

18-408

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800193

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 / 3563**, 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: **07-0838-000**

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

Property Owner:
ANDREWS KELVIN
12 BENSON PL
PENSACOLA, FL 32505
LT 12 BENSON COURT PB 1 P 68 OR 7352 P 1844 CA 168

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
2016/3563	07-0838-000	06/01/2016	745.06	37.25	782.31
2017/3489	07-0838-000	06/01/2017	771.80	38.59	810.39

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
/						

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	1,592.70
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	701.22
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)	2,668.92

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	12.50
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 *Scott Lunsford*

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

07-0838-000 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800193

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
07-0838-000	2016/3563	06-01-2016	LT 12 BENSON COURT PB 1 P 68 OR 7352 P 1844 CA 168

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



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:	342S300820000120
Account:	070838000
Owners:	ANDREWS KELVIN
Mail:	12 BENSON PL PENSACOLA, FL 32505
Situs:	12 BENSON PL 32505
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	GLOBAL LEARNING ACADEMY/WARRINGTON/PENSACOLA
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	\$7,235	\$31,536	\$38,771	\$38,771
2016	\$7,235	\$30,555	\$37,790	\$37,790
2015	\$7,235	\$30,320	\$37,555	\$37,555

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/04/2015	7352	1844	\$17,000	QC	View Instr
12/16/2013	7114	1622	\$8,800	TD	View Instr
08/2000	4595	1186	\$35,000	WD	View Instr
02/1988	2507	935	\$1,000	WD	View Instr
06/1983	1772	835	\$25,000	WD	View Instr
12/1979	1395	621	\$100	QC	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 12 BENSON COURT PB 1 P 68 OR 7352 P 1844 CA 168

Extra Features
FRAME BUILDING

Parcel Information [Launch Interactive Map](#)

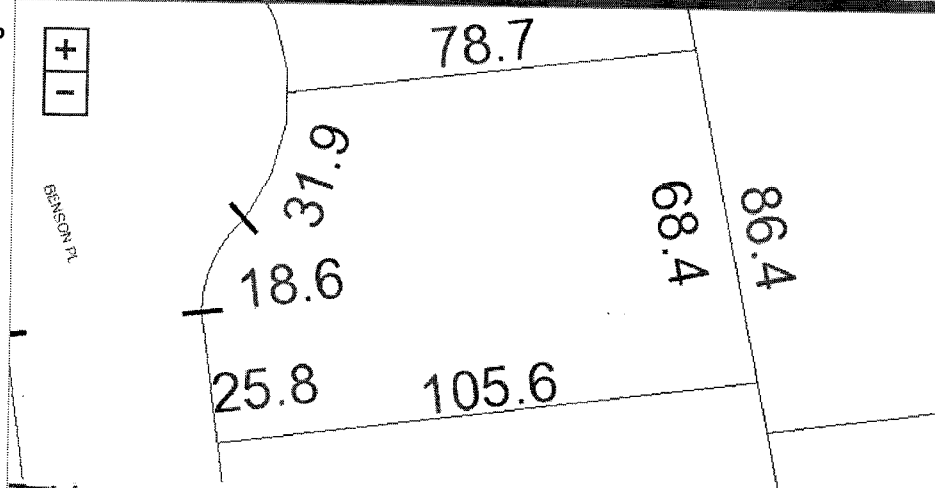
Section Map Id:
CA168



Approx. Acreage:
0.1551

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)




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

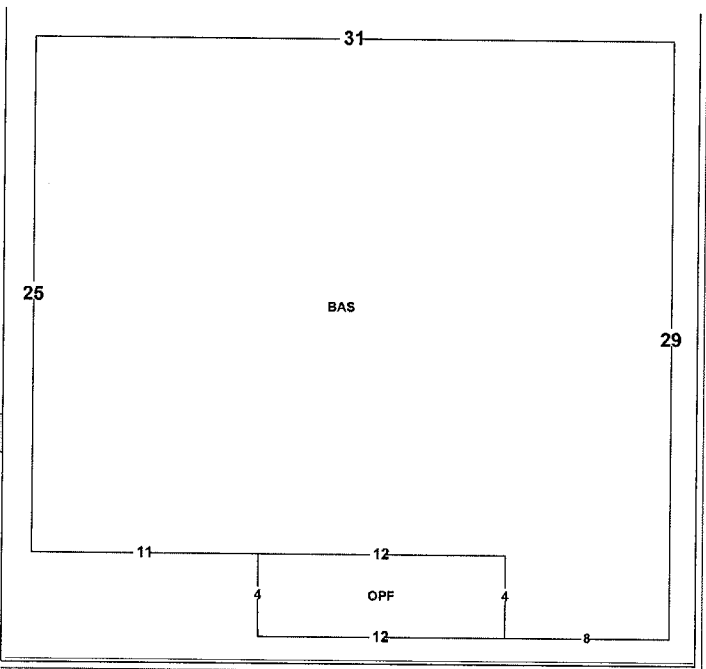
Buildings

Address: 12 BENSON PL, Year Built: 1954, Effective Year: 1954

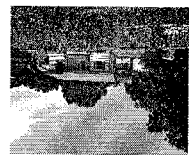
Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING

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-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 855 Total SF
BASE AREA - 807
OPEN PORCH FIN - 48



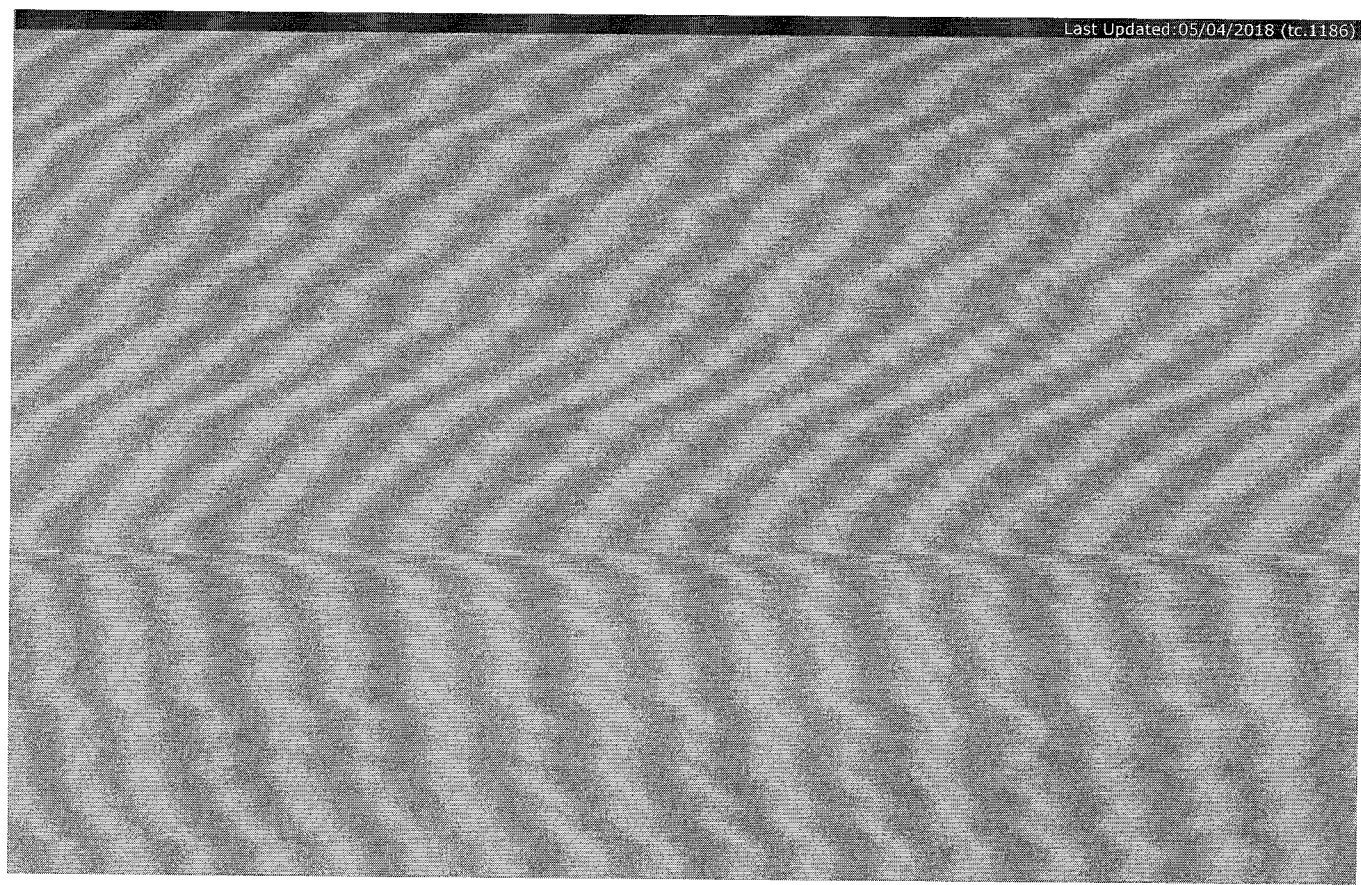
Images



8/2/16

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.1186)



18-408

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.: 14426

June 7, 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:

Kelvin Andrews

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 7, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14426

June 7, 2018

Lot 12, Benson Court, as per plat thereof, recorded in Plat Book 1, Page 68, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14426

June 7, 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 \$38,771.00. Tax ID 07-0838-000.

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: 9-4-2018

TAX ACCOUNT NO.: 07-0838-000

CERTIFICATE NO.: 2016-3563

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

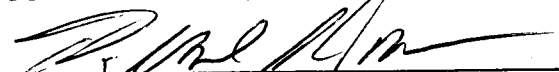
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Kelvin Andrews
12 Benson Place
Pensacola, FL 32505
and
14 Benson Court
Pensacola, FL 32505

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.

QUITCLAIM DEED

Notice: This is a legally binding document. Consult your attorney if you do not understand any part of it.

THIS QUITCLAIM DEED, is made on the 4th day of May, 20 15,
by and between, Jerry Roddenberry and Diane Roddenberry ("First Party")
whose residence and/or mailing address is 2510 Jeter Rd Cantonment
and Kevin Andrews ("Second Party")
whose residence and/or mailing address is _____

In consideration for the sum of Seventeen Thousand DOLLARS
(\$ 17,000.00) paid by the Second Party, the First Party does hereby remise, release and forever quitclaim to the
Second Party any right, title, interest and claim which the First Party has in and to the following described real
property, together with any improvements thereon:

Description of Property (including any improvements)

Lt 12 Benson Court PB 1 P 68 DR 4595 P 1186 CA168
Section 34 Township 25, Range 30 W

Add release of Dower, Curtesy or other Spousal Rights, if applicable:

TO HAVE AND TO HOLD the above described property unto the Second Party, and the Second Party's
executors, administrators, successors and assigns forever.

It is understood that this conveyance is made without covenants or warranties of any kind, either express or implied.

IN WITNESS WHEREOF, the First Party has signed and sealed this Quitclaim Deed on the above date.

Witnesses:

Joyce F. Laird
Joyce F. LAIRD

Leo Benjamin
Leo Benjamin

First Party
Diane Roddenberry
Jerry Roddenberry (L.S.)
Second Party

(L.S.)



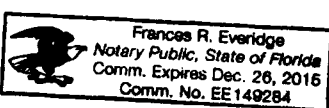
STATE OF Florida)

COUNTY OF Essex)
SS:)

On May 4, 2015 before me, Frances R. Everidge, Notary
(date) (name and title of officer taking Acknowledgement)

public, personally appeared Jerry and Diane
Roddenberry
(name(s) of person(s) signing instrument)

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

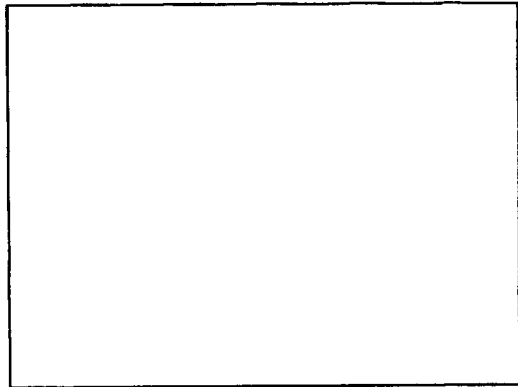


WITNESS my hand and official seal.
Frances R. Everidge
Signature

Read the instructions and other important information on the package. When using this form you will be acting as your own attorney since Rediform, its advisors and retailers do not render legal advice or services. Rediform, its advisors and retailers assume no liability for loss or damage resulting from the use of this form.

REDIFORM 10298
QUITCLAIM DEED

Dated:





Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 18, 2018

KELVIN ANDREWS
12 BENSON PL
PENSACOLA FL 32505

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2016 TD 003563

\$384.41

TOTAL \$384.41

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 19, 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 000479	\$450.00	\$20.25	\$470.25
2016 TD 003563	\$450.00	\$20.25	\$470.25
2016 TD 000833	\$450.00	\$20.25	\$470.25
2016 TD 003518	\$450.00	\$20.25	\$470.25
2016 TD 005585	\$450.00	\$20.25	\$470.25
		TOTAL	\$2,351.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division