

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**

1800058

**Date of Tax Deed Application**

Apr 20, 2018

This is to certify that **BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC - 616**, holder of **Tax Sale Certificate Number 2016 / 3987**, 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: **08-0325-000**

**Cert Holder:****BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC - 616****P.O. BOX 645040****CINCINNATI, OH 45264****Property Owner:****KALFUS AUSTIN L****1203 POPPY AVE****PENSACOLA, FL 32507**

**LT 2 BLK 14 AERO VISTA PB 1 P 13/53 OR 6994 P 477 SEC 50/51  
T 2S R 30 CA 200**

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:

<b>Certificate Year/Number</b>	<b>Account Number</b>	<b>Sale Date</b>	<b>Face Amount of Certificate</b>	<b>Interest</b>	<b>Total</b>
2016/3987	08-0325-000	06/01/2016	646.69	32.33	679.02

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

<b>Certificate Year/Number</b>	<b>Account Number</b>	<b>Sale Date</b>	<b>Face Amount of Certificate</b>	<b>Tax Collector's Fee</b>	<b>Interest</b>	<b>Total</b>
2017/3908	08-0325-000	06/01/2017	672.78	6.25	33.64	712.67

**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. 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)

1,391.69

0.00

602.67

200.00

175.00

2,369.36

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

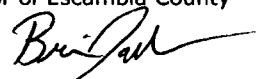
32,662.00

6.25

Done this the 23rd day of April, 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.

08-0325-000 2016

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800058

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC - 616  
P.O. BOX 645040  
CINCINNATI, OH 45264,

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
08-0325-000	2016/3987	06-01-2016	LT 2 BLK 14 AERO VISTA PB 1 P 13/53 OR 6994 P 477 SEC 50/51 T 2S R 30 CA 200

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  
BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC -  
616  
P.O. BOX 645040  
CINCINNATI, OH 45264

04-20-2018  
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	
<b>Reference:</b>	502S305000020014
<b>Account:</b>	080325000
<b>Owners:</b>	KALFUS AUSTIN L
<b>Mail:</b>	1203 POPPY AVE PENSACOLA, FL 32507
<b>Situs:</b>	1203 POPPY AVE 32507
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Schools (Elem/Int/High):</b>	WARRINGTON/WARRINGTON/PENSACOLA
<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	\$8,000	\$61,249	\$69,249	\$65,324
2016	\$8,000	\$59,322	\$67,322	\$63,981
2015	\$8,000	\$56,943	\$64,943	\$63,537

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/28/2013	6994	478	\$100	OT	<a href="#">View Instr</a>
03/28/2013	6994	477	\$100	QC	<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

HOMESTEAD EXEMPTION

### Legal Description

LT 2 BLK 14 AERO VISTA PB 1 P 13/53 OR 6994 P 477 SEC 50/51 T 2S R 30 CA 200

### Extra Features

CARPORT

### Parcel Information

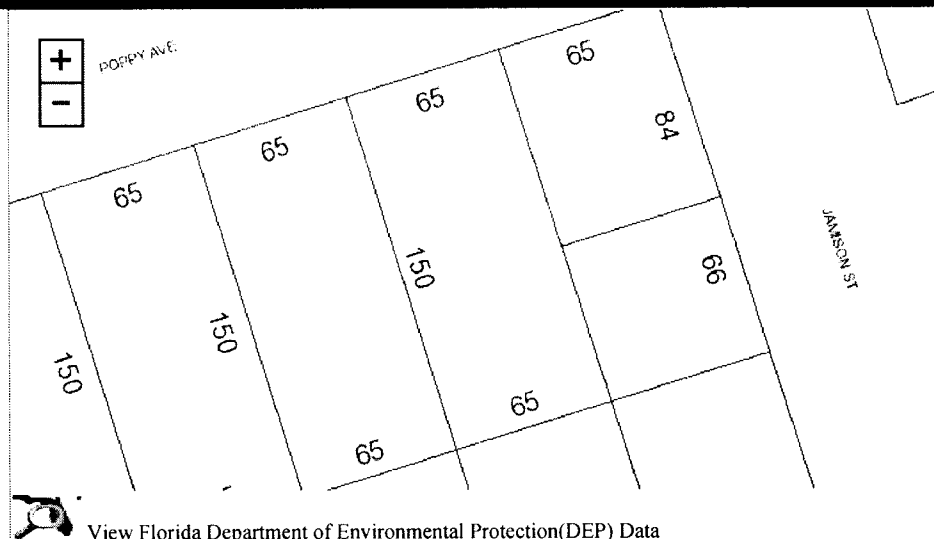
[Launch Interactive Map](#)

**Section Map Id:**  
CA200

**Approx. Acreage:**  
0.2248

**Zoned:**   
MDR

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




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

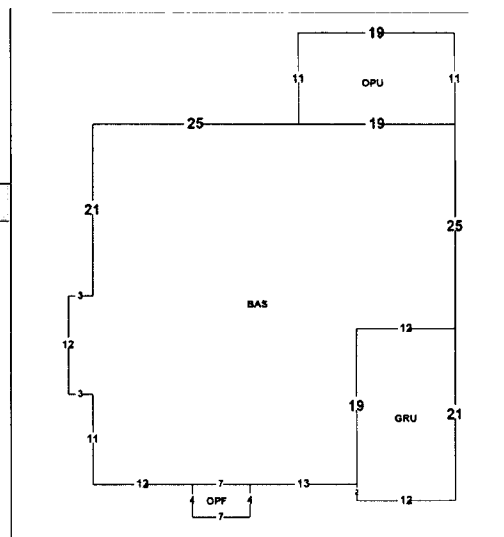
### Buildings

Address: 1203 POPPY AVE, Year Built: 1953, Effective Year: 1963

### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-CONCRETE BLOCK  
FLOOR COVER-CARPET  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-CENTRAL HVAC  
INTERIOR WALL-DRYWALL-PLASTER

 Areas - 2233 Total SF  
**BASE AREA - 1744**  
**GARAGE UNFIN - 252**  
**OPEN PORCH FIN - 28**  
**OPEN PORCH UNF - 209**



## Images



9/16/15

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: 04/27/2018 (tc.54683)

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC



**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY**

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 080325000 Certificate Number: 003987 of 2016**

**Payor: AUSTIN L KALFUS 1203 POPPY AVE PENSACOLA, FL 32507      Date 04/30/2018**

Clerk's Check #	1	Clerk's Total	<del>\$483.75</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$2,553.31</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	<del>\$40.00</del>
		Total Received	<del>\$3,137.06</del>

**\$ 2505.61**

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By:  
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 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 003987**

**Redeemed Date 04/30/2018**

**Name AUSTIN L KALFUS 1203 POPPY AVE PENSACOLA, FL 32507**

Clerk's Total = TAXDEED	\$483.75
Due Tax Collector = TAXDEED	\$2,553.31 <b>\$2505.61</b>
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• 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: 080325000 Certificate Number: 003987 of 2016**

Redemption ☐ Yes ☒ 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="04/30/2018"/>
Months	5	0
Tax Collector	<input type="text" value="\$2,369.36"/>	<input type="text" value="\$2,369.36"/>
Tax Collector Interest	\$177.70	\$0.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,553.31	<input type="text" value="\$2,375.61"/> 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	\$0.00
Total Clerk	\$483.75	<input type="text" value="\$450.00"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,137.06	\$2,825.61
	Repayment Overpayment Refund Amount	\$311.45

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 15, 2018

BRIDGE TAX 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 003987	\$450.00	\$0.00	\$450.00
2016 TD 006448	\$450.00	\$6.75	\$456.75
2016 TD 001021	\$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



**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-331  
Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 14359

May 25, 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 05-25-1998, through 05-25-2018, and said search reveals the following:

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

Austin Lee Kalfus

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: 

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 14359

**Lot 2, Block 14, Aero-Vista, as per plat thereof, recorded in Plat Book 1, Page 53, of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14359

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

1. Judgment Filed by Citifinancial Service, Inc. in O.R. Book 6360, page 302.
2. All Taxes Paid on 05/08/2018. The assessed value is \$69,249.00. Tax ID 08-0325-000.

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: rcsgt@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.: 08-0325-000

CERTIFICATE NO.: 2016-3987

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 2017 tax year.

Austin Lee Kalfus  
1203 Poppy Ave.  
Pensacola, FL 32507

Citifinancial Services, Inc.  
605 Munn Rd.  
Fort Mill, SC 29715

Certified and delivered to Escambia County Tax Collector,  
this 25th day of May, 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.

## QUIT CLAIM DEED

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That MAMIE LOU A. KALFUS, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, to remise, release, and quit claim unto AUSTIN LEE KALFUS, his heirs, executors, administrators and assigns forever, the following described property, situated in Escambia County, State of Florida to wit:

Lot Two (2), Block Fourteen (14), of Aero-Vista, being a subdivision of Sections 50 and 51, Township 2 South, Range 30 West, according to plat of said subdivision recorded in Plat Book 1, Page 53 of the records of Escambia County, Florida.

Parcel ID#

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28<sup>th</sup> day of MARCH, 2013.

Signed, sealed and delivered  
in our presence

Maryline Avila  
MARYLINE AVILA  
Kathy Seaton  
Victor Kalfus III

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Victor Kalfus III FOR  
MAMIE LOU A. KALFUS  
VICTOR KALFUS III  
POWER OF ATTY.

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of MARCH 2013, by Mamie Lou A. Kalfus, who produced identification of DRIVERS LICENSE and did not take an oath.

\* Victor Kalfus  
attorney in fact  
for

Maryline Avila  
Notary Public

Prepared By:  
Austin Lee Kalfus  
1203 Poppy Avenue  
Pensacola, FL 32507  
Return To:

Same Name and Address as Above

Mamie Lou A  
Kalfus



ORIGINAL

IN THE COUNTY COURT OF THE FIRST JUDICIAL CIRCUIT OF THE STATE OF  
FLORIDA, IN AND FOR ESCAMBIA COUNTY  
CIVIL DIVISION

CITIFINANCIAL SERVICES, INC.,  
Plaintiff,

vs.

CASE NO. 08 CC 002857

AUSTIN L. KALFUS  
Defendant(s).


FINAL JUDGMENT

THIS ACTION was heard after entry of default against defendant(s) and

IT IS ADJUDGED that plaintiff, CITIFINANCIAL SERVICES, INC., 605 MUNN  
RD., FORT MILL, SC 29715, hereby recovers of and from defendant(s), AUSTIN L.  
KALFUS, 6532 BELLVIEW PINES RD., PENSACOLA, FL 32526, the principal sum of  
\$8,038.57; court costs of \$280.00; and interest in the amount of \$755.38 for a grand total of  
\$9,073.95 which shall bear interest at the rate of 11 percent per year in accordance with  
Florida Statute 55.03, for all of which let execution issue.

The lost note is hereby reestablished. Plaintiff is the owner of the note and holds  
harmless defendant(s) AUSTIN L. KALFUS and indemnifies defendant(s) AUSTIN L.  
KALFUS should any unknown party seek to enforce the lost note against defendant(s)  
AUSTIN L. KALFUS.

DONE AND ORDERED at ESCAMBIA County, Pensacola, Florida, this 24<sup>th</sup>  
day of June, 2008.

  
COUNTY Court Judge

cc:

CITIFINANCIAL, INC  
C/O DANIEL C. CONSUEGRA  
9204 KING PALM DR.  
TAMPA FL 33619

CITIFINANCIAL, INC  
605 MUNN RD.  
FORT MILL, SC 29715

AUSTIN L. KALFUS  
6532 BELLVIEW PINES RD.  
PENSACOLA, FL 32526

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

BY Ernie Lee Magaha D C  
DATE 7/30/08

Case: 2008 CC 002857

00047599813

Dkt: CC1033 Pg#:

2008 JUN 25 A 9:45

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL