

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800223

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
13-1219-000	2016/7978	06-01-2016	E 24 FT 8 IN OF LT 11 ALL LT 12 AND W 44 FT 8 IN OF LT 13 LESS CASE NO 67-2146 FOR STATE RD 10A R/W & W 44 FT 8 IN OF LTS 14 TO 17 BLK 30 BELMONT TRAC T OR 7292 P 260 CA 94

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

18-441

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800223

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 / 7978**, 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: **13-1219-000**

Cert Holder:

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

Property Owner:

CERVANTES STREET LLC
211 W CERVANTES ST
PENSACOLA, FL 32501
E 24 FT 8 IN OF LT 11 ALL LT 12 AND W 44 FT 8 IN OF LT 13 LESS CASE NO 67-2146 FOR STATE RD 10A R/W (Full legal attached.)

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
2016/7978	13-1219-000	06/01/2016	5,782.40	289.12	6,071.52

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
2017/7799	13-1219-000	06/01/2017	5,843.52	6.25	292.18	6,141.95

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	12,213.47
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	5,742.41
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)	18,330.88

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 N. Cassidy*

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

13-1219-000 2016

E 24 FT 8 IN OF LT 11 ALL LT 12 AND W 44 FT 8 IN OF LT 13 LESS CASE NO 67-2146 FOR STATE RD 10A R/W & W 44 FT 8 IN OF LTS 14 TO 17 BLK 30 BELMONT TRAC T OR 7292 P 260 CA 94



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: 000S009010110030
Account: 131219000
Owners: CERVANTES STREET LLC
Mail: 211 W CERVANTES ST
 PENSACOLA, FL 32501
Situs: 211 W CERVANTES ST 32501
Use Code: MULTI-FAMILY <=9
Taxing Authority: PENSACOLA CITY LIMITS
Schools (Elem/Int/High): GLOBAL LEARNING
 ACADEMY/WORKMAN/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	\$70,430	\$225,985	\$296,415	\$296,415
2016	\$70,430	\$206,736	\$277,166	\$277,166
2015	\$70,430	\$200,373	\$270,803	\$270,803

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data

MLS Listing #521511

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/22/2015	7292	260	\$86,000	WD	View Instr
10/07/2014	7240	1626	\$3,900	CT	View Instr
04/1995	3752	907	\$25,000	WD	View Instr
01/1979	1293	965	\$65,000	WD	View Instr
01/1979	1293	961	\$100	WD	View Instr
01/1975	912	516	\$100	WD	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

E 24 FT 8 IN OF LT 11 ALL LT 12 AND W 44 FT 8 IN
 OF LT 13 LESS CASE NO 67-2146 FOR STATE RD
 10A R/W & W 44 FT 8...

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

Section Map

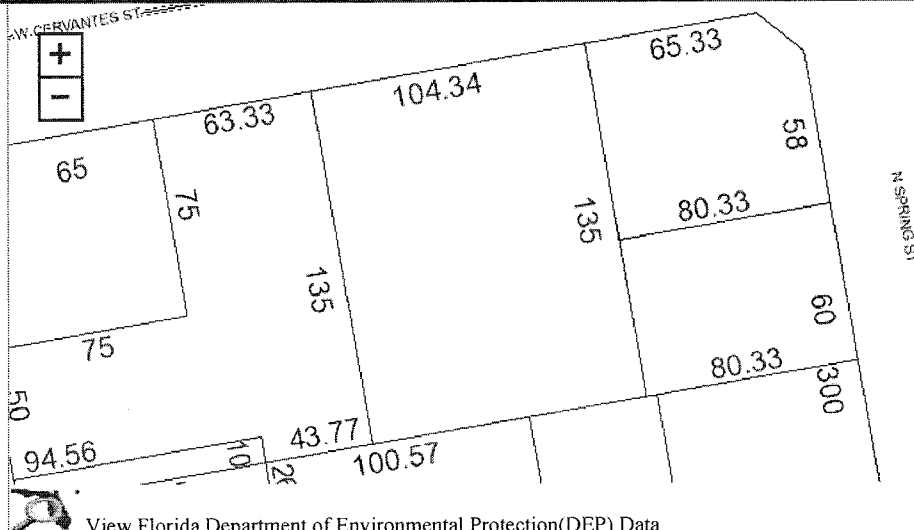
Id:

CA094

Approx. Acreage:
0.3234

Zoned:
PC-1

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 211 W CERVANTES ST, Year Built: 1908, Effective Year: 1980

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-4

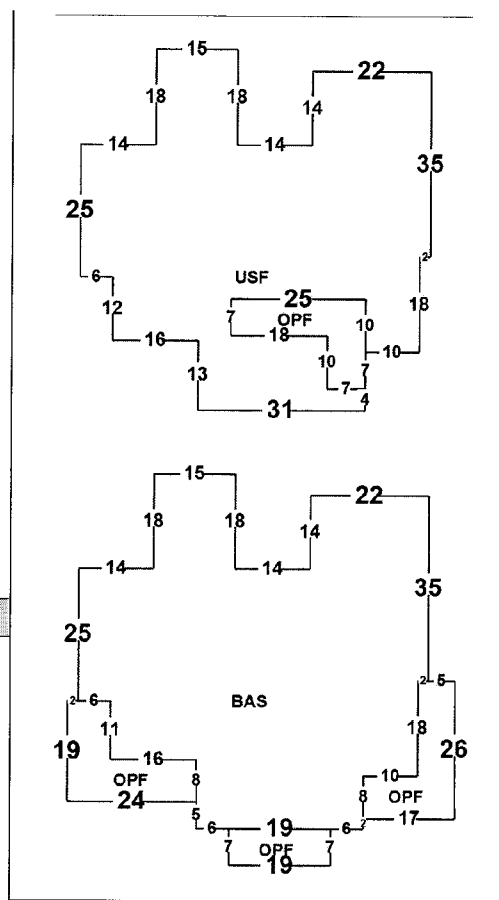
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
INTERIOR WALL-PANEL-PLYWOOD
NO. PLUMBING FIXTURES-26
NO. STORIES-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 7477 Total SF

BASE AREA - 3255

OPEN PORCH FIN - 920

UPPER STORY FIN - 3302

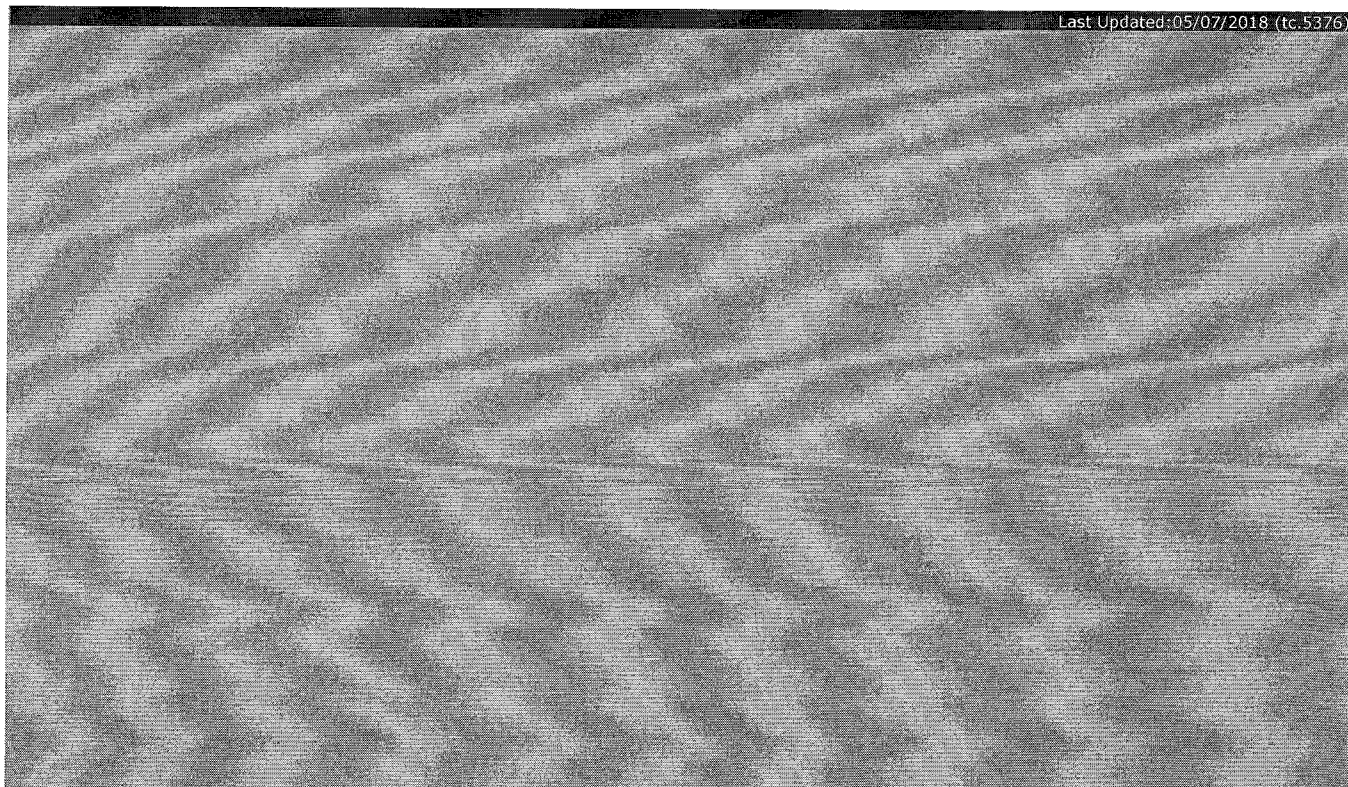


Images

None

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.5376)





PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 131219000 Certificate Number: 007978 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 10/01/2018	Redemption Date 05/16/2018
Months	6	1
Tax Collector	\$18,330.88	\$18,330.88
Tax Collector Interest	\$1,649.78	\$274.96
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$19,986.91	\$18,612.09 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$40.50	\$6.75
Total Clerk	\$490.50	\$456.75 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$20,577.41	\$19,068.84
	Repayment Overpayment Refund Amount	\$1,508.57

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 007978

Redeemed Date 05/16/2018

Name EUGEN STANCUT 2109 MORRIS AVE BIRMINGHAM AL 35203

Clerk's Total = TAXDEED	\$490.50	
Due Tax Collector = TAXDEED	\$18,986.91	18,748.84
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
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
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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

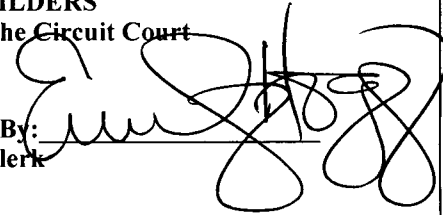
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 131219000 Certificate Number: 007978 of 2016**

Payor: EUGEN STANCUT 2109 MORRIS AVE BIRMINGHAM AL 35203 Date 05/16/2018

Clerk's Check #	1	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$19,986.91
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$20,577.41

\$18,748.84

**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

-2-

Signed, sealed and delivered in the presence of:

The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5, By Residential Credit Solutions, Inc., as Attorney in Fact.

1st witness sign name above

Scot Vick

1st witness print name above

[Signature]

2nd witness sign name above

Brian Bagnall

2nd witness print name above

STATE OF TEXAS

COUNTY OF TARRANT

BY: [Signature]
as Vice President

The foregoing instrument was acknowledged before me this 22 day of January, 2015, by [Signature] of Residential Credit Solutions, Inc., as Attorney in Fact for The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5, who is/are personally known to me or who has produced their

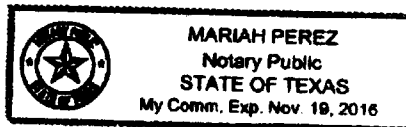
as identification.

MY COMMISSION EXPIRES:

11/19/16

(SEAL)

[Signature]
NOTARY PUBLIC



14-121902

Rec.

Docs 602

\$ 86,000.00

SPECIAL WARRANTY DEED

This indenture, made this 22ND day of JANUARY, 2015 between The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5, whose Post Office address is: 4708 Mercantile Drive North, Fort Worth, Tx 76137 GRANTOR to Cervantes Street, LLC, a Florida Limited Liability Company, whose Post Office Address is: GRANTEE: 211 West Cervantes St, Pensacola, FL 32501.

WITNESSETH that said grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said grantor paid in hand by grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to wit:

The East 24 feet, 7 3/4 inches of Lot 11, all of Lot 12, and the West 44 feet 8 1/8 inches of Lots 13 to 17, both inclusive, Block 30, BELMONT TRACT, City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906. Less and Except that portion lying within the right of way of State Road No. 10-A, (Cervantes Street).

"This deed is being executed by virtue of a Power of Attorney recorded in Official Records Book 3570, Page 2173, of the Public Records of Bay County, Florida."

Parcel ID: 13-1219-000

Subject to Taxes and Assessments for the Year 2015 and Subsequent years. Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record.

TOGETHER, with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever. Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through, or under said Grantor, but none other.

IN WITNESS THEREOF, the grantor has signed and sealed these presents the day and year written above.

This instrument was prepared by
BRENDA G. VAN NEST
RETURN TO AFTER RECORDING:
FEDERAL TITLE INS. AGENCY, INC.
1193 SOUTH U.S. HIGHWAY #1
ROCKLEDGE, FL. 32955
FILE #20284

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.: 13-1219-000

CERTIFICATE NO.: 2016-7978

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

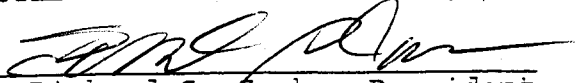
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Cervantes Street, LLC
211 W. Cervantes St.
Pensacola, FL 32501

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.: 14492

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 \$296,415.00. Tax ID 13-1219-000.

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.: 14492

July 6, 2018

000S009010110030 - Full Legal Description

E 24 FT 8 IN OF LT 11 ALL LT 12 AND W 44 FT 8 IN OF LT 13 LESS CASE NO 67-2146 FOR STATE RD 10A R/W
& W 44 FT 8 IN OF LTS 14 TO 17 BLK 30 BELMONT TRACT OR 7292 P 260 CA 94

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-441

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14492

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:

Cervantes Street, LLC

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

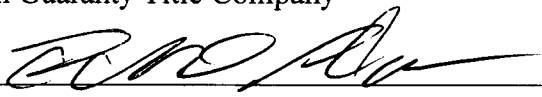
4. Taxes:

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