

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800207

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
09-2243-000	2016/4767	06-01-2016	LT 5 BLK G AVONDALE S/D PB 5 P 32 OR 6976 P 1512

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

18-424

# Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800207

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 / 4767**, 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: **09-2243-000**

Cert Holder:

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

Property Owner:

**FAZANDE CHERYL C**  
**4695 GENEVA DR**  
**PENSACOLA, FL 32526**  
**LT 5 BLK G AVONDALE S/D PB 5 P 32 OR 6976 P 1512**

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
2016/4767	09-2243-000	06/01/2016	605.94	30.30	636.24

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
2017/4682	09-2243-000	06/01/2017	633.11	6.25	31.66	671.02

**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)

1,307.26

0.00

1,074.73

200.00

175.00

2,756.99

**Total Amount Paid****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


6.25

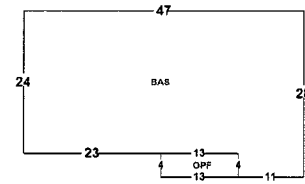
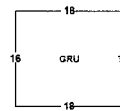
Done this the 1st day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: October 1, 2018

By *Seniudern Cassidy*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
 09-2243-000      2016

Structural Elements
DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
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 - 1512 Total SF
BASE AREA - 1172
GARAGE UNFIN - 288
OPEN PORCH FIN - 52



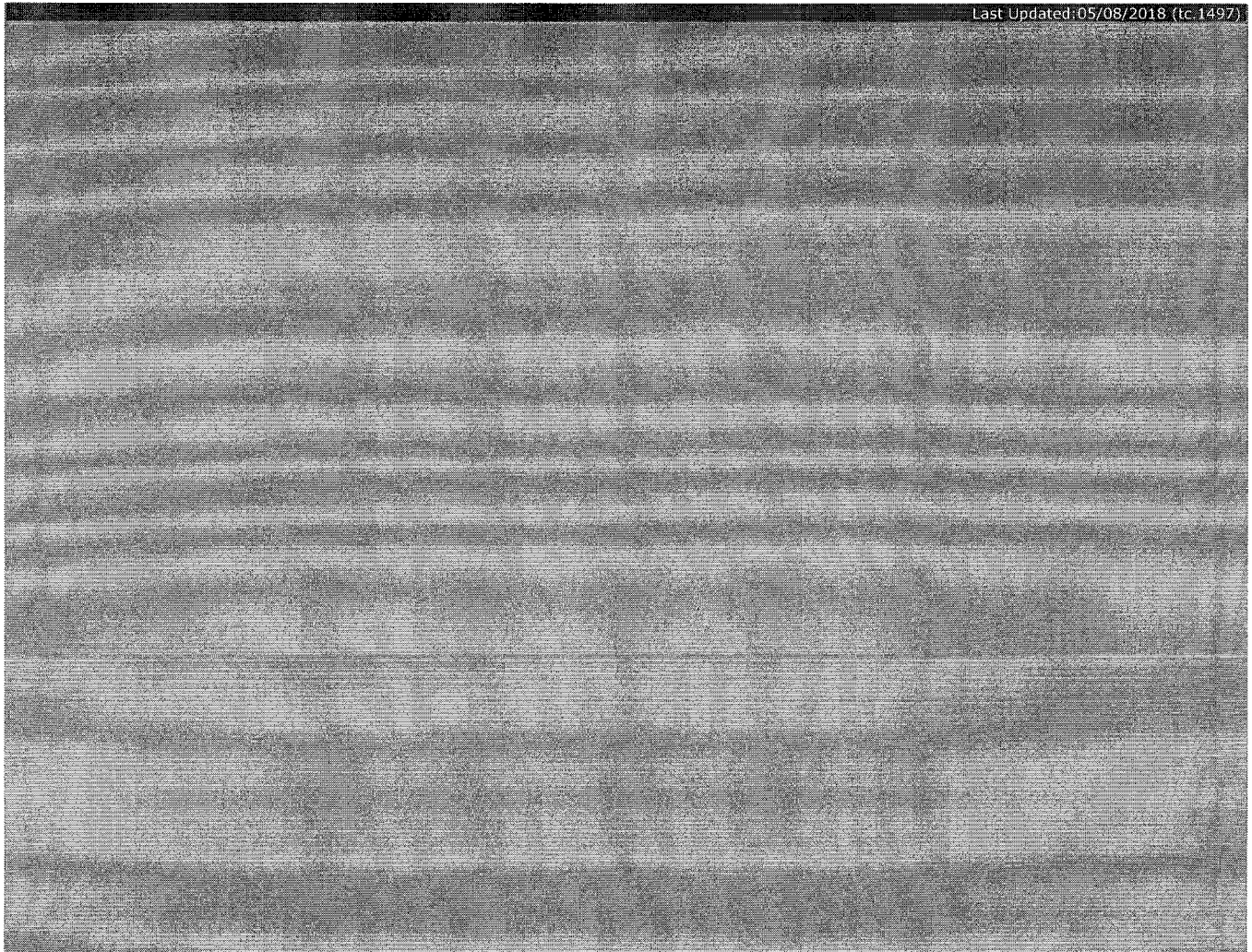
#### Images



10/28/13

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:05/08/2018 (tc.1497)





Chris Jones  
Escambia County Property Appraiser

ECPA Home

Real Estate  
Search

Tangible Property  
Search

Sale  
List

Amendment 1/Portability  
Calculations

[Back](#)

★ Navigate Mode ☒ Account ☐ Reference ➔

Printer Friendly Version

**General Information**

**Reference:** 012S312000005007  
**Account:** 092243000  
**Owners:** FAZANDE CHERYL C  
**Mail:** 4695 GENEVA DR  
PENSACOLA, FL 32526  
**Situs:** 4695 GENEVA DR 32526  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** COUNTY MSTU  
**Schools (Elem/Int/High):** BELLVIEW/BELLVIEW/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	\$9,500	\$54,582	\$64,082	\$64,082
2016	\$9,500	\$52,859	\$62,359	\$58,724
2015	\$9,500	\$50,611	\$60,111	\$58,316

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/15/2013	6976	1512	\$44,000	WD	<a href="#">View Instr</a>
10/29/2012	6929	1354	\$100	CT	<a href="#">View Instr</a>
10/18/2012	6949	360	\$100	WD	<a href="#">View Instr</a>
07/23/2009	6517	1647	\$100	QC	<a href="#">View Instr</a>
12/17/2007	6262	1099	\$98,500	WD	<a href="#">View Instr</a>
12/11/2007	6262	1097	\$100	WD	<a href="#">View Instr</a>
02/2006	5849	176	\$100	WD	<a href="#">View Instr</a>
02/1993	3352	67	\$18,200	QC	<a href="#">View Instr</a>
12/1989	2787	848	\$36,900	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 5 BLK G AVONDALE S/D PB 5 P 32 OR 6976 P 1512

**Extra Features**

None

**Parcel Information**

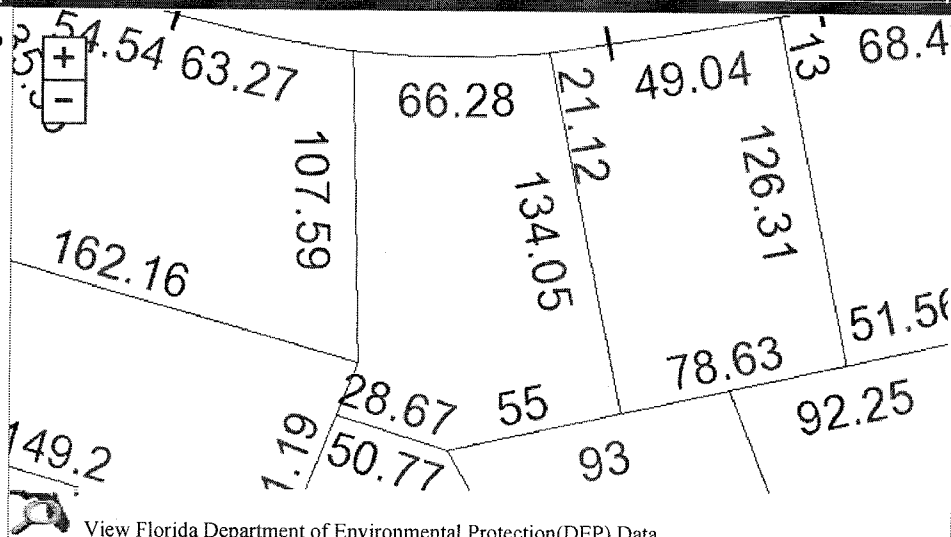
[Launch Interactive Map](#)

**Section Map Id:**  
[01-2S-31-1](#)

**Approx. Acreage:**  
0.2474

**Zoned:**   
MDR

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



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

**Buildings**

Address: 4695 GENEVA DR, Year Built: 1960, Effective Year: 1989

# Escambia County Receipt of Transaction

Receipt # 2018047626

Cashiered by: wcoppage

Pam Childers  
Clerk of Court  
Escambia County, Florida

## Received From

JENNIFER WHEELER  
4695 GENEVA DR  
PENSACOLA, FL 32526

## On Behalf Of:

On: 5/18/18 12:54 pm  
Transaction # 101240044

CaseNumber 2016 TD 004767

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(TAXDEED) TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00	0.00	0.00
(TD70) ADVANCE PAY ONLINE AUCTION FEE	70.00	70.00	0.00	0.00	0.00	0.00
(TD10) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	2941.34	0.00	0.00	2941.34	2941.34	0.00
<b>Total:</b>	<b>3391.34</b>	<b>450.00</b>	<b>0.00</b>	<b>2941.34</b>	<b>2941.34</b>	<b>0.00</b>
<b>Grand Total:</b>	<b>3391.34</b>	<b>450.00</b>	<b>0.00</b>	<b>2941.34</b>	<b>2941.34</b>	<b>0.00</b>

## PAYMENTS

Payment Type	Reference		Amount	Refund	Overage	Change	Net Amount
CHECK	927306295	OK	1941.44	0.00	0.00	0.00	1941.44
	CHKNAME: RALLY FOUNDATION INC						
CASH		OK	999.90	0.00	0.00	0.00	999.90
<b>Payments Total:</b>			<b>2941.34</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2941.34</b>

 Search Property
  Property Sheet
  Lien Holder's
  Redeem
  Forms
  Courtview
  Benchmark


Redeemed From Sale



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

**Tax Deed - Redemption Calculator**

**Account: 092243000 Certificate Number: 004767 of 2016**

Redemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Application Date	<input type="text" value="04/25/2018"/>	Interest Rate	<input type="text" value="18%"/>
Final Redemption Payment ESTIMATED			Redemption Overpayment ACTUAL		
Auction Date	<input type="text" value="10/01/2018"/>	Redemption Date	<input type="text" value="05/18/2018"/>		
Months	<input type="text" value="6"/>		<input type="text" value="1"/>		
Tax Collector	<input type="text" value="\$2,756.99"/>		<input type="text" value="\$2,756.99"/>		
Tax Collector Interest	<input type="text" value="\$248.13"/>		<input type="text" value="\$41.35"/>		
Tax Collector Fee	<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>		
Total Tax Collector	<input type="text" value="\$3,011.37"/>		<input type="text" value="\$2,804.59"/>	<i>Tax collector</i>	
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	<input type="text" value="\$40.50"/>		<input type="text" value="\$6.75"/>		
Total Clerk	<input type="text" value="\$490.50"/>		<input type="text" value="\$456.75"/>	<i>Certificate Holder</i>	
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	<input type="text" value="\$3,601.87"/>		<input type="text" value="\$3,261.34"/>		
Repayment Overpayment Refund Amount		<input type="text" value="\$340.53"/>			

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



**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

**Case # 2016 TD 004767  
 Redeemed Date 05/18/2018**

**Name JENNIFER WHEELER 4695 GENEVA DR PENSACOLA, FL 32526**

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$3,011.37
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

File # : 18-424

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
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**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: 092243000 Certificate Number: 004767 of 2016**

**Payor: JENNIFER WHEELER 4695 GENEVA DR PENSACOLA, FL 32526      Date 05/18/2018**

Clerk's Check #	1	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$3,011.37
		Postage	\$60.00
		Researcher Copies	\$0.00
		Total Received	<del>\$3,561.87</del>
			\$2,941.34

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: Whitney Coppage  
 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 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

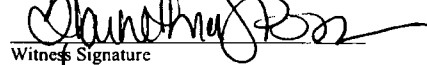
091-428147  
012S31-2000-005-007

**In Witness Whereof**, the said grantor has set his/her hand and seal by Grantor as a true and lawful delegate for and on behalf of the said Secretary of Housing and Urban Development, under vested authority and by virtue of the Federal Laws recited at 70 F.R. 43171 (7/25/2005) and as required by said Federal Laws will be maintained at its Web site located at: [www.hud.gov/offices/hsg/sfh/reo/reo\\_home.cfm](http://www.hud.gov/offices/hsg/sfh/reo/reo_home.cfm)

Signed, sealed and delivered in our presence:

  
Witness Signature

Tina Richardson  
Print witness name

  
Witness Signature

Harnethia Powers  
Print witness name

State of Georgia  
County of Fulton

The Secretary of Housing and Urban Development  
By: Ofori & Associates, P.C., As Prime Contractor  
for the U.S. Department of Housing and Urban Development

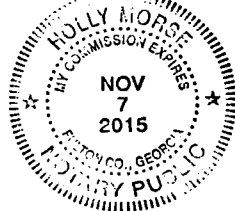
By:  As HUD's  
Authorized Agent

Printed name of Authorized Agent  
Stephanie Butler  
Ofori & Associates, P.C.  
2000 Riveredge Pkwy. Suite 300  
Atlanta, GA 30328

Before me personally appeared Stephanie Butler, who is personally well known to me and known to me to be the duly appointed Delegate for the US Department of HUD, and the person who executed the foregoing instrument, by virtue of the authority vested in him/her by the above cited authority, and acknowledged before me he/she executed the same as for and on behalf of Shaun Donovan, Secretary, Department of Housing and Urban Development, for the purpose therein expressed.

Witness my hand official seal this 15 day of February, 2013.

Seal



  
Notary Signature

18.50  
308.00

Prepared by and return to:  
**Daphne Ogle**  
Employee  
Deval, LLC  
31 Lupi Court  
Palm Coast, FL 32137  
091-428147  
Parcel ID: 012S31-2000-005-007  
File Number: 13-02-0001

[Space Above This Line For Recording Data]

## Special Warranty Deed

**This Special Warranty Deed** made this **15th** day of **February, 2013** between **Shaun Donovan**, the Secretary of Housing and Urban Development, and/or its successor, whose post office address is 2000 Riveredge Pkwy., Ste. 300, Atlanta, GA 30328, grantor, and **Cheryl C Fazande**, a single person, whose post office address is **4695 Geneva Dr, Pensacola, FL 32526**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida**, to-wit:

Lot 5, Block G, Avondale Subdivision, Part A, a subdivision of a portion of Section 1, Township 2 South, Range 31 West, as recorded in Plat Book 5, Page 32, of the Public Records of Escambia County, Florida

Commonly known as: 4695 Geneva Dr, Pensacola, FL 32526

Subject to easements, restrictions, covenants, conditions, agreements and reservations of record, if any, and to taxes for the year 2013 and thereafter.

**THIS DEED IS NOT TO BE IN EFFECT UNTIL: February 15, 2013**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

# 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: 10-1-2018  
TAX ACCOUNT NO.: 09-2243-000  
CERTIFICATE NO.: 2016-4767

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.

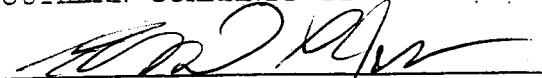
YES NO

      X   Notify City of Pensacola, P.O. Box 12910, 32521  
      X   Notify Escambia County, 190 Governmental Center, 32502  
      X   Homestead for        tax year.

Cheryl C. Fazande  
4695 Geneva Dr.  
Pensacola, FL 32536

Certified and delivered to Escambia County Tax Collector,  
this 9th day of July, 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.: 14458

July 5, 2018

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

1. All Taxes Paid. The assessed value is \$64,082.00. Tax ID 09-2243-000.

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.: 14458

July 5, 2018

**Lot 5, Block G, Avondale Subdivision, Part A, as per plat thereof, recorded in Plat Book 5, Page 32, 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

18-424

redeemed

**PROPERTY INFORMATION REPORT**

File No.: 14458

July 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 07-05-1998, through 07-05-2018, and said search reveals the following:

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

Cheryl C. Fazande

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: 

July 5, 2018