

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800177

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
03-0519-110	2016/1078	06-01-2016	LT 20 EAST KING ESTATES PB 7 P 72 OR 3201 P 539

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

18-391

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1800177

**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 / 1078**, 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: **03-0519-110**

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

**Property Owner:**  
**KYLES DENISE EST OF**  
**1611 CHAPPIE PL**  
**PENSACOLA, FL 32534**  
**LT 20 EAST KING ESTATES PB 7 P 72 OR 3201 P 539**

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
2016/1078	03-0519-110	06/01/2016	336.84	16.84	353.68

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
2017/1057	03-0519-110	06/01/2017	370.92	6.25	18.55	395.72

**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	749.40
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	791.70
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)	1,916.10

**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 1st day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: September 4, 2018

By 

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
03-0519-110      2016



# 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	
<b>Reference:</b>	231S30180000020
<b>Account:</b>	030519110
<b>Owners:</b>	KYLES DENISE EST OF
<b>Mail:</b>	1611 CHAPPIE PL PENSACOLA, FL 32534
<b>Situs:</b>	1611 CHAPPIE PL 32534
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Schools (Elem/Int/High):</b>	LINCOLN PARK/WOODHAM/PINE FOREST
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$8,075	\$34,227	\$42,302	\$42,302
2016	\$8,075	\$33,145	\$41,220	\$35,395
2015	\$8,075	\$33,527	\$41,602	\$35,149

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/1992	3201	539	\$24,500	WD	<a href="#">View Instr</a>
02/1992	3144	220	\$500	WD	<a href="#">View Instr</a>
01/1992	3114	588	\$100	CT	<a href="#">View Instr</a>
07/1989	2760	916	\$100	WD	<a href="#">View Instr</a>

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

**2017 Certified Roll Exemptions**  
None

**Legal Description**  
LT 20 EAST KING ESTATES PB 7 P 72 OR 3201 P 539

**Extra Features**  
None

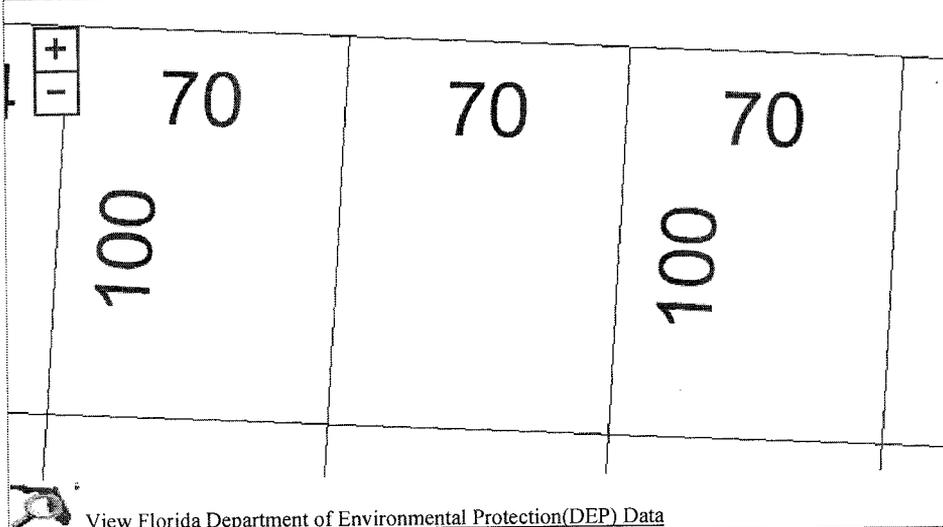
**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:**  
23-1S-30-2

**Approx. Acreage:**  
0.1567

**Zoned:**   
MDR

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



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

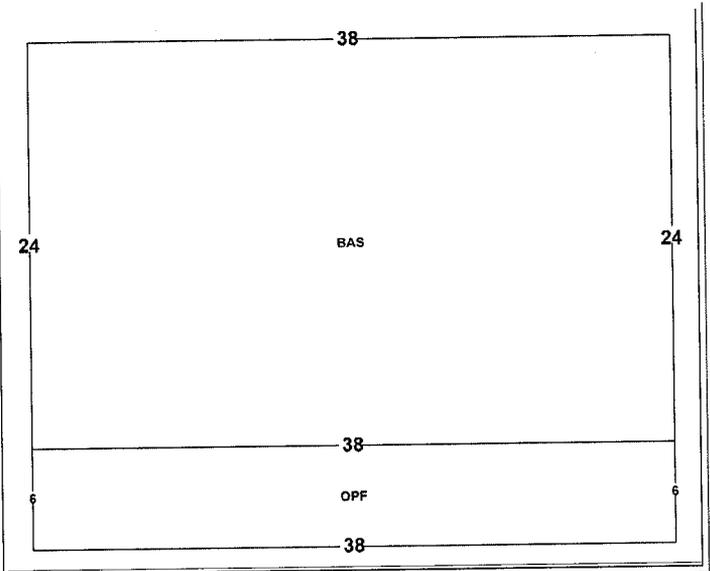
**Buildings**

Address: 1611 CHAPPIE PL, Year Built: 1991, Effective Year: 1991

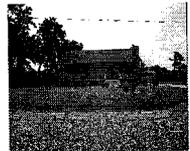
**Structural Elements**  
 DECOR/MILLWORK-BELOW AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-WOOD SHAKE/SHNG  
 FLOOR COVER-VINYL/CORK  
 FOUNDATION-WOOD/NO SUB FLR  
 HEAT/AIR-HEAT W/DUCTS

**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 1140 Total SF  
**BASE AREA - 912**  
**OPEN PORCH FIN - 228**



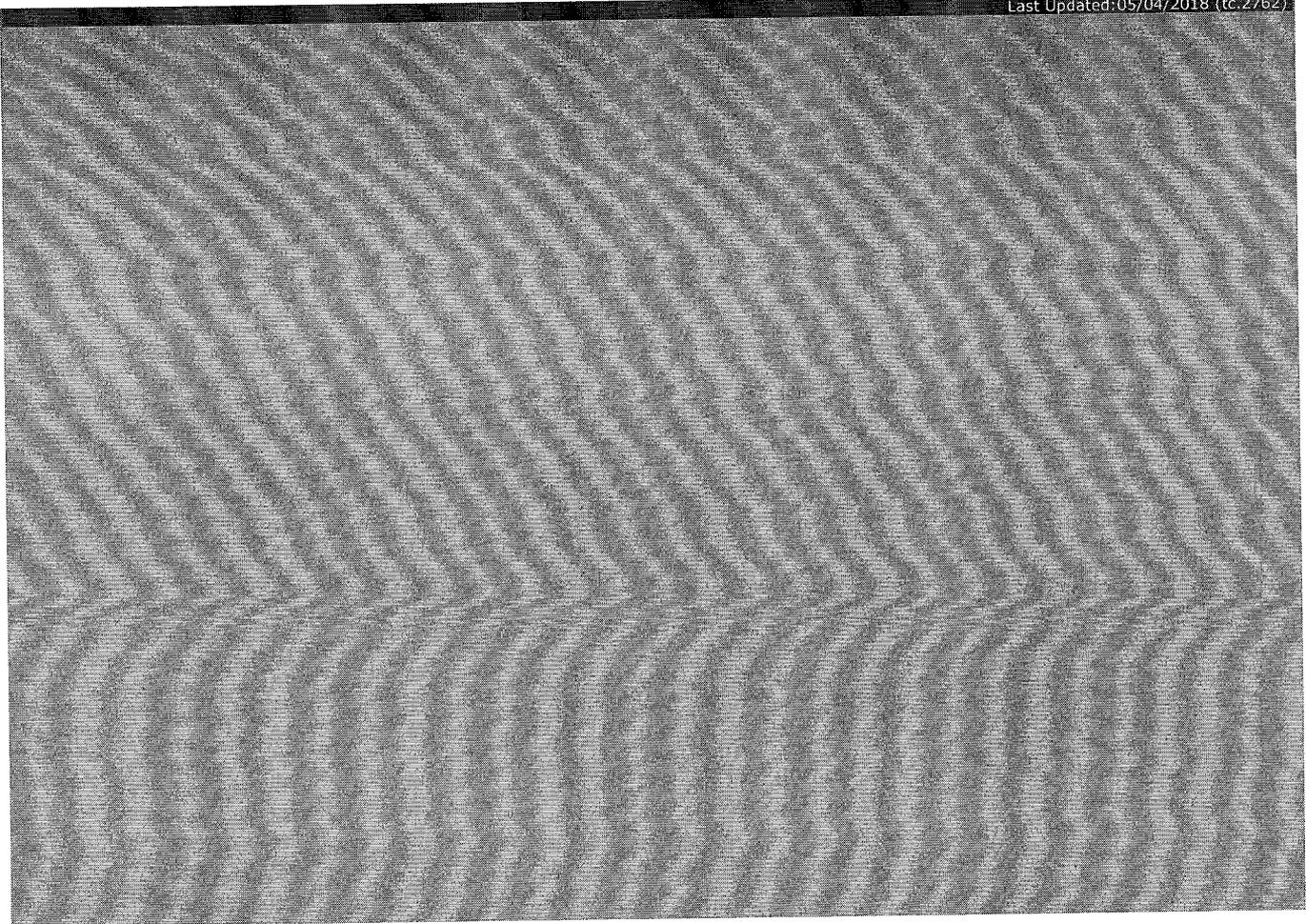
Images



7/26/11

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.2762)



3/25/2009

EXHIBIT A

The mortgages described in the foregoing assignment are described more particularly in the following list which sets forth the names of the mortgagors under such mortgages (the last name of each such mortgagor appearing first), the original principal balance of the promissory note secured thereby, and the o.r. book and page number of the public records of the county and state listed below, where such instruments are recorded.

State of : FL

County of : Escambia

1805324500	WHITE SELMA E	5589	1220	14,208.00
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1858225800	JONES JACKLON V	3620	26	56,138.40
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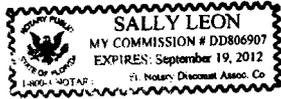
1859385000	SANDERS DAVID L	4390	298	32,378.40
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1867673000	KYLES DENISE	3201	541	56,736.00
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ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 9 day of March, 2009, by C.T. Witherington, Senior Vice President of Walter Mortgage Company, successor by merger to Mid-State Homes, Inc., as attorney in fact for Wachovia Bank NA, formerly known as First Union National Bank, Indenture Trustee, he is personally known to me and did not take an oath.



*Sally Leon*  
\_\_\_\_\_  
NOTARY PUBLIC  
Print Name: Sally Leon  
My Commission Expires: 09/19/2012

THIS INSTRUMENT PREPARED BY:  
Jeffrey P. Thofner, Attorney at Law  
P. O. Box 31601  
Tampa, FL 33631-3601  
TEP-N-50.II (Rev. 6/01)

AFTER RECORDING RETURN TO:  
Walter Mortgage Company  
P. O. Box 31601  
Tampa, FL 33631-3601  
Attn: C. T. Witherington

FLORIDA  
ASSIGNMENT OF MORTGAGE

THIS ASSIGNMENT OF MORTGAGE, dated March 9, 2009, from Wachovia Bank NA, formerly known as First Union National Bank, Indenture Trustee, having an address of P.O. Box 31601, Tampa, Florida 33631-3601 ("Assignor"), to Wachovia Bank National Association, formerly known as First Union National Bank, as Indenture Trustee, having an address of c/o Walter Mortgage Company, P.O. Box 31601, Tampa, Florida 33631-3601 Attention: Tax Department ("Assignee").

**THIS ASSIGNMENT IS DONE TO CORRECTLY IDENTIFY THE MAILING ADDRESS OF WACHOVIA BANK FOR THE MORTGAGES CONTAINED HEREIN.**

WITNESSETH:

FOR VALUE RECEIVED, Assignor does hereby sell, assign, transfer and set over unto Assignee, its successors and assigns, and does mortgage and grant a security interest in those certain mortgages contained on "Exhibit A" attached hereto, together with the debts thereby secured, the notes therein described, and all interest and lien of the Assignor in and to the lands and property conveyed by said mortgages without recourse; said mortgages appear of record in the Public Records of Escambia County, Florida.

TO HAVE AND HOLD unto the said Assignees, its successors and Assigns, FOREVER.

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed on the day and year first above written.

Executed this 9 day of March, 2009.

(seal)

ATTEST:

By:

Name: Vance Nelson  
Title: Asst. Secretary  
P. O. Box 31601, Tampa,  
Florida 33631-3601

WITNESS:

Print Name: Lauren D'Amico

WITNESS:

Print Name: Vivian Hutcheson

Wachovia Bank NA, formerly known as  
First Union National Bank, Indenture Trustee

By: Walter Mortgage Company, successor by  
merger to Mid-State Homes, Inc., Attorney-  
in-Fact for Wachovia Bank NA, formerly  
known as First Union National Bank

By:

Name: C.T. Witherington  
Title: Senior Vice President  
P. O. Box 31601, Tampa, Florida  
33631-3601

...which may be loaned or advanced by Mortgagee to the Mortgagor at any time within twenty (20) ... shall be equally secured with and have the same priority as the original indebtedness hereunder and shall be ... provided that the aggregate amount of the principal outstanding at any time shall not exceed ... of the amount originally secured hereby. Nothing contained herein shall obligate Mortgagee to make any such ... to keep said property and the buildings now located thereon or hereafter to be erected thereon ... or similar to wear, impairment or deterioration thereof, and to comply strictly with all laws and governmental ... of the property or its operation.

...the essence hereof that in case of default for thirty days in the payment of any sum of money to be paid ... of any of the covenants herein on the part of the Mortgagor to be performed, then it shall be ... to remain an unsecured indebtedness or liability secured hereby, including any additional sums hereunder, advanced ... as immediately due and payable, without demand and without notice or declaration of said option, ... the right forthwith to institute proceedings to enforce the collection of all monies secured hereby, including the right ...

...waives all right of homestead exemption and any other exemption with respect to Creditor's rights granted by the ... with respect to the property described in this Mortgage. It is specifically agreed that time is of the essence of this ... by the Mortgagor of any obligation hereunder or of the obligation secured hereby shall at any time thereafter be held to ... of the obligation secured hereby.

...the terms "Mortgagor" and "Mortgagee" are for convenience herein employed, and any pronouns used in ... shall be construed to include the plural as well as the singular number, and the masculine, feminine and neuter gender, ... and that all covenants and obligations of the respective parties hereto shall extend to and be obligatory upon their heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the said Mortgagor has hereunto set his hand and seal the day and year first above written.

SEAL)
Signed, sealed and delivered in the presence of:
DENISE KYLES (SEAL)
DENISE KYLES P.O. BOX 100-61-122 (ADDRESS)
Tommy D. Gorder

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, Notary Public, do hereby certify that on this day, personally appeared DENISE KYLES, and ... as identification and who did not ... they signed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of May, 1992.



Wilma J. Kiefer (Signature of Notary)
Wilma J. Kiefer (Print Name of Notary)
(Print Title)
(Serial Number, if any)

My Commission Expires: \_\_\_\_\_

FILED FOR record the 20th day of May, 1992, and recorded in Mortgage Book \_\_\_\_\_ Page \_\_\_\_\_ of the public records of \_\_\_\_\_ County, Florida.

Received \$ 2840 in payment of Documentary Stamps
Cert. # 59-204338-27-01 and \$ 192 in payment of Class "C" Intangible Personal Property Tax.
Joe A. Flowers, Comptroller
Escambia County Florida
By [Signature] J.C.

Clerk, Circuit Court
THIS INSTRUMENT PREPARED BY
OF JIM WALTER HOMES, INC.

Regale # 1814, Britchett III #520748  
 Amount Financed: \$ 24,500.00  
 Finance Charge: \$ 32,236.00  
 Total of Payments: \$ 56,736.00

32818 541

867673

(2)

**MORTGAGE—FLORIDA—JIM WALTER HOMES, INC.**

THIS MORTGAGE, Made this 20<sup>TH</sup> day of MAY, 1992  
 between DENISE KYLES AN UNMARRIED WOMAN  
 of ESCAMBIA County, Florida, hereinafter called Mortgagor and JIM WALTER HOMES, INC., a Florida Corporation, with offices at 1500 North Dale Mabry, Tampa, Florida, 33607 hereinafter called Mortgagee.

WHEREAS, That Mortgagee, in consideration of the mutual covenants and conditions herein contained and other valuable consideration delivered by the Mortgagor to the Mortgagee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, assign, transfer, convey and confirm unto Mortgagee the pro, perty situate in ESCAMBIA County, Florida, described as:

Lot 20, East King Estates, a subdivision of a portion of Section 23, Township 1 South, Range 30 West, according to Plat thereof recorded in Plat Book 7, at Page 72, of the Public Records of Escambia County, Florida.

THIS INSTRUMENT PREPARED BY  
 Thomas E. Portsmouth, Attorney  
 P. O. Box 31601  
 Tampa, Florida 33631-3601



TOGETHER WITH all and singular the ways, easements, riparian and other rights, and all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all houses, buildings, structures and other improvements now on said land or that hereafter may be erected or placed thereon, and added thereto, and all fixtures attached thereto and all rents, income, issues and profits accruing and to accrue therefrom.

TO HAVE AND TO HOLD the above described property, and said improvements unto the Mortgagee, its successors and assigns, in fee simple.

Mortgagor hereby covenants with Mortgagee that Mortgagor is lawfully seized of the fee simple title to the above described property and has full power and authority to grant, bargain, sell and mortgage the same to the Mortgagee; that said property is free and discharged from all liens, encumbrances and claims of every kind, including taxes and assessments except the lien of taxes that may not yet be due and payable; that said Mortgagor, her heirs, legal representatives and successors, shall warrant and defend the title to said property unto the Mortgagee against the lawful claims and demands of all persons whatsoever, and will make such further assurances to perfect the fee simple title to said property in the Mortgagee as may be reasonably required.

PROVIDED ALWAYS, and these presents are upon these express conditions, that if Mortgagor shall promptly pay to Mortgagee the certain promissory note, of even date herewith, made by Mortgagor to Mortgagee in the amount of \$ 56,736.00 payable in equal monthly installments of \$ 236.40 each, the first installment to become due and payable on the 5<sup>TH</sup> day of AUGUST, 1992, and one installment to become due and payable on the 5<sup>TH</sup> day of each succeeding month until payment in full, or extensions or renewals thereof, in whole or in part, and payment of all other indebtedness or liability that may become due and owing hereunder and secured hereby, shall lawfully and promptly comply with and perform each and every other covenant and provision contained herein on the part of Mortgagor to be complied with and performed; then this Mortgage and the estate hereby created shall cease, determine and become null and void. Upon full payment, as above provided, Mortgagee shall, at Mortgagor's request and expense, execute a satisfaction of this Mortgage.

Mortgagor further covenants and agrees with the Mortgagee as follows:  
 To pay the indebtedness recited in and evidenced by said note and any extensions or renewals thereof, and all other indebtedness or liability heretofore or hereafter created or evidenced; to pay all taxes, assessments, levies, liens and encumbrances of every kind and nature on said property and upon the mortgage and contract and the monies secured hereby promptly when due and before delinquency thereof; to pay all costs and expenses incurred or made by the Mortgagee in collecting the indebtedness hereby secured or in enforcing or protecting the rights and security of the Mortgagee, including actual court costs and reasonable attorney's fees of 10% of the amount then due and payable if referred to an attorney, and to seek a qualified employee of Mortgagee or its assigns; to keep all buildings and structures now or hereafter erected upon the mortgaged premises insurably covered against physical damage or loss from fire, lightning and extended coverage to the extent of the lesser of the actual cash value of the building or the unpaid balance of the cash price. The required policy or policies shall contain a clause making the proceeds payable to Mortgagee to the extent of its interest in the property. Mortgagee reserves the right to refuse to accept an insurer offered by the Mortgagor if the policy is not in the form of the amount acceptable to the Mortgagee.

It is further covenanted that the Mortgagor may at its option, but in no event shall it be obligated to do so, advance monies that should have been paid by the Mortgagor hereunder in order to protect said property or the lien or security hereof, and Mortgagor agrees without demand to forthwith pay such monies, which advance shall bear interest from the date so advanced until paid at the rate of 10% per annum and shall be considered as so advanced until the indebtedness secured hereby, but no payment by the Mortgagee of any such monies shall be deemed a waiver of the Mortgagee's right to receive any such monies hereunder due by reason of default or violation of Mortgagor in any of his covenants hereunder.

Signed, sealed and delivered in the presence of:

Estelle Hays  
Type/Print Name Estelle Hays

Ingrid Gonzalez  
Type/Print Name Ingrid Gonzalez

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared H. R. CLARKSON and S. L. RUSSELL well known to me to be the VICE - President and Secretary respectively of the corporation named as first party in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of May, A. D. 1992.

Sandra M. Self  
Notary Public  
Sandra M. Self  
(Print Name of Notary)

Notary Public  
(Print Title)

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES OCTOBER 24, 1993  
BONDED THRU AGENT'S NOTARY BROKERAGE

89568

FILED IN PUBLIC RECORDS  
JUL 7 9 48 AM '92  
HILLSBOROUGH COUNTY, FLORIDA

RETURN TO  
WM WALTER HOMES, INC.  
KITI LUSSE FARIENTO  
P.O. BOX 31601  
TAMPA, FLA 33631-3601

W. Fritchett III #520748 #867673  
Total Payments

30812 539 ①

**FRE SIMPLE DEED  
FROM CORPORATION**

This Indenture, Executed this 20th day of May, A.D. 1992,

of JIM WALTER HOMES, INC.  
a corporation existing under the laws of FLORIDA, and having its principal  
place of business at 1500 N. Dale Mabry, Tampa, Florida 33607  
first party, to DENISE KYLES (UNMARRIED WOMAN)

whose postoffice address is 6801 Tilki Lane, Apt. 4, Pensacola, Fl. 32503  
second party:

(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.)

Witnesseth, That the said first party, for and in consideration of the sum  
of \$10.00 Ten and other valuable considerations

in hand paid by the said second party, the receipt whereof is hereby acknowledged,  
does hereby grant, bargain, sell, and convey unto the said party forever, the  
following described lot, piece or parcel of land, situate, lying and being in the  
County of Escambia State of Florida, to wit:

Lot 20, East King Estates, a subdivision of A PORTION OF Section 23, T1S, R30W,  
according to Plat thereof recorded in Plat Book 7, at Page 72, of the Public  
Records of Escambia County, Florida.

Parcel #03-0819-110  
less and except any road right of ways of record. Grantor does not assume any  
liability for unpaid taxes.

This deed is given subject to that certain Mortgage from the Grantee herein to  
the Grantor herein dated the 20th day of May 1992.

THIS INSTRUMENT PREPARED BY  
Thomas E. Portsmouth, Attorney  
P. O. Box 31601  
Tampa, Florida 33631-3601

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 HAVE AND TO HOLD the same unto the said party of the second part her  
heirs and assigns, to their proper use, benefits and behoof forever.

In Witness Whereof the said first party has caused these presents  
to be executed in its name, and its corporate seal to be hereunto  
affixed, by its proper officers thereunto duly authorized, the  
say and year first above written.

ATTEST: [Signature]  
Name: [Name]  
Title: [Title]  
Address: [Address]

JIM WALTER HOMES, INC.  
By: [Signature]  
Name: [Name]  
Title: [Title]  
Address: [Address]

# 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: 9-4-2018

TAX ACCOUNT NO.: 03-0519-110

CERTIFICATE NO.: 2016-1078

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

- Notify City of Pensacola, P.O. Box 12910, 32521  
221 Palafox Place, 4th Floor/  
  Notify Escambia County, 190 Governmental Center, 32502  
  Homestead for  tax year.

Beneficiaries and Heirs of the  
Estate of Denise Kyles aka  
Denise Kyles Salter  
1611 Chappie Place  
Pensacola, FL 32534

Wells Fargo Bank, N.A.  
fka Wachovia Bank, N.A.  
c/o Walter Mortgage Company  
P.O. Box 31631, Attn: Tax Dept.  
Tampa, FL 32631

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.: 14408

June 5, 2018

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

1. Mortgage executed by Denise Kyles to Jim Walter Homes, Inc., recorded 07/07/1992 in Official Record Book 3201 on page 541 of the public records of Escambia County, Florida. given to secure the original principal sum of \$56,736.00. Assignment to Wachovia Bank, N.A. NKA Wells Fargo Bank recorded in O.R. Book 6448, pae 405.
2. MSBU Lien filed by Escambia County in O.R. Book 4437, page 1770.
3. Taxes for the year 2015-2017 delinquent. The assessed value is \$42,302.00. Tax ID 03-0519-110.

**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.: 14408

June 5, 2018

**Lot 20, East King Estates, as per plat thereof, recorded in Plat Book 7, Page 72, of the Public Records of Escambia County, Florida**

18-391

**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.: 14408

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 06-05-1998, through 06-05-2018, and said search reveals the following:

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

Estate of Denise Kyles AKA Denise Kyles Salter

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

## 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 September 4, 2018, 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. 01078**, issued the **1st** day of **June, A.D., 2016** 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 20 EAST KING ESTATES PB 7 P 72 OR 3201 P 539**

**SECTION 23, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 030519110 (18-391)**

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

**DENISE KYLES EST OF**

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** Tuesday in the month of September, which is the **4th** day of **September 2018**.

Dated this 19th day of July 2018.

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.

### Personal Services:

**DENISE KYLES EST OF  
1611 CHAPPIE PL  
PENSACOLA, FL 32534**

**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**



By:  
Emily Hogg  
Deputy Clerk

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### Post Property:

**1611 CHAPPIE PL 32534**



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 01078 of 2016**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 19, 2018, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

DENISE KYLES EST OF 1611 CHAPPIE PL PENSACOLA, FL 32534	WELLS FARGO BANK NA FKA WACHOVIA BANK NA C/O WALTER MORTGAGE COMPANY PO BOX 31631 ATTN TAX DEPT TAMPA FL 325631
DENISE KYLES 6801 TIKI LANE APT 4 PENSACOLA FL 32503	ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

WITNESS my official seal this 19th day of July 2018.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**DENISE KYLES EST OF  
1611 CHAPPIE PL  
PENSACOLA, FL 32534**

**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**



By:  
Emily Hogg  
Deputy Clerk

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**Personal Services:**

**DENISE KYLES EST OF  
1611 CHAPPIE PL  
PENSACOLA, FL 32534**

**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**



By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
2018 JUL 19 AM 9:39  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

18-391

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECISO18CIV035174NON

**Agency Number:** 18-010293

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 01078 2016

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: DENISE KYLES EST OF

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 7/19/2018 at 9:39 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for DENISE KYLES EST OF , Writ was returned to court UNEXECUTED on 7/20/2018 for the following reason:

PER RESIDENT AT 1611 CHAPPIE PLACE, SUBJECT IS DECEASED.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_



K. JACKSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

**WARNING**

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**Post Property:**

**1611 CHAPPIE PL 32534**



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
2018 JUL 19 AM 9:39  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

18-391

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO18CIV035172NON

**Agency Number:** 18-010292

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 01078 2016

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: DENISE KYLES EST OF

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/19/2018 at 9:39 AM and served same at 8:08 AM on 7/20/2018 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: \_\_\_\_\_

  
K. JACKSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

DENISE KYLES EST OF [18-391]  
1611 CHAPPIE PL  
PENSACOLA, FL 32534

9171 9690 0935 0128 0374 35

1.21.18 DELIVERED-  
SIGNED FOR

WELLS FARGO BANK NA [18-391]  
C/O WALTER MORTGAGE CO  
PO BOX 31631  
ATTN TAX DEPT  
TAMPA FL 325631

9171 9690 0935 0128 0374 42

1.26.18  
DELIVERED/  
SIGNED FOR

DENISE KYLES [18-391]  
6801 TIKI LANE APT 4  
PENSACOLA FL 32503

9171 9690 0935 0128 0374 59

8.10.18 RETURNED-  
"UNCLAIMED"

ESCAMBIA COUNTY [18-391]  
OFFICE OF COUNTY ATTORNEY  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

9171 9690 0935 0128 0374 66

Jamie  
Winters  
called

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**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED  
2018 AUG 10 P 2:08  
ESCAMBIA COUNTY, FL

**CERTIFIED MAIL™**

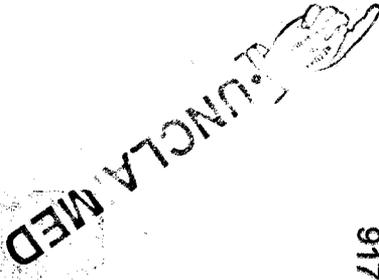


9171 9690 0935 0128 0374 59

NEOPOST  
07/20/2018  
FIRST-CLASS MAIL  
US POSTAGE **\$005.42**



ZIP 32502  
041M11272965



DENISE KYLES [18-391]  
6801 TIKI LANE APT 4  
PENSACOLA FL 32503

322 06 1  
ETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
0008/07/18

UNC  
82583335  
\*2157-00159-20-38

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

Status History ?

Tracking Number Information

Meter:	11272965	Mailing Date:	07/20/18 08:50 AM
Tracking Number:	9171969009350128037435	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32534
Service:	ERR	City:	PENSACOLA
Value	\$0.470	State:	FL

Proof of Delivery

1611 Chappie  
PL  
Edward Smith

Status Details

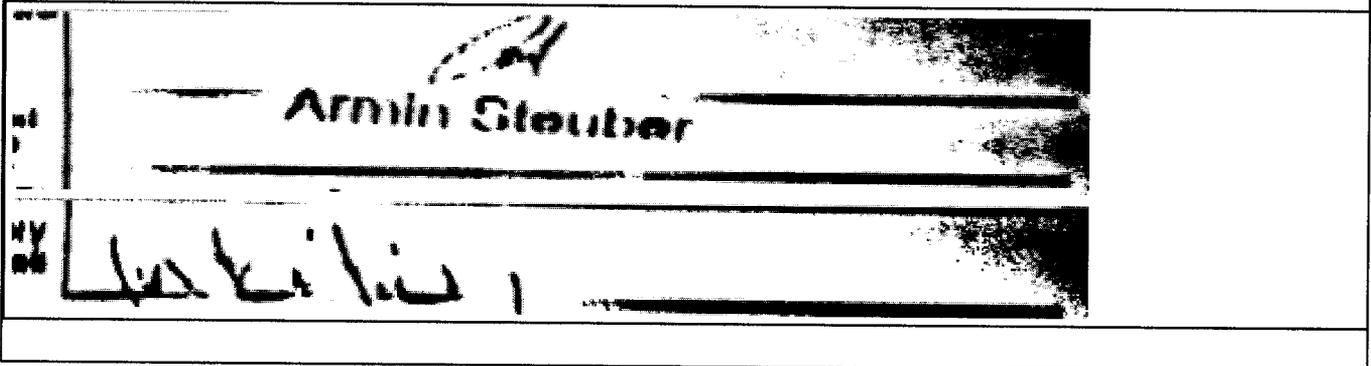
▼ Status Date	Status
Sat, 07/21/18, 02:38:00 PM	OK : Delivered
Sat, 07/21/18, 08:28:00 AM	Out for Delivery
Sat, 07/21/18, 08:18:00 AM	Sorting / Processing Complete
Sat, 07/21/18, 06:52:00 AM	Arrival at Unit
Fri, 07/20/18, 11:46:00 PM	Dispatched from Sort Facility
Fri, 07/20/18, 11:27:00 PM	Processed (processing scan)
Fri, 07/20/18, 07:00:00 PM	Processed (processing scan)
Fri, 07/20/18, 06:12:00 PM	Dispatched to Sort Facility
Fri, 07/20/18, 02:53:00 PM	Accept/pick-up
Fri, 07/20/18, 01:26:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal

**Tracking Number Information**

<b>Meter:</b>	11272965	<b>Mailing Date:</b>	07/20/18 09:14 AM
<b>Tracking Number:</b>	9171969009350128037442	<b>Sender:</b>	OR
<b>Current Status:</b>	OK : Delivered	<b>Recipient:</b>	
<b>Class of Mail</b>	FC	<b>Zip Code:</b>	32631
<b>Service:</b>	ERR	<b>City:</b>	EARLETON
<b>Value</b>	\$0.470	<b>State:</b>	FL

Proof of Delivery



**Status Details**

▼ Status Date	Status
Thu, 07/26/18, 04:28:00 AM	Arrival at Unit
Mon, 07/23/18, 06:57:00 AM	OK : Delivered
Mon, 07/23/18, 06:49:00 AM	Arrival at Tracking Pick-up point
Mon, 07/23/18, 05:30:00 AM	Arrival at Unit
Sat, 07/21/18, 11:02:00 PM	Dispatched from Sort Facility
Sat, 07/21/18, 03:44:00 PM	Processed (processing scan)
Sat, 07/21/18, 02:58:00 PM	Processed (processing scan)
Fri, 07/20/18, 11:46:00 PM	Dispatched from Sort Facility
Fri, 07/20/18, 07:00:00 PM	Processed (processing scan)
Fri, 07/20/18, 06:12:00 PM	Dispatched to Sort Facility



**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

Account: 030519110 Certificate Number: 001078 of 2016

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/04/2018"/>	Redemption Date <input type="text" value="08/31/2018"/>
Months	5	4
Tax Collector	<input type="text" value="\$1,916.10"/>	<input type="text" value="\$1,916.10"/>
Tax Collector Interest	\$143.71	\$114.97
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,066.06	<input type="text" value="\$2,037.32"/> 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	\$33.75	\$27.00
Total Clerk	\$483.75	<input type="text" value="\$477.00"/> CH
Postage	<input type="text" value="\$21.68"/>	<input type="text" value="\$21.68"/>
Researcher Copies	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Total Redemption Amount	\$2,578.49	\$2,543.00
	Repayment Overpayment Refund Amount	\$35.49

Notes

**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**

**Case # 2016 TD 001078**

**Redeemed Date 08/31/2018**

**Name QUINTINA BONNER 1611 CHAPPIE PL PENSACOLA, FL 32534**

Clerk's Total = TAXDEED	\$483.75	2474.32
Due Tax Collector = TAXDEED	\$2,066.06	
Postage = TD2	\$21.68	
ResearcherCopies = TD6	\$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  
 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: 030519110 Certificate Number: 001078 of 2016**

**Payor: QUINTINA BONNER 1611 CHAPPIE PL PENSACOLA, FL 32534 Date 08/31/2018**

Clerk's Check #	1	Clerk's Total	\$483.75
Tax Collector Check #	1	Tax Collector's Total	\$2,046.06
		Postage	\$21.68
		Researcher Copies	\$7.00
		Total Received	<del>\$2,578.49</del>

2474.32

2503.00

**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>



Escambia  
**Sun Press**  
 PUBLISHED WEEKLY SINCE 1948  
 (Warrington) Pensacola, Escambia County, Florida

**STATE OF FLORIDA**  
 County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED  
SALE DATE - 09-04-2018 - TAX CERTIFICATE #'S 01078  
 in the CIRCUIT Court  
 was published in said newspaper in the issues of  
AUGUST 2, 9, 16, 23, 2018

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, 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 in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 23RD day of AUGUST  
 A.D., 2018

HEATHER TUTTLE  
 NOTARY PUBLIC



**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 01078, issued the 1st day of June, A.D., 2016 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 20 EAST KING ESTATES PB 7 P 72 OR 3201 P 539 SECTION 23, TOWNSHIP 1 S, RANGE 30 W TAX ACCOUNT NUMBER 030519110 (18-391)

The assessment of the said property under the said certificate issued was in the name of DENISE KYLES EST OF

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 Tuesday in the month of September, which is the 4th day of September 2018.  
 Dated this 19th day of July 2018.

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  
 (SEAL)  
 By: Emily Hogg  
 Deputy Clerk

osw-4w-08-02-09-16-23-2018



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

September 7, 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.

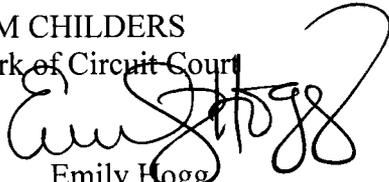
TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 004822	\$450.00	\$13.75	\$483.75
2016 TD 003485	\$450.00	\$27.00	\$477.00
2016 TD 001078	\$450.00	\$27.00	\$477.00
2016 TD 003364	\$450.00	\$27.00	\$477.00
2016 TD 001055	\$450.00	\$27.00	\$477.00
2016 TD 008417	\$450.00	\$27.00	\$477.00

**TOTAL \$2,868.75**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division