND Mortgagor agrees:

1. To make all payments required by the note and this mortgage promptly when due.
2. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable on demand by Mortgagee and shall be secured by this mortgage.
3. To keep all buildings now or hereafter on the land insured against damage by fire, flood and windstorm in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable upon demand by Mortgagee and shall be secured by this mortgage. If any sum becomes payable under such policy, Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.

4. That Mortgagor will not commit, permit or suffer any waste, impairment or deterioration of the mortgaged property. Upon the failure of Mortgagor to keep the buildings on the property in good condition or repair, Mortgagee may demand either the adequate repair of the buildings, an increase in the amount of security, or the immediate repayment of the debt secured. Failure of Mortgagor to comply with the demand of Mortgagee for a period of fifteen days shall constitute a breach of this mortgage.
5. To pay all expenses reasonably incurred by Mortgagee due to failure of Mortgagor to comply with the agreements in the note or this mortgage, including reasonable attorney fees. The cost thereof, with interest thereon from the date of payment at the rate specified in the note, shall also be secured by this mortgage.
6. That if any of the installments of principal and interest due by the terms of said promissory note are not paid when due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of the note plus interest, costs, and attorney fees, shall immediately become due at the option of Mortgagee, and Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.
7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.
8. If this is a junior mortgage, Mortgagor shall pay all installments of principal and interest and perform each and every covenant and obligation of the prior mortgage. Failure of Mortgagor to do so shall constitute a default hereunder. Upon failure of Mortgagor to do so, Mortgagee may (but shall not be required to) make such payments or perform such covenants or obligations and the cost of same, together with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable by Mortgagor upon demand by Mortgagee and shall be secured by the lien of this mortgage.
9. Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other payment hereunder which would render this instrument usurious as to the Mortgagor under the laws of the State of Florida.
10. This Mortgage and the Note secured hereby may not be assumed without the prior written consent of the Mortgagee. If all or any part of the Property or any interest in it is sold or transferred without said prior written consent, Mortgagee may, at its option, require immediate payment of all sums due under the terms of this Mortgage.

IN WITNESS WHEREOF, the said Mortgagor has executed these presents, this the date and year first above written.

Signed, sealed and delivered in the presence of:

Sign: [Signature]
Print: PHILIP J. FISCHER JR.

[Signature]
FRANCES L. SANDLIN aka FRANCES J. SANDLIN

Sign: [Signature]
Print: WILLIAM E. FARRINGTON II

[Signature]
HARVEY SANDLIN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 12th day of December, 2008 by Frances L. Sandlin aka Frances J. Sandlin and Harvey Sandlin, who is personally known to me or who produced Dr Licenses - R as identification and did not take an oath.

Sign: [Signature]
Print: WILLIAM E. FARRINGTON II
NOTARY PUBLIC
My Commission Expires: 11-1-10
My Commission Number: 224571192



Schedule A

Commencing at the Southwest corner of Section 12, Township 1 South, Range 30 West, Escambia County, Florida, according to recorded plat of Shady Oak Subdivision, as filed in Plat Book 7, at Page 22 of the Public Records of said County; thence South 83 degrees 46 minutes 00 seconds East along the South line of said Section according to said plat, for 640.86 feet; thence North 00 degrees 31 minutes 00 seconds East and parallel with the East boundary of said subdivision for 604.35 feet and Point of Beginning; thence continue North 00 degrees 31 minutes 00 seconds East along the same course for 102.75 feet, thence South 83 degrees 46 minutes 00 seconds East and parallel with the South line of said Section for 239.47 feet to the West boundary line of property described in Official Records Book 1199, at Page 546 of the Public Records of said County; thence South 01 degree 20 minutes 00 seconds West along said West boundary for 102.61 feet; thence North 83 degrees 46 minutes 00 seconds West for 238.00 feet to Point of Beginning. Being in Section 12, Township 1 South, Range 30 West.

LESS AND EXCEPT THAT PORTION DEEDED TO THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY IN OFFICIAL RECORDS BOOK 4301, PAGE 377 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

AND ALSO,

✓ Lot 2, Block 4, Less the South 208 feet of the West 416 feet of said Lot, in the subdivision of Government Lot 5, in Section 13, Township 1 South, Range 30 West, Escambia County, Florida, according to plat of said subdivision in Deed Book 89, at Page 274 of the Public Records of said County.

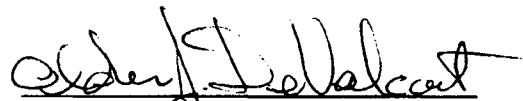
Prepared by:
Olden J. DeValcourt
P.O. Box 882
Lillian, AL 36549

ASSIGNMENT OF MORTGAGE

STATE OF FLORIDA
COUNTY OF ESCAMBIA

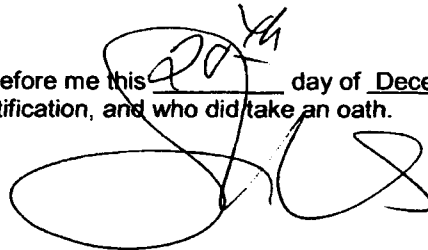
WE THE UNDERSIGNED OWNERS of a mortgage (and of the indebtedness secured by it) made by Frances L. Sandlin aka Frances J. Sandlin and Harvey Sandlin, wife and husband to Olden J. DeValcourt for Forty Two Thousand Five Hundred and 00/100 (\$42,500.00) on the 12th day of December, 2008 and recorded in Official Records Book 6407 at Page 152 of the public records of Escambia County, Florida, for valuable considerations do assign and transfer the above-described mortgage and indebtedness to Roger T. DeValcourt.

DATED THIS 20th day of December, 2017.


Olden J. DeValcourt

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 20th day of December, 2017 by Olden J. DeValcourt, who has provided a drivers license as identification, and who did take an oath.



Notary Public

My Commission expires:

(Notary Seal)

CAROL D. EUBANKS
Notary Public, State of Florida
Commission No. FF 944229
Commission Expires March 3, 2020

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 021733000 Certificate Number: 000707 of 2016

Payor: FRANCES L SANDLIN 7844 NORTHPOINTE BLVD PENSACOLA, FL 32514 **Date**
 04/27/2018

Clerk's Check #	1216407534	Clerk's Total	\$470.25 3,318.91
Tax Collector Check #	1	Tax Collector's Total	\$3,332.13
		Postage	\$10.84
		Researcher Copies	\$7.00
		Total Received	\$3,820.22

3,325.91

PAM CHILDERS
 Clerk of the Circuit Court

Received By: _____
 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
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 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2016 TD 000707

Redeemed Date 04/27/2018

Name FRANCES L SANDLIN 7844 NORTHPOINTE BLVD PENSACOLA, FL 32514

Clerk's Total = TAXDEED	\$470.25	3318.91
Due Tax Collector = TAXDEED	\$3,362.13	
Postage = TD2	\$10.84	
ResearcherCopies = TD6	\$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: 021733000 Certificate Number: 000707 of 2016

Redemption Yes No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/02/2018"/>	Redemption Date <input type="text" value="04/27/2018"/>
Months	3	0
Tax Collector	<input type="text" value="\$3,182.66"/>	<input type="text" value="\$3,182.66"/>
Tax Collector Interest	\$143.22	\$0.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,332.13	<input type="text" value="\$3,188.91"/> TC
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	\$20.25	\$0.00
Total Clerk	\$470.25	<input type="text" value="\$450.00"/> CH
Postage	<input type="text" value="\$10.84"/>	<input type="text" value="\$10.84"/>
Researcher Copies	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Total Redemption Amount	\$3,820.22	\$3,656.75
	Repayment Overpayment Refund Amount	\$163.47

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

May 7, 2018

GARNET ROCK LLC-616 US BANK
PO BOX 645040
CINCINNATI OH 45264

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 001815	\$450.00	\$6.75	\$456.75
2016 TD 000707	\$450.00	\$0.00	\$450.00
2016 TD 005727	\$450.00	\$6.75	\$456.75

TOTAL \$1,363.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division