

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800216

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
10-3365-260	2016/5883	06-01-2016	S 1/2 OF LT 33 & ALL LT 34 BLK 21 TREASURE HILL PA RK PLAT DB 102 P 286 OR 6545 P 1028 OR 6914 P 995

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

18-433

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800216

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 / 5883, 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: 10-3365-260

Cert Holder:

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

Property Owner:

FELCH CHRISTOPHER L
5340 VIKING RD
PENSACOLA, FL 32507
S 1/2 OF LT 33 & ALL LT 34 BLK 21 TREASURE HILL PARK PLAT DB 102
P 286 OR 6545 P 1028 OR 6914 P 995

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
2016/5883	10-3365-260	06/01/2016	475.71	23.79	499.50

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
2017/5846	10-3365-260	06/01/2017	508.16	6.25	25.41	539.82

Amounts Certified by Tax Collector (Lines 1-7):

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
- Total of Delinquent Taxes Paid by Tax Deed Applicant
- Total of Current Taxes Paid by Tax Deed Applicant
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
- Total (Lines 1 - 6)

Total Amount Paid

1,039.32
0.00
457.79
200.00
175.00
1,872.11

Amounts Certified by Clerk of Court (Lines 8-15):

- Clerk of Court Statutory Fee for Processing Tax Deed
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Clerk of Court Recording Fee for Certificate of Notice
- Sheriff's Fee
- Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
- Total (Lines 8 - 13)
- One-half Assessed Value of Homestead Property, if Applicable per F.S.
- Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes
- Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
- Redemption Fee
- Total Amount to Redeem

Total Amount Paid

23637.50
6.25

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

Date of Sale: October 1, 2018

By

Jennifer N. Cassidy

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
10-3365-260 2016

Address: 5340 VIKING RD, Year Built: 1988, Effective Year: 1988

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
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

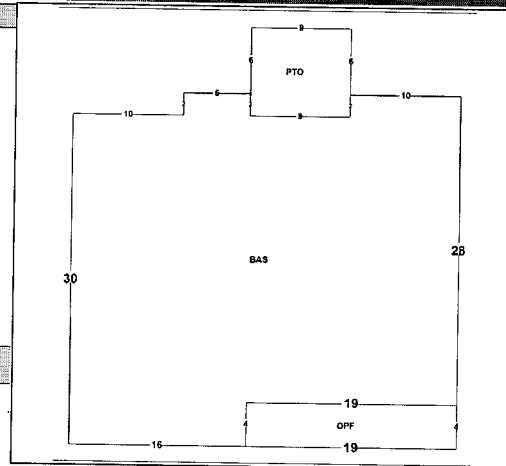


Areas - 1154 Total SF

BASE AREA - 1006

OPEN PORCH FIN - 76

PATIO - 72



Images



12/10/02

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: 05/07/2018 (tc.5872)



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: 123S322000034021
Account: 103365260
Owners: FELCH CHRISTOPHER L
Mail: 5340 VIKING RD
PENSACOLA, FL 32507
Situs: 5340 VIKING RD 32507
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): HELLEN
CARO/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	\$11,250	\$42,129	\$53,379	\$47,275
2016	\$11,250	\$41,315	\$52,565	\$46,303
2015	\$11,250	\$39,069	\$50,319	\$45,982

[Disclaimer](#)[Amendment 1/Portability Calculations](#)[➤ File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/29/2018	7845	301	\$100	OT	View Instr
10/02/2012	6914	995	\$100	OT	View Instr
12/30/2009	6545	1028	\$100	WD	View Instr
11/2004	5528	605	\$100	QC	View Instr
12/1994	3693	205	\$10,000	WD	View Instr
03/1994	3538	299	\$41,000	WD	View Instr
07/1989	2730	973	\$39,500	WD	View Instr

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

2017 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

S 1/2 OF LT 33 & ALL LT 34 BLK 21 TREASURE HILL PARK
PLAT DB 102 P 286 OR 6545 P 1028 OR 6914 P 995 OR
7845 P...

Extra Features

FRAME BUILDING

Parcel Information

[Launch Interactive Map](#)

Section Map Id:
12-3S-32-2

Approx. Acreage:
0.1724

Zoned:
HDMU

Evacuation & Flood Information
[Open Report](#)

VIKING RD



View Florida Department of Environmental Protection (DEP) Data

Buildings

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 005883

Redeemed Date 05/14/2018

Name CHRISTOPHER FELCH 5340 VIKING RD PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$2,046.85
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

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
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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: 103365260 Certificate Number: 005883 of 2016**

Payor: CHRISTOPHER FELCH 5340 VIKING RD PENSACOLA, FL 32507 Date 05/14/2018

Clerk's Check # 0
 Tax Collector Check # 1

Clerk's Total	\$490.50
Tax Collector's Total	\$2,046.85
Postage	\$60.00
Researcher Copies	\$0.00
Total Received	\$2,597.35 \$2043.19

**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 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

This instrument was prepared by:
William E. Farrington, II
Wilson, Harrell, Farrington, Ford,
Fricke, Wilson & Spain, PA
307 S. Palafox Street
Pensacola, FL 32502
(850) 438-1111

PARCEL I.D.: 123S322000034021

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That CATHERINE A. FELCH, a single woman, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and warrant unto CATHERINE A. FELCH, a single woman, and CHRISTOPHER L. FELCH, a single man, as joint tenants with rights of survivorship, whose address is 5340 Viking Road, Pensacola, Florida 32507, Grantees, Grantees' heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia, State of Florida to-wit:

SOUTH ½ OF LOT 33, AND ALL OF LOT 34, BLOCK 21, TREASURE HILL PARK, ACCORDING TO THE PLAT RECORDED IN DEED BOOK 102, PAGE 286 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

TITLE TO SAID PROPERTY NEITHER EXAMINED NOR INSURED BY THE PREPARER OF THIS INSTRUMENT.

and the Grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever. Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of December, 2009, A.D.

Signed, Sealed and Delivered
in the presence of:

Sign: [Signature]
Print: William E. Farrington, II

Sign: [Signature]
Print: ANGELA E. BOND

[Signature] (SEAL)
CATHERINE A. FELCH

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30th day of December, 2009, by CATHERINE A. FELCH, a single woman, who is personally known to me or who produced DL License - FL as identification.

Sign: [Signature]
Print: WILLIAM E. FARRINGTON, II
NOTARY PUBLIC - STATE OF FL
My Commission Expires: 11/01/2010
My Commission Number: DD 0591182



SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@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.: 10-3365-260

CERTIFICATE NO.: 2016-5883

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.

Christopher L. Felch
5340 Viking Rd.
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.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14476

July 6, 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 \$53,379.00. Tax ID 10-3365-260.

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.: 14476

July 6, 2018

South 1/2 of Lot 33, and all of Lot 34, Block 21, Treasure Hill Park, as per plat thereof, recorded in Plat Deed Book 102, Page 286, of the Public Records of Escambia County, Florida

18-433

Redeemed

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.: 14476

July 6, 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 07-06-1998, through 07-06-2018, and said search reveals the following:

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

Christopher L. Felch

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 6, 2018