

18-431

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1800214

**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 / 5585**, 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: **10-2017-004**

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

**Property Owner:**  
**JACQUES GERALD D & VIVIAN**  
**C/O LORI VIVIANO**  
**2728 5TH AVE**  
**SAN DIEGO, CA 92103**  
**LT 2 BLK A BLUE ANGEL LAKE PB 16 P 21 & 21A OR 481 6 P 1847**

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
2016/5585	10-2017-004	06/01/2016	3,050.90	152.55	3,203.45

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
2017/5559	10-2017-004	06/01/2017	3,270.59	6.25	163.53	3,440.37

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	6,643.82
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	3,026.75
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)	10,045.57
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: October 1, 2018

By *Jennifer M. Cassidy*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
10-2017-004      2016

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800214

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
10-2017-004	2016/5585	06-01-2016	LT 2 BLK A BLUE ANGEL LAKE PB 16 P 21 & 21A OR 481 6 P 1847

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  
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Tangible Property  
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Sale  
List

Amendment 1/Portability  
Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

## General Information

**Reference:** 1835311500020001  
**Account:** 102017004  
**Owners:** USAA FEDERAL SAVINGS BANK  
**Mail:** 9800 FREDERICKSBURG RD  
 SAN ANTONIO, TX 78288  
**Situs:** 9615 WESTIN CT 32507  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** COUNTY MSTU  
**Schools (Elem/Int/High):** PLEASANT GROVE/BAILEY/ESCAMBIA  
**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	\$30,000	\$166,364	\$196,364	\$196,364
2016	\$30,000	\$164,060	\$194,060	\$194,060
2015	\$30,000	\$149,438	\$179,438	\$179,438

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

## Sales Data

**MLS Listing #535502**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/22/2018	7867	596	\$198,300	CT	<a href="#">View Instr</a>
12/2001	4816	1847	\$162,000	WD	<a href="#">View Instr</a>
07/1998	4279	1410	\$88,000	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 2 BLK A BLUE ANGEL LAKE PB 16 P 21 & 21A OR  
 7867 P 596

## Extra Features

HOT TUB  
 POOL  
 POOL SCREEN

## Parcel Information

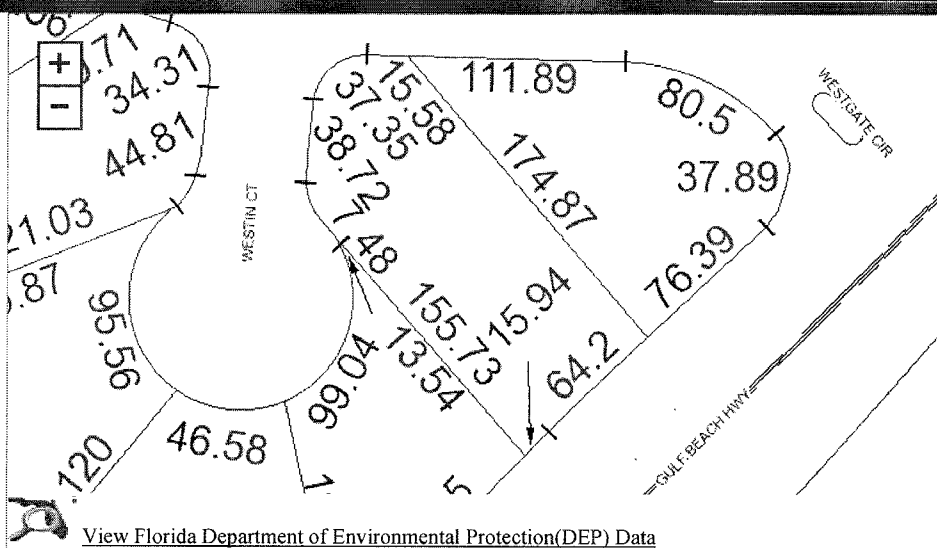
[Launch Interactive Map](#)

**Section Map Id:**  
 18-3S-31-1

**Approx. Acreage:**  
 0.3395

**Zoned:**   
 Com

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



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

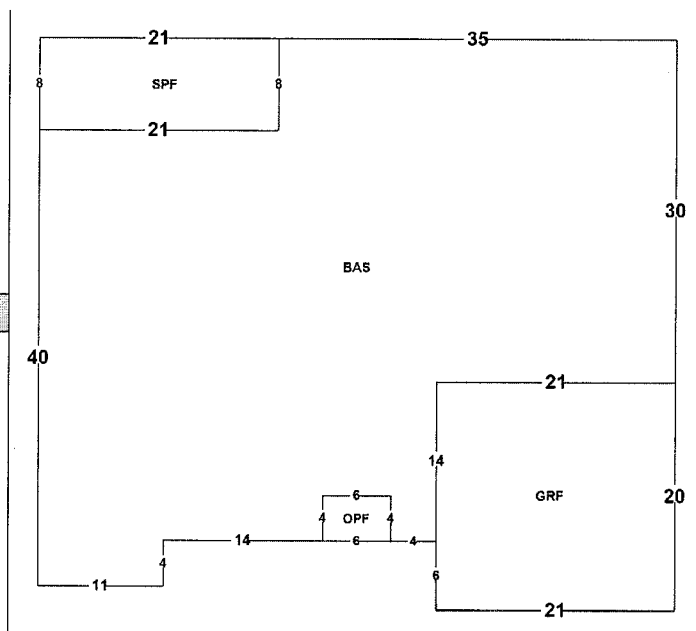
## Buildings

Address: 9615 WESTIN CT, Year Built: 2000, Effective Year: 2000

**Structural Elements**  
 DECOR/MILLWORK-ABOVE AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-STUCCO  
 FLOOR COVER-CARPET  
 FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC  
 INTERIOR WALL-DRYWALL-CUS.DEC  
 NO. PLUMBING FIXTURES-8  
 NO. STORIES-1  
 ROOF COVER-DIMEN/ARCH SHNG  
 ROOF FRAMING-GABL/HIP HI PTC  
 STORY HEIGHT-0  
 STRUCTURAL FRAME-WOOD FRAME

Areas - 2634 Total SF  
 BASE AREA - 2022  
 GARAGE FIN - 420  
 OPEN PORCH FIN - 24  
 SCRPN PORCH FIN - 168



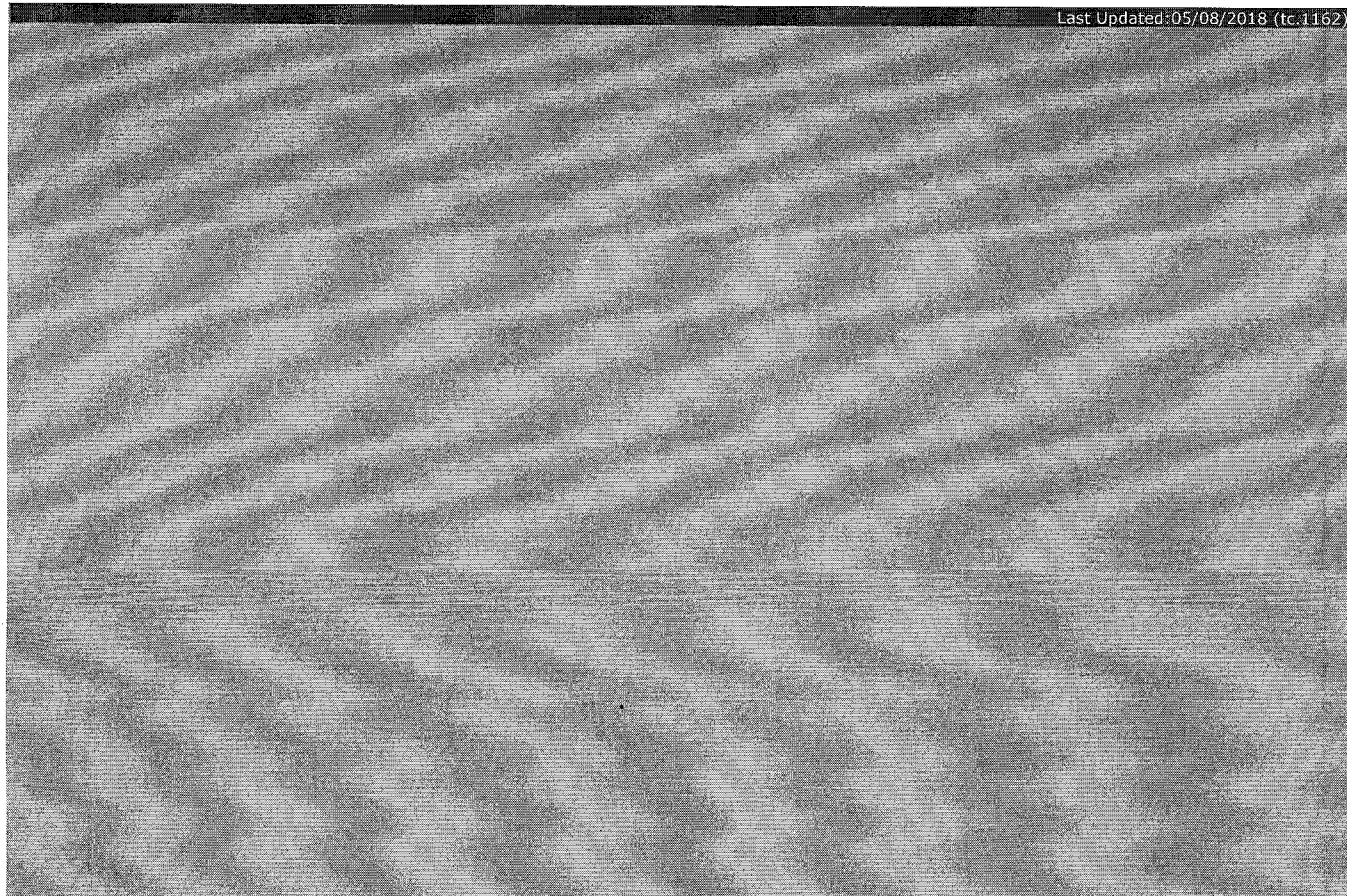
Images



7/27/16

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:05/08/2018 (tc.1162)



**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**

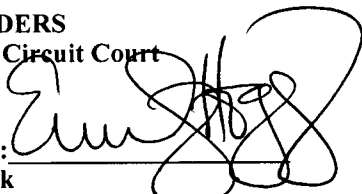
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 102017004 Certificate Number: 005585 of 2016**

**Payor: LERETA LLC 1123 S PARK VIEW DR COVINA CA 91724      Date 07/12/2018**

Clerk's Check #	31631706279	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$10,955.92
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$11,546.42

**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



**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 005585**

**Redeemed Date 07/12/2018**

**Name LERETA LLC 1123 S PARK VIEW DR COVINA CA 91724**

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$10,955.92
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: 102017004 Certificate Number: 005585 of 2016**

Redemption ☐ Yes ☒ No     
 Application Date      
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/01/2018"/>	Redemption Date <input type="text" value="07/12/2018"/>
Months	6	3
Tax Collector	<input type="text" value="\$10,045.57"/>	<input type="text" value="\$10,045.57"/>
Tax Collector Interest	\$904.10	\$452.05
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$10,955.92	<input type="text" value="\$10,503.87"/> <i>OTC</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	\$40.50	\$20.25
Total Clerk	\$490.50	<input type="text" value="\$470.25"/> <i>CH</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	\$11,546.42	\$10,974.12
	Repayment Overpayment Refund Amount	<input type="text" value="\$572.30 + 120 + 200 = \$892.30"/> <i>redeemer</i>

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 •

July 18, 2018

LERETA LLC  
1123 S PARK VIEW DR  
COVINA CA 91724

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 005585

\$892.30

**TOTAL \$892.30**

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

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-431

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 14472

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:

USAA Federal Savings Bank

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

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 14472

July 5, 2018

**Lot 2, Block A, Blue Angel Lake, as per plat thereof, recorded in Plat Book 16, Page 21 & 21A, of the  
Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14472

July 5, 2018

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

1. Subject to interest of Blue Angel Lake Homeowners Association.
2. Taxes for the year 2015-2017 delinquent. The assessed value is \$196,364.00. Tax ID 10-2017-004.

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: rcsgrt@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.: 10-2017-004

CERTIFICATE NO.: 2016-5585

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.

USAA Federal Savings Bank  
9800 Fredericksburg Rd.  
San Antonio, TX 78288

Property address:  
9615 Westin Court  
Pensacola, FL 32507

Blue Angel Lake HOA  
9660 Westgate Circle  
Pensacola, FL 32507

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.

**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT  
IN AND FOR ESCAMBIA COUNTY, FLORIDA  
CIVIL ACTION**

USAA FEDERAL SAVINGS BANK  
Plaintiff

CASE NO. 2016 CA  
001254

VS.

JACQUES, GERALD D ; JACQUES, VIVIAN ; BLUE ANGEL LAKE HOMEOWNERS  
ASSOCIATION INC ; UNKNOWN TENANTS/OWNERS 1 ; UNKNOWN TENANTS/OWNERS 2 ;  
UNKNOWN TENANTS/OWNERS 3  
Defendant

**CERTIFICATE OF TITLE**

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been executed and filed in this action on February 22, 2018, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida was sold to

USAA FEDERAL SAVINGS BANK  
9800 Fredericksburg Road San Antonio, TX, 78288

**LOT 2, BLOCK A, BLUE ANGEL LAKE, ACCORDING TO PLAT  
RECORDED IN PLAT BOOK 16 AT PAGES 21 & 21A, OF THE PUBLIC  
RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

**Property address: 9615 WESTIN COURT PENSACOLA, FL 32507.**

The successful bid was in the amount of \$198300.00.

WITNESS my hand and the official seal on this 6 day of March, 2018, as Clerk of the Circuit Court.



Pam Childers  
Clerk of the Circuit Court

BY: \_\_\_\_\_

Deputy Clerk

Conformed copies to all parties