

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800175

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 |
|----------------|-----------------|------------|---|
| 03-0196-000 | 2016/997 | 06-01-2016 | LTS 9 & 10 BLK 12 OLIVE MANOR PB 1 P 7 OR 7339 P 1 512 |

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

04-25-2018
Application Date

Applicant's signature

18-389

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800175

Date of Tax Deed Application
Apr 25, 2018

This is to certify that **ATCF II FLORIDA-A, LLC**, holder of **Tax Sale Certificate Number 2016 / 997**, 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: **03-0196-000**

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

Property Owner:
CURRY DONNA
941 CHESAPEAKE TRL
CANTONMENT, FL 32533
LTS 9 & 10 BLK 12 OLIVE MANOR PB 1 P 7 OR 7339 P 1 512

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 |
|-------------------------|----------------|------------|----------------------------|----------|----------|
| 2016/997 | 03-0196-000 | 06/01/2016 | 1,166.63 | 58.33 | 1,224.96 |

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 |
|-------------------------|----------------|------------|----------------------------|---------------------|----------|----------|
| 2017/977 | 03-0196-000 | 06/01/2017 | 1,230.64 | 6.25 | 61.53 | 1,298.42 |

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. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

Total Amount Paid

2,523.38
0.00
1,140.37
200.00
175.00
4,038.75

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, If Applicable Per Florida Statutes
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
18. Redemption Fee
19. Total Amount to Redeem

Total Amount Paid

6.25


Done this the 1st day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

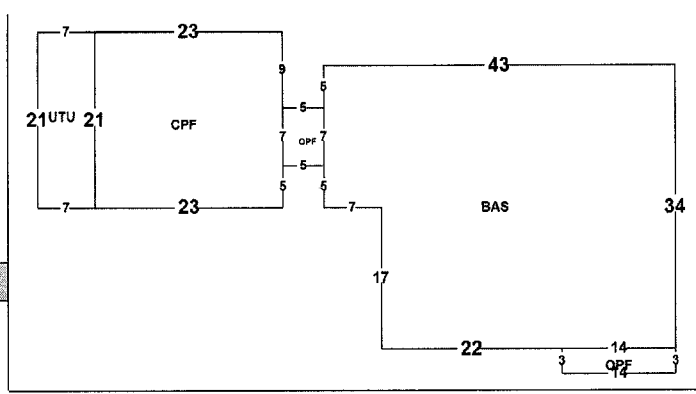
Date of Sale: September 4, 2018

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
03-0196-000 2016

By *Jennifer N. Cassidy*

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-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
PIL/STL

 Areas - 2050 Total SF
BASE AREA - 1343
CARPORT FIN - 483
OPEN PORCH FIN - 77
UTILITY UNF - 147



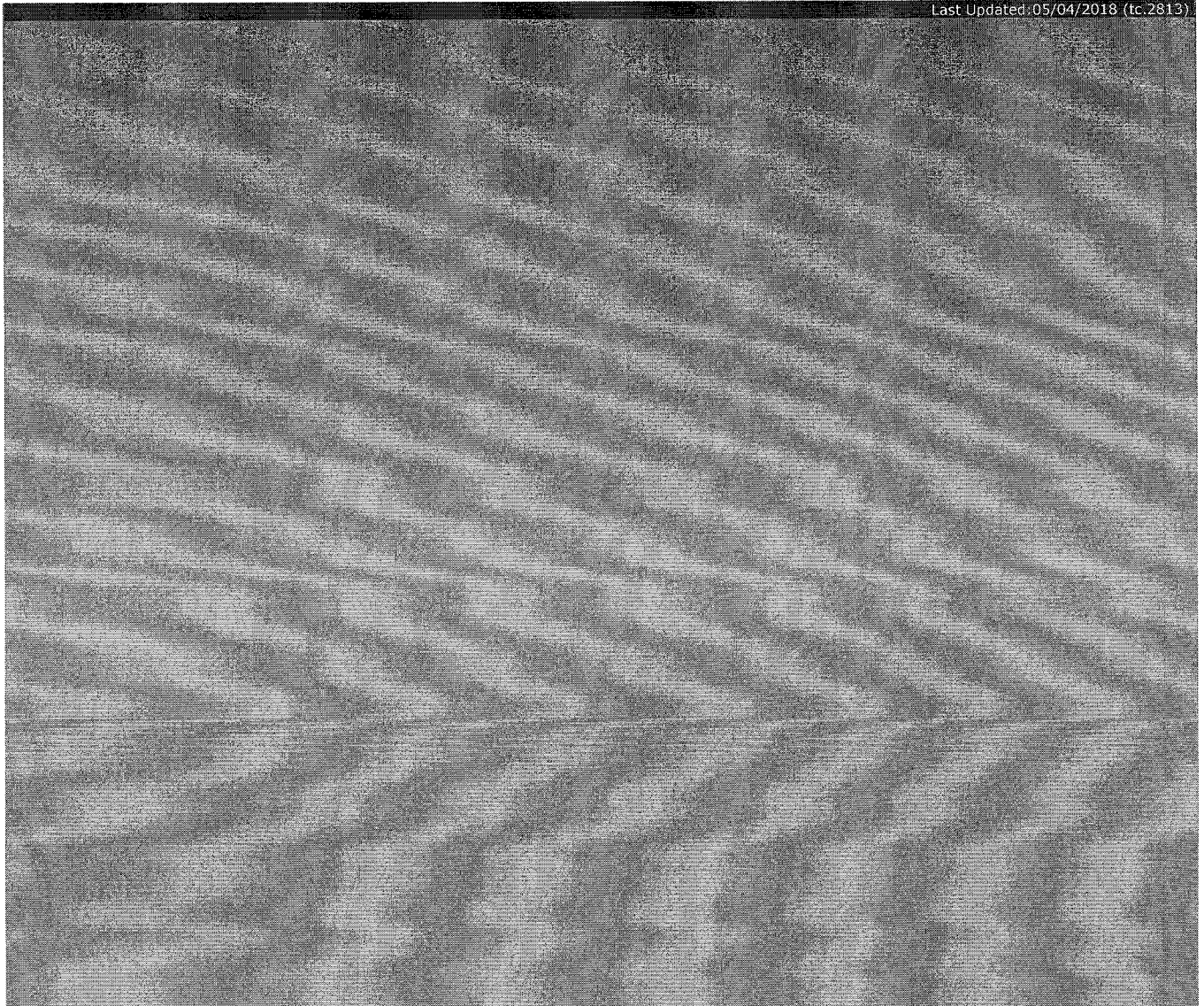
Images



5/31/02

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:05/04/2018 (tc.2813)





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: 221S302401009012
Account: 030196000
Owners: CURRY DONNA
Mail: 941 CHESAPEAKE TRL
 CANTONMENT, FL 32533
Situs: 7971 REGIMENT DR 32534
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): LINCOLN PARK/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 | \$9,833 | \$56,097 | \$65,930 | \$65,930 |
| 2016 | \$9,833 | \$54,326 | \$64,159 | \$64,159 |
| 2015 | \$9,833 | \$51,374 | \$61,207 | \$61,207 |

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)
[➤ File for New Homestead Exemption Online](#)

Sales Data

| Sale Date | Book | Page | Value | Type | Official Records (New Window) |
|------------|------|------|----------|------|-------------------------------|
| 05/06/2015 | 7339 | 1510 | \$100 | OT | View Instr |
| 04/30/2015 | 7339 | 1512 | \$25,000 | WD | View Instr |
| 10/01/2014 | 7237 | 376 | \$100 | CJ | View Instr |
| 06/1968 | 1723 | 961 | \$750 | WD | View Instr |
| 01/1966 | 313 | 778 | \$100 | WD | View Instr |
| 01/1966 | 313 | 776 | \$100 | WD | 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

LTS 9 & 10 BLK 12 OLIVE MANOR PB 1 P 7 OR 7339 P 1512

Extra Features

None

Parcel Information

Section Map Id:
 22-1S-30-1

Approx. Acreage:
 0.2300

Zoned:
 HDMU

Evacuation & Flood Information
[Open Report](#)


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

Buildings

Address: 7971 REGIMENT DR, Year Built: 1961, Effective Year: 1961

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-CONCRETE BLOCK



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 30, 2018

ATCF II FLORIDA-A LLC
PO BOX 54972
NEW ORLEANS LA 70154

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 008907 | \$450.00 | \$6.75 | \$456.75 |
| 2016 TD 004767 | \$450.00 | \$6.75 | \$456.75 |
| 2016 TD 005699 | \$450.00 | \$6.75 | \$456.75 |
| 2016 TD 005883 | \$450.00 | \$6.75 | \$456.75 |
| 2016 TD 007978 | \$450.00 | \$6.75 | \$456.75 |
| 2016 TD 000997 | \$450.00 | \$6.75 | \$456.75 |

TOTAL \$2,740.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

**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 that 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: 7971 Regiment Dr.

LEGAL ADDRESS OF PROPERTY: 7971 Regiment Dr., Pensacola, Florida 32534


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

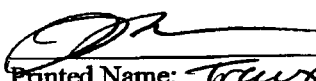
This form completed by:

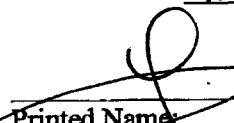
Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons P.A.
14758 Perdido Key Drive
Pensacola, FL 32507

AS TO SELLER(S):

WITNESSES TO SELLER(S):

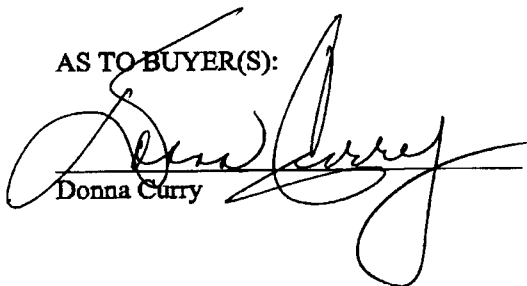

Damascus Road Missionary Baptist Church, Inc.
By: James Campbell, President

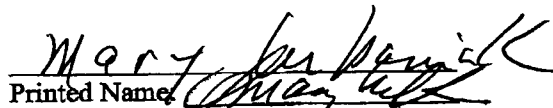

Printed Name: Tracy Ruten

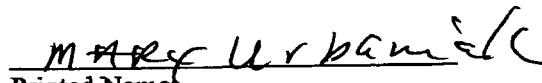

Printed Name: [unclear]

AS TO BUYER(S):

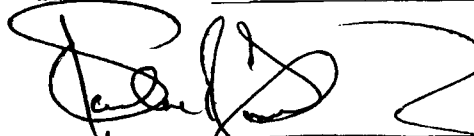
WITNESSES TO BUYER(S):


Donna Curry


Printed Name: Mary Urbanick


Printed Name: MARY Urbanick

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


Harlene R. Smith

Corporate Warranty Deed

This Indenture, made , April 30, 2015 A.D.

Between Damascus Road Missionary Baptist Church, Inc., a Florida corporation, whose post office address is: 8198 Untreiner Avenue, Pensacola, FL 32534 a corporation existing under the laws of the State of Florida, Grantor and **Donna Curry, a single person** whose post office address is: 941 Chesapeake Trail, Cantonment, FL 32533, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Escambia, State of Florida, to wit:

Lots 9 and 10, Block 12, Olive Manor, according to the plat of said subdivision as recorded in Plat Book 1, Page 7 of the Public Records of Escambia County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 221S302401009012

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Damascus Road Missionary Baptist Church, Inc., a Florida corporation

Signed and Sealed in Our Presence:

By:

James Campbell
James Campbell
Its: President

Tracy Ratzin
Witness Print Name: Tracy Ratzin

Lisa Durant
Witness Print Name: Lisa Durant

(Corporate Seal)

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 30th day of April, 2015, by James Campbell, the President of Damascus Road Missionary Baptist Church, Inc. A corporation existing under the laws of the State of Florida, on behalf of the corporation. He/She is personally known to me or has produced FLDL as identification.

Tracy Ratzin
Notary Public



TRACY RATZIN
MY COMMISSION # FF 102720
EXPIRES: April 11, 2018
Bonded Thru Surety Notary Services

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: 9-4-2018

TAX ACCOUNT NO.: 03-0196-000

CERTIFICATE NO.: 2016-997

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

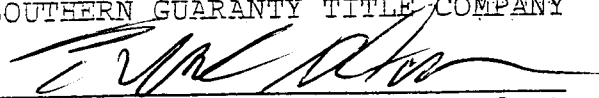
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Donna Curry
941 Chesapeake Trail
Cantonment, FL 32533
and
7971 Regiment Dr.
Pensacola, FL 32534

Certified and delivered to Escambia County Tax Collector,
this 7th day of June, 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.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14406

June 5, 2018

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

1. Taxes for the year 2015-2017 delinquent. The assessed value is \$65,930.00. Tax ID 03-0196-000.

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.

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14406

June 5, 2018

Lots 9 and 10, Block 12, Olive Manor, as per plat thereof, recorded in Plat Book 1, Page 7, of the Public Records of Escambia County, Florida

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-389

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14406

June 5, 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 06-04-1998, through 06-04-2018, and said search reveals the following:

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

Donna Curry

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: 

June 5, 2018