

20-0608

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1900407

Date of Tax Deed Application

Apr 22, 2019

This is to certify that **ATCF II FLORIDA-A, LLC**, holder of **Tax Sale Certificate Number 2017 / 1873**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **04-2666-000**

Cert Holder:

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

Property Owner:

RAINWATER SUSAN
23 CARY MEMORIAL DR
PENSACOLA, FL 32505

LTS 11 12 BLK 30 BRENTWOOD PK S/D PB 1 P 11 SEC 8/10 T 2S
 R 30 AND SEC 46/47 T 1S R 30 OR 4273 P 191 (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
2017/1873	04-2666-000	06/01/2017	489.19	24.46	513.65
2018/1909	04-2666-000	06/01/2018	498.63	24.93	523.56

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
/						

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

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. Property Information 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)

Total Amount Paid

1,037.21
 0.00
 447.20
 200.00
 175.00

 1,859.41

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

Total Amount Paid

23,515.00

 12.50

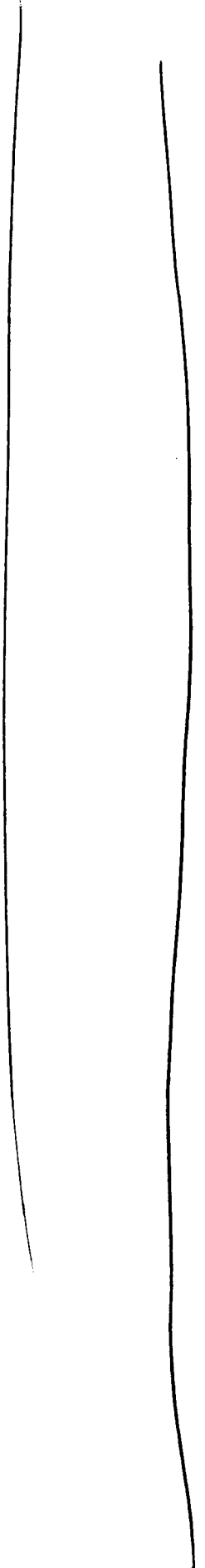
Done this the 6th day of May, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: February 3, 2020

By *Candice Lewis*

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

04-2666-000 2017



APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900407

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
04-2666-000	2017/1873	06-01-2017	LTS 11 12 BLK 30 BRENTWOOD PK S/D PB 1 P 11 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30 OR 4273 P 1915

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, property information 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

04-22-2019
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ● Account ○ Reference
→

Printer Friendly Version

General Information Reference: 461S302001011030 Account: 042666000 Owners: RAINWATER SUSAN Mail: 23 CARY MEMORIAL DR PENSACOLA, FL 32505 Situs: 23 CARY MEMORIAL DR 32505 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table> <tr> <th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th>Cap Val</th></tr> <tr> <td>2018</td><td>\$10,000</td><td>\$42,432</td><td>\$52,432</td><td>\$47,030</td></tr> <tr> <td>2017</td><td>\$19,380</td><td>\$38,837</td><td>\$58,217</td><td>\$46,063</td></tr> <tr> <td>2016</td><td>\$19,380</td><td>\$38,163</td><td>\$57,543</td><td>\$45,116</td></tr> </table> <p>Disclaimer</p>			Year	Land	Imprv	Total	Cap Val	2018	\$10,000	\$42,432	\$52,432	\$47,030	2017	\$19,380	\$38,837	\$58,217	\$46,063	2016	\$19,380	\$38,163	\$57,543	\$45,116
Year	Land	Imprv	Total	Cap Val																				
2018	\$10,000	\$42,432	\$52,432	\$47,030																				
2017	\$19,380	\$38,837	\$58,217	\$46,063																				
2016	\$19,380	\$38,163	\$57,543	\$45,116																				
		<p align="center">Tax Estimator</p> <p align="center">> File for New Homestead Exemption Online</p>																						

Sales Data						2018 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
06/1998	4273	1915	\$18,400	QC	View Instr	Legal Description LTS 11 12 BLK 30 BRENTWOOD PK S/D PB 1 P 11 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30 OR 4273 P 1915	
12/1989	2791	138	\$22,100	WD	View Instr		
10/1980	1485	876	\$19,000	OT	View Instr		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features FRAME GARAGE UTILITY BLDG	

Parcel Information
Section Map Id: 46-1S-30-1
Approx. Acreage: 0.3400
Zoned: HDMU
Evacuation & Flood Information
[Open Report](#)

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

Buildings

Address: 23 CARY MEMORIAL DR, Year Built: 1946, Effective Year: 1970

Structural Elements
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-STUCCO OV WD/LA
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR

HEAT/AIR-WALL/FLOOR FURN
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



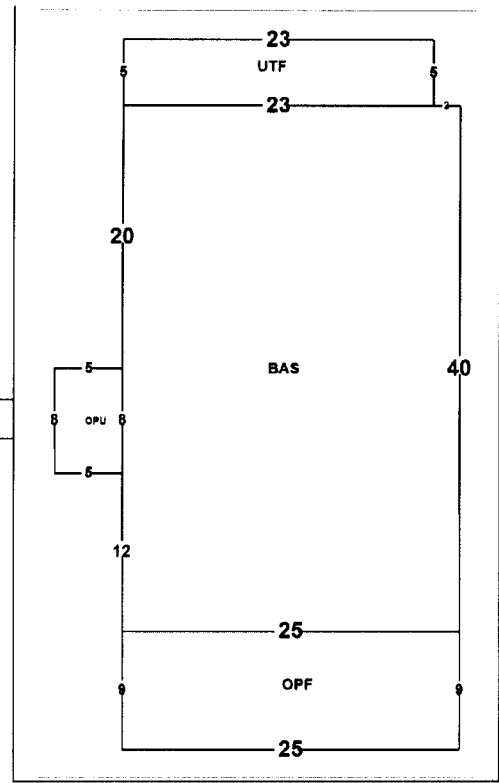
Areas - 1380 Total SF

BASE AREA - 1000

OPEN PORCH FIN - 225

OPEN PORCH UNF - 40

UTILITY FIN - 115



Images



2/13/14

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:05/14/2019 (tc.5195)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA A LLC** holder of **Tax Certificate No. 01873**, issued the **1st day of June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 11 12 BLK 30 BRENTWOOD PK S/D PB 1 P 11 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30 OR 4273 P 1915

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 042666000 (20-068)

The assessment of the said property under the said certificate issued was in the name of

SUSAN RAINWATER

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of February, which is the **3rd day of February 2020**.

Dated this 21st day of May 2019.

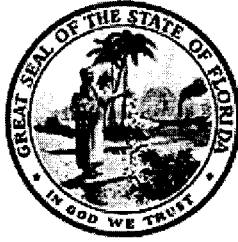
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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: 042666000 Certificate Number: 001873 of 2017**

**Payor: SUSAN RAINWATER 23 CARY MEMORIAL DR PENSACOLA, FL 32505 Date
 09/30/2019**

Clerk's Check #	1	Clerk's Total	\$537.05
Tax Collector Check #	1	Tax Collector's Total	\$2,150.82
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,804.87

\$2193.40

\$2210.40

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
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 JUVENILE
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 MIS
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 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 # 2017 TD 001873

Redeemed Date 09/30/2019

Name SUSAN RAINWATER 23 CARY MEMORIAL DR PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$537.05
Due Tax Collector = TAXDEED	\$2,150.82 \$2193.40
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• 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: 042666000 Certificate Number: 001873 of 2017

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/03/2020"/>	Redemption Date <input type="text" value="09/30/2019"/>
Months	10	5
Tax Collector	<input type="text" value="\$1,859.41"/>	<input type="text" value="\$1,859.41"/>
Tax Collector Interest	\$278.91	\$139.46
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$2,150.82	<input type="text" value="\$2,011.37"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
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	\$70.05	<input type="text" value="\$35.83"/>
Total Clerk	\$537.05	<input type="text" value="\$502.03"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
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	\$2,804.87	\$2,530.40
	Repayment Overpayment Refund Amount	\$274.47
Book/Page	<input type="text" value="8100"/>	<input type="text" value="1511"/>

Notes

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8100, Page 1511, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01873, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **042666000 (20-068)**

DESCRIPTION OF PROPERTY:

**LTS 11 12 BLK 30 BRENTWOOD PK S/D PB 1 P 11 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30
OR 4273 P 1915**

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: SUSAN RAINWATER

Dated this 30th day of September 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-068

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15517

November 7, 2019

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 11-07-1999, through 11-07-2019, and said search reveals the following:

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

Susan Rainwater

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: 

November 7, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15517

November 7, 2019

**Lots 11 and 12, Block 30, Brentwood Park, as per plat thereof, recorded in Plat Book 1, Page 11, of the
Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15517

November 7, 2019

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

1. All Taxes Paid. The assessed value is \$54,990.00. Tax ID 04-2666-000.

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: 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: 2-3-2020

TAX ACCOUNT NO.: 04-2666-000

CERTIFICATE NO.: 2017-1873

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 2019 tax year.

Susan Rainwater
23 Cary Memorial Dr.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 12th day of November, 2019.

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.

Name
Address:

1350
128.80

OR BK 4273 PG1915
Escambia County, Florida
INSTRUMENT 98-496429

DEED DOC STAMPS PD @ ESC CO \$ 128.80
06/25/98 ERNIE LEE MAGAHA, CLERK
By: *[Signature]*

This Instrument Prepared by: Susan Rainwater

Address: 1604 Tallahassee Street
Milton, FL 32583

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 25th day of June, A. D. 1998, by

first party, to Evangeline M. Gormley, a married women.

whose postoffice address is 23 Cary Memorial, Pensacola, FL 32505

second party: Susan Rainwater, a single women.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, re-
lease and quit claim unto the said second party forever, all the right, title, interest, claims and demand which
the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being
in the County of Escambia State of Florida, to-wit:

Lot 11 and 12, Block 30, Brentwood Park

Escambia County, Florida, according to plat of said subdivision.

Recorded in plat book one at page 11 et.-seq. of the public records
of said county. The above reference property is not the homestead
of the grantor.

To Have and to Hold the same together with all and singular the appurtenances thereunto
belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim what-
soever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said
second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered in presence of:

[Signature]
Judith Cantrell

[Signature]
Sallie Arnold

Sallie Arnold
STATE OF FLORIDA,
COUNTY OF Escambia

[Signature] **LS**
Evangeline M. Gormley

LS

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
Evangeline M. Gormley
to me known to be the person described in and who executed the foregoing instrument and she acknowledged
before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of

June A. D. 1998.

**FL DR License used for identification

ERNE LEE MAGAHA, CLERK OF THE CIRCUIT COURT

[Signature]

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 23 cary memorial

Legal Address of Property: 23 cary memorial

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Susan Rainwater

Name

1604 Tallahassee

Address

Milton FL 32583

City, State, Zip Code

AS TO SELLER(S):

Evangeline M. Gornley
Seller's Name: Evangeline M. Gornley

Seller's Name: _____

Judith Cantrell
Witness' Name: Judith Cantrell

Sallie Arnold
Witness' Name: Sallie Arnold

AS TO BUYER(S):

Susan Rainwater
Buyer's Name: Susan Rainwater

Buyer's Name: _____

Judith Cantrell
Witness' Name: Judith Cantrell

Sallie Arnold
Witness' Name: Sallie Arnold

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

RCD Jun 25, 1998 09:53 a.m.
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-496429