APPLICATION FOR TAX DEED

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 1900406

o: Tax Collector ofE	SCAMBIA COUNTY	, Florida	
ATCF II FLORIDA-A, LLC PO BOX 54972 IEW ORLEANS, LA 7015 Hold the listed tax certificat	•	e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
05-4201-000	2017/2525	06-01-2017	BEG AT NW COR OF LT 27 ELY ALG N LI 125 40/100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 90 DEG 0 MIN 0 SEC LEFT 100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 59 DEG 02 MIN 10 SEC RT 192 FT TO PT ON CURVE HAVING A RADIUS OF 307 FT DELTA ANG 28 DEG 34 MIN 11 SEC NLY ALG ELY R/W LI OF BRENDA AVE (66 FT R/W) CHD DIST 151 50/100 FT TO POB PART OF LT 26 & ALL LT 27 BLK 1 PARISH HEIGHTS S/D PB 3 P 71 OR 5761 P 187
	axes, if due and inding tax certificates plus t and omitted taxes, plus ii		
	ctor's fees, property informa	•	Clerk of the Court costs, charges and fees, and
	rtificate on which this appli	cation is based and	d all other certificates of the same legal description
Electronic signature on fil ATCF II FLORIDA-A, LLC PO BOX 54972 NEW ORLEANS, LA 70			<u>04-22-2019</u> Application Date
Appli	cant's signature		••

ALG ELY R/W LI OF BRENDA AVE (66 FT R/W) CHD DIST 151 50/ PB 3 P 71 OR 5761 P 187		
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20-017

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1900406

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 / 2525, 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: 05-4201-000

Cert Holder:

ATCF II FLORIDA-A, LLC PO BOX 54972 NEW ORLEANS, LA 70154 Property Owner:
GIPSON DONNIE & BRIDGET
1880 BRENDA AVE
PENSACOLA, FL 32506

BEG AT NW COR OF LT 27 ELY ALG N LI 125 40/100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 90 DEG 0 MIN 0 SEC LEF (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
2017/2525	05-4201-000	06/01/2017	683.61	34.18	717.79

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
2018/2605	05-4201-000	06/01/2018	687.87	6.25	34.39	728.51

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	1,446.30
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	613.83
4. Property Information 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)	2,435.13
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.	30,865.00
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	6.25
19. Total Amount to Redeem	

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

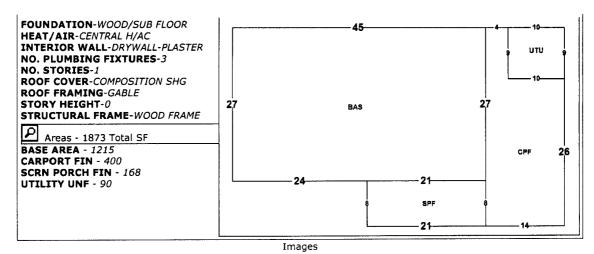
Date of Sale: February 3, 2020

By Condice Leus

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

05-4201-000 2017

BEG AT NW COR OF LT 27 ELY ALG N LI 125 40/100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 90 DEG 0 MIN 0 SEC LEFT 100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 59 DEG 02 MIN 10 SEC RT 192 FT TO PT ON CURVE HAVING A RADIUS OF 307 FT DELTA ANG 28 DEG 34 MIN 11 SEC NLY





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.6234)



Real Estate Search	Tangible Property Search	Sale List

Assessments

Land

\$20,425

\$20,425

\$20,425

Year

2018

2017

2016

Printer Friendly Version

Cap Val

\$61,730

\$60,461

\$59,218

Total

\$69,601

\$65,359

\$63,945

General Information

Reference: 142\$305000190001

Account: 054201000

Owners: **GIPSON DONNIE & BRIDGET**

Mail: 1880 BRENDA AVE PENSACOLA, FL 32506 1880 BRENDA AVE 32506 Situs:

SINGLE FAMILY RESID **Use Code: Taxing COUNTY MSTU**

Authority: Tax Inquiry: Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

Tax Estimator

Disclaimer

Imprv

\$49,176

\$44,934

\$43,520

> File for New Homestead Exemption Online

Sales Data

Official Records Sale **Book Page Value Type** (New Date Window)

09/2005 5761 187 \$31,300 WD View Instr 01/1999 4367 627 \$47,500 WD View Instr 01/1999 4367 621 \$100 SM View Instr 12/1985 2157 467 \$100 QC View Instr

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

2018 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

BEG AT NW COR OF LT 27 ELY ALG N LI 125 40/100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 90 DEG 0 MIN 0 SEC LEFT 100 FT 90 DEG...

Extra Features FRAME SHED

Parcel

Information

Section Map Id: 14-2S-30-2

Approx. Acreage: 0.3884

Zoned: 🔑 MDR

Evacuation & Flood Information Open Report

Launch Interactive Map





View Florida Department of Environmental Protection(DEP) Data

Buildings

Address: 1880 BRENDA AVE, Year Built: 1959, Effective Year: 1959

Structural Elements **DECOR/MILLWORK-AVERAGE**

DWELLING UNITS-1 EXTERIOR WALL-STUCCO OV BLOCK

FLOOR COVER-VINYL ASBESTOS

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2019045671 5/24/2019 4:07 PM OFF REC BK: 8100 PG: 1534 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA A LLC holder of Tax Certificate No. 02525, 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:

BEG AT NW COR OF LT 27 ELY ALG N LI 125 40/100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 90 DEG 0 MIN 0 SEC LEFT 100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 59 DEG 02 MIN 10 SEC RT 192 FT TO PT ON CURVE HAVING A RADIUS OF 307 FT DELTA ANG 28 DEG 34 MIN 11 SEC NLY ALG ELY R/W LI OF BRENDA AVE (66 FT R/W) CHD DIST 151 50/100 FT TO POB PART OF LT 26 & ALL LT 27 BLK 1 PARISH HEIGHTS S/D PB 3 P 71 OR 5761 P 187

SECTION 14, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 054201000 (20-077)

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

DONNIE GIPSON and BRIDGET GIPSON

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

Recorded in Public Records 10/25/2005 at 11:47 AM OR Book 5761 Page 187, Instrument #2005436506, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$219.10

PREPARED BY AND

Elizabeth Lyons

Lawyers Title Agency of North Florida, Inc.

721 East Gregory Street

Pensacola, FL 32502

File No: PNS-05-09680

This Warranty Deed

Made this 28th day of September, 2005 by Jesse Gipson, an unmarried man,

intercinafter called the grantor, to Donnie Gipson and Bridget Gipson, husband and wife

whose post office address is: 1880 Brenda Avenue, Pensacola, FL 32506, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Beginning at the Northwest corner of Lot 27, Block 1 of Parish Heights, a Subdivision in Section 14, Township 2 South, Range 30 West, and recorded in Plat Book 3, Page 71, of the Public Records of Escambia County, Florida; thence Easterly along the North line of said Lot 27 a distance of 125.40 feet; thence deflect 90°00'00" right a distance of 20.00 feet; thence deflect 90°00'00" left a distance of 100.0 feet; thence deflect 90°00'00" right a distance of 20.00 feet; thence deflect 59°02'10" right a distance of 192.00 feet to a point on a curve having a radius of 307.00 feet and a Delta of 28°34'11"; thence Northerly along the Easterly right-ofway line of Brenda Avenue (66.00' R/W) a chord distance of 151.50 feet to the Point of Beginning.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 14-2S-30-5000-190-001

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2004.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above

Signed, sealed and delivered in our presence:

18 Witness Sign: Jatur Tal. Print Name: Patrick TALARICO	Just Kysser
Print Name: PATRICK TALARICO	Sesse Gipson
2nd Witness Sign: Robert S. Sulock Print Name: ROBERT G-SISLOCK	
Print Name: KOBERI G- 3/340CK	

12010 N. Thunderbird Road Sun City, AZ 85351

County of MARICOPA

who: (Check One) _____ is personally known to me or _____who has produced current drivers license as identification.

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: 2-3-2020 TAX ACCOUNT NO.: 05-4201-000 CERTIFICATE NO.: 2017-2525 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 ____ Homestead for 2019 tax year. Donnie Gipson Bridget Gipson 1880 Brenda Ave. Pensacola, FL 32506

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.

PROPERTY INFORMATION REPORT CONTINUATION PAGE

File No.: 15527 November 8, 2019

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

1. Taxes for the year 2016-2018 delinquent. The assessed value is \$73,398.00. Tax ID 05-4201-000.

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.: 15527 November 8, 2019

142S305000190001 - Full Legal Description

BEG AT NW COR OF LT 27 ELY ALG N LI 125 40/100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 90 DEG 0 MIN 0 SEC LEFT 100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 59 DEG 02 MIN 10 SEC RT 192 FT TO PT ON CURVE HAVING A RADIUS OF 307 FT DELTA ANG 28 DEG 34 MIN 11 SEC NLY ALG ELY R/W LI OF BRENDA AVE (66 FT R/W) CHD DIST 151 50/100 FT TO POB PART OF LT 26 & ALL LT 27 BLK 1 PARISH HEIGHTS S/D PB 3 P 71 OR 5761 P 187

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.: 15527

November 8, 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 11-08-1999, through 11-08-2019, and said search reveals the following:

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

Donnie Gipson and Bridget Gipson, husband and wife

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

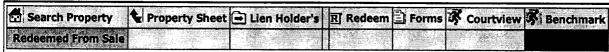
This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited 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: Matthews

November 8, 2019





Notes

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 054201000 Certificate Number: 002525 of 2017

Redemption Yes V	Application Date 04/22/2019	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 02/03/2020	Redemption Date 12/11/2019
Months	10	8
Tax Collector	\$2,435.13	\$2,435.13
Tax Collector Interest	\$365.27	\$292.22
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,806.65	\$2,733.60
Record TDA Notice	\$17.00	\$17.00
Record TDA Notice		
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$70.05	\$56.04
Total Clerk	\$537.05	\$523.04
		V.
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$11.20	\$0.00
Researcher Copies	\$1.00	\$1.00
Total Redemption Amount	\$3,372.90	\$3,274.64
	Repayment Overpayment Refund Amount	\$98.26
Book/Page	8100	1534

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 # 2017 TD 002525 Redeemed Date 12/11/2019

Name BRIDGET GIPSON 1880 BRENDA AVE PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$537,05 H 2936.64
Due Tax Collector = TAXDEED	\$2,806.65
Postage = TD2	\$1 2.2 0
ResearcherCopies = TD6	\$1.00
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
			FINANCIAL SUM	MARY	
No Inforr	nation Availa	ble - See D	ockets		

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: 054201000 Certificate Number: 002525 of 2017

Payor: BRIDGET GIPSON 1880 BRENDA AVE PENSACOLA, FL 32506 Date 12/11/2019

Clerk's Check # 1	Clerk's Total	\$537/05 \$ 293664
Tax Collector Check # 1	Tax Collector's Total	\$2,806.65
	Postage	\$1,20
	Researcher Copies	\$1.00
	Recording	\$10.00
	Prep Fee	\$7.00
A 100	Total Received	-\$3,372.90

\$2954.64

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
ESCAMBIA COUNTY FLORIDA
INST# 2019107988 12/11/2019 10:36 AM
OFF REC BK: 8213 PG: 1342 Doc Type: RTD

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 1534, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02525, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 054201000 (20-077)

DESCRIPTION OF PROPERTY:

BEG AT NW COR OF LT 27 ELY ALG N LI 125 40/100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 90 DEG 0 MIN 0 SEC LEFT 100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 59 DEG 02 MIN 10 SEC RT 192 FT TO PT ON CURVE HAVING A RADIUS OF 307 FT DELTA ANG 28 DEG 34 MIN 11 SEC NLY ALG ELY R/W LI OF BRENDA AVE (66 FT R/W) CHD DIST 151 50/100 FT TO POB PART OF LT 26 & ALL LT 27 BLK 1 PARISH HEIGHTS S/D PB 3 P 71 OR 5761 P 187

SECTION 14, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: DONNIE GIPSON and BRIDGET GIPSON

Dated this 11th day of December 2019.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk