

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900406

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
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

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.

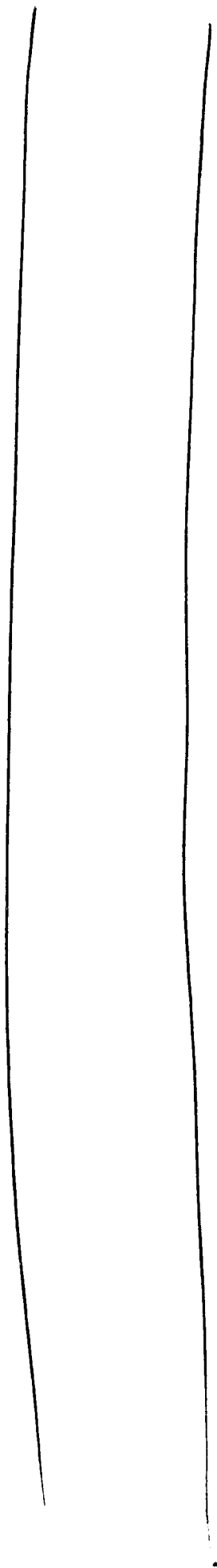
Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

04-22-2019
Application Date

Applicant's signature

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



20-077

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):

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

1,446.30
0.00
613.83
200.00
175.00

2,435.13

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

30,865.00

6.25

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

Date of Sale: February 3, 2020

By



*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

FOUNDATION-WOOD/SUB FLOOR
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



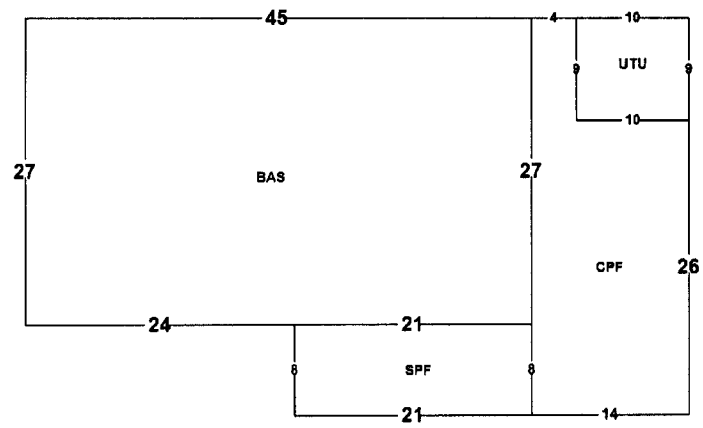
Areas - 1873 Total SF

BASE AREA - 1215

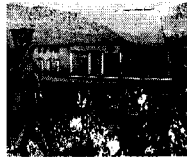
CARPORT FIN - 400

SCRN PORCH FIN - 168

UTILITY UNF - 90



Images



1/21/03

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)



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

☐ Navigate Mode
 ☒ Account
 ☐ Reference

Printer Friendly Version

General Information

Reference: 142S305000190001
Account: 054201000
Owners: GIPSON DONNIE & BRIDGET
Mail: 1880 BRENDA AVE
 PENSACOLA, FL 32506
Situs: 1880 BRENDA AVE 32506
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

Year	Land	Imprv	Total	Cap Val
2018	\$20,425	\$49,176	\$69,601	\$61,730
2017	\$20,425	\$44,934	\$65,359	\$60,461
2016	\$20,425	\$43,520	\$63,945	\$59,218

[Disclaimer](#)

Tax Estimator

[File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New 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

[Launch Interactive Map](#)

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



Approx. Acreage:
 0.3884

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



[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

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

27.00
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,

hereinafter 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-of-way 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 written.

Signed, sealed and delivered in our presence:

1st Witness Sign: Patrick Talarico
Print Name: PATRICK TALARICO

Jesse Gipson
Jesse Gipson

2nd Witness Sign: Robert G. Sislock
Print Name: ROBERT G. SISLOCK

12010 N. Thunderbird Road
Sun City, AZ 85351

State of Arizona

County of MARICOPA

The foregoing instrument was acknowledged before me this 28th day of September, 2005, by Jesse Gipson, an unmarried man who: (Check One) ☐ is personally known to me or ☒ who has produced current drivers license as identification.

Notary Signature: Kathryn A. Soule
Print Name: KATHRYN A. SOULE
My Commission Expires: OCT. 29, 2007

(SEAL)

Notary Public State of Arizona
Maricopa County
Kathryn A. Soule
Expires October 29, 2007

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.: 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

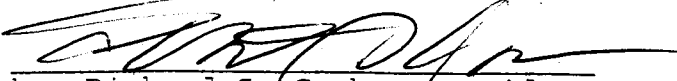
 X Notify Escambia County, 190 Governmental Center, 32502

X 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

20-077

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: 

November 8, 2019

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 054201000 Certificate Number: 002525 of 2017

Redemption ☐ Yes ☒ No Application Date Interest Rate

	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 TC
Record TDA Notice	\$17.00	\$17.00
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 CH
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

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 # 2017 TD 002525

Redeemed Date 12/11/2019

Name BRIDGET GIPSON 1880 BRENDA AVE PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$537.05	4 2936.64
Due Tax Collector = TAXDEED	\$2,806.65	
Postage = TD2	\$11.20	
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
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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
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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: 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
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
		Total Received	\$3,372.90

\$2954.64

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk