

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900375

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
06-1974-000	2017/2997	06-01-2017	LTS 6 7 8 BLK 9 BRITTON PLACE & N 10 FT OF ALLEY ADJOINING SD LTS OR 2307 P 141 PLAT DB 154 P 521 OR 962 P 841 OR 1066 P 552

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

20-079

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900375

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 / 2997**, 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: **06-1974-000**

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

Property Owner:
COLEMAN MAMIE HENDERSON
1927 W MAXWELL ST
PENSACOLA, FL 32501
LTS 6 7 8 BLK 9 BRITTON PLACE & N 10 FT OF ALLEY ADJOINING
SD LTS OR 2307 P 141 PLAT DB 154 P 521 OR (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
2017/2997	06-1974-000	06/01/2017	563.51	28.18	591.69

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
2018/3084	06-1974-000	06/01/2018	564.45	6.25	28.22	598.92

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	1,190.61
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	500.50
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)	2,066.11

Total Amount Paid**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.	26,353.00
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	

Total Amount Paid

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.

06-1974-000 2017

LTS 6 7 8 BLK 9 BRITTON PLACE & N 10 FT OF ALLEY ADJOINING SD LTS OR 2307 P 141 PLAT DB 154 P 521 OR 962 P 841 OR 1066 P 552



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

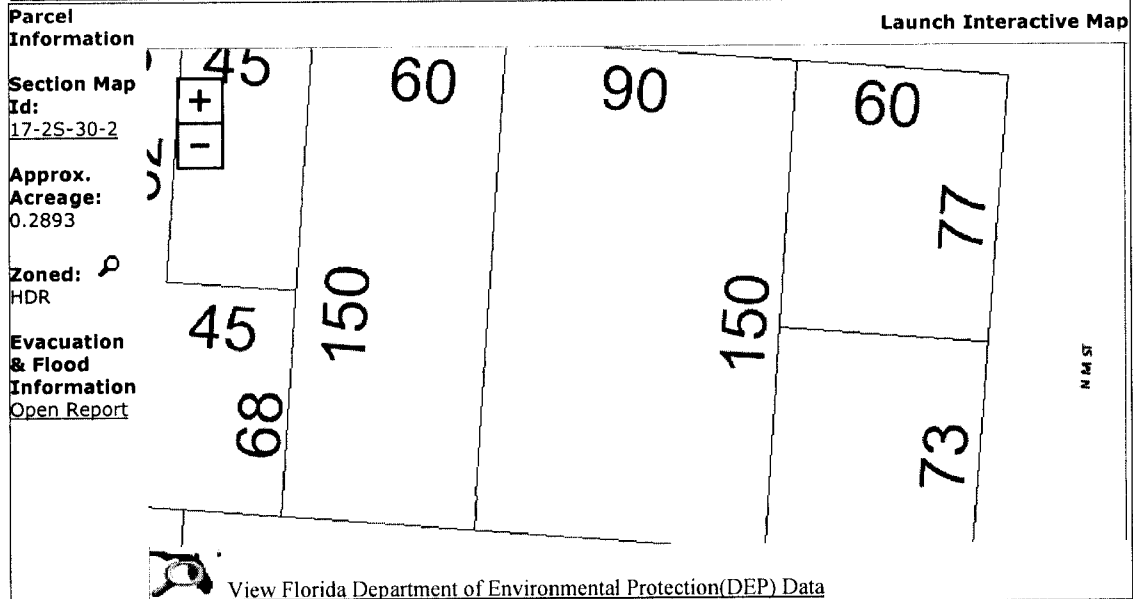
Sale List

← Navigate Mode ☒ Account ☐ Reference
→

Printer Friendly Version

General Information		Assessments				
Reference:	172S301500006009	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	061974000	2018	\$12,600	\$49,617	\$62,217	\$52,706
Owners:	COLEMAN MAMIE HENDERSON	2017	\$11,970	\$45,324	\$57,294	\$51,622
Mail:	1927 W MAXWELL ST PENSACOLA, FL 32501	2016	\$11,970	\$44,396	\$56,366	\$50,561
Situs:	1927 W MAXWELL ST 32501	<u>Disclaimer</u>				
Use Code:	SINGLE FAMILY RESID 					
Taxing Authority:	COUNTY MSTU	<u>Tax Estimator</u>				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		> <u>File for New Homestead Exemption Online</u>				

Sales Data						2018 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION,WIDOW	
01/1975	962	841	\$13,000	SC	View Instr	Legal Description LTS 6 7 8 BLK 9 BRITTON PLACE & N 10 FT OF ALLEY ADJOINING SD LTS OR 2307 P 141 PLAT DB 154 P 521 OR 962 P 841 OR...	
01/1975	928	748	\$4,500	QC	View Instr		
01/1969	470	8	\$10,000	SC	View Instr		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features METAL BUILDING MOBILE HOME	



Buildings	
Address: 1927 W MAXWELL ST, Year Built: 2001, Effective Year: 2001	
Structural Elements DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-VINYL SIDING FLOOR COVER-CARPET FOUNDATION-SLAB ON GRADE	

HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

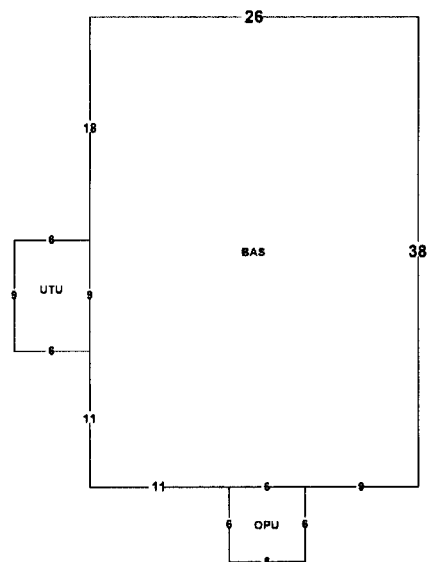


Areas - 1078 Total SF

BASE AREA - 988

OPEN PORCH UNF - 36

UTILITY UNF - 54



Images



5/23/16

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.6300)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA A LLC holder of Tax Certificate No. 02997, 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 6 7 8 BLK 9 BRITTON PLACE & N 10 FT OF ALLEY ADJOINING SD LTS OR 2307 P 141
PLAT DB 154 P 521 OR 962 P 841 OR 1066 P 552**

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 061974000 (20-079)

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

MAMIE HENDERSON COLEMAN

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

600
due

ESCAMBIA COUNTY
HOME/SHIP PROGRAM

Escambia County, Florida

OR BK 4635 PG1112
Escambia County, Florida
INSTRUMENT 2000-793556
RCD Dec 07, 2000 02:45 pm
Escambia County, Florida

LIEN AGREEMENT

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-793556

Applicant's Name	Address of Property	Date of Sale or Vacate
Mamie H. Coleman f/k/a Mamie Henderson Abner, a single woman	1927 West Maxwell Street Pensacola, Florida 32501	N/A
Total Amount of Lien		Lot(s) 6, 7, and 8
\$ 44,974.00	(X) Deferred Grant	Block 9
Total Amount Due to Date		Book 1066 Page 552
\$ 44,974.00		Tract 18

I, the undersigned, do hereby agree as owner
occupant of said property that I will continue to reside
for a period of at least five (5) years and will not
sell, transfer ownership, or rent to any other person or
persons, said property. Also, I understand that this
lien will not be subordinated under any circumstances.

Should a transfer of ownership or rental agreement
occur, I do hereby declare that I will repay Escambia
County HOME/SHIP Program that undepreciated portion of
the lien amount. The lien will depreciate at the rate
of twenty percent (20%) per year for a period of five
(5) years. Should I vacate the property for rental
purposes the undepreciated portion of the lien will be
considered a loan. Repayment will be one-sixtieth
(1/60th) of the amount per month for the balance of the
sum of the grant.

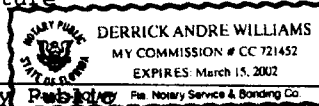
12-1-00
Date

Mamie Coleman
Signature
(Mamie H. Coleman)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 1st day of
December, 20 00, by Mamie H. Coleman
who is personally known to me or who has produced State of Florida ID Card
#C455-548-26-519-0 as identification and who
~~did~~ (did not) take an oath.

Derrick Andre Williams
Signature



Notary Public

This instrument prepared by: Neighborhood Enterprise Foundation, Inc.
for Escambia County
Post Office Box 18178
Pensacola, Florida 32523

420
1200 L 400
1200 L 400

1066 552

State of Florida
Escambia County

WARRANTY DEED

Printed and for sale by
Pfeiffer Printing Co.
Pensacola, Fla.

This Instrument Was Prepared By:
WILLIAM K. MAYES, Attorney
4193 Barrancas Avenue at
So. Navy Blvd., Pensacola, Fla.

Know All Men by These Presents: That we,
Paul M. Jones and wife, Mary Nan Jones,

for and in consideration of Ten Dollars and other valuable considerations,

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
Mamie Coleman, formerly known as Mamie Henderson Abner

heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the County of Escambia, State of Florida

Lots 6, 7, and 8, Block 9, Britton Place, Pensacola Realty Company's Subdivision
of the North 30 acres of Lot 6, all of Lot 7, and the West 66 feet of Lot 8, Section 17,
Township 2 South, Range 30 West, according to plat filed in Deed Book 154, page 521, of
the Public Records of Escambia County, Florida.

The grantors hereby retain and reserve a vendors' lien in the amount of \$12,000.00,
payable at \$150.00 per month at 6% interest computed semi-annually beginning January 5,
1977.
received \$ 24.00 in
payment of Taxes due on Class
'C' Immovable Personal Property,
pursuant to Florida Statutes.

JOE A. FLOWERS,
Comptroller
Escambia County, Fla.

To have and to hold, unto the said grantee, her heirs and assigns, forever.
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining, free from all exemptions and right of homestead.

And we covenant that we are well seized of an indefeasible
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-
brance, and that we, our heirs, executors and administrators, the said grantee, her heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 30th
day of December, A. D. 1976.

Signed, sealed and delivered in the presence of

William K. Mayes

Paul M. Jones (SEAL)
Paul M. Jones (SEAL)
Mary Nan Jones (SEAL)
Mary Nan Jones (SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared Paul M. Jones
and Mary Nan Jones

his wife, known to me and known to me to be the individuals described by said names in and who executed
the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.
Given under my hand and official seal this 30th day of December, 1976.

William K. Mayes
Notary Public

My commission expires
MY COMMISSION EXPIRES MARCH 7, 1980

FILED
DEC 31 12 51 PM '76
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY
FLORIDA
780904

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

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

Email: rsgt@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.: 06-1974-000

CERTIFICATE NO.: 2017-2997

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
221 Palafox Place, 4th Floor,

X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for 2019 tax year.

Mamie Henderson Coleman
1927 W. Maxwell St.
Pensacola, FL 32501

Escambia County Home/SHIP Program
c/o County Attorney
221 Palafox Place, 4th Floor
Pensacola, FL 32502

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.: 15529

November 8, 2019

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

1. That certain mortgage executed by Mamie H. Coleman in favor of Escambia County Home/SHIP Program dated 12/01/2000 and recorded 12/07/2000 in Official Records Book 4635, page 1112 of the public records of Escambia County, Florida, in the original amount of \$44,974.00.
2. Taxes for the year 2016-2018 delinquent. The assessed value is \$65,420.00. Tax ID 06-1974-000.

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.: 15529

November 8, 2019

172S301500006009 - Full Legal Description

LTS 6 7 8 BLK 9 BRITTON PLACE& N 10 FT OF ALLEY ADJOINING SD LTS OR 2307 P 141 PLAT DB 154 P 521
OR 962 P 841 OR 1066 P 552

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-079

PROPERTY INFORMATION REPORT

File No.: 15529

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:

Mamie Henderson Coleman

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

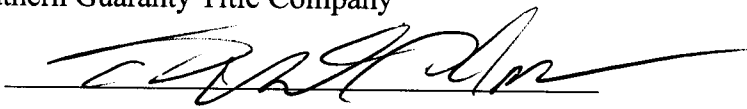
4. Taxes:

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

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 1536, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02997, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 061974000 (20-079)

DESCRIPTION OF PROPERTY:

LTS 6 7 8 BLK 9 BRITTON PLACE & N 10 FT OF ALLEY ADJOINING SD LTS OR 2307 P 141
PLAT DB 154 P 521 OR 962 P 841 OR 1066 P 552

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: MAMIE HENDERSON COLEMAN

Dated this 5th day of December 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

20-079

☐ Search Property
 ☐ Property Sheet
 ☐ Lien Holder's
 ☐ Sold To
 ☒ Redeem
 ☐ Forms
 ☐ Courtview
 ☐ Benchmark



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 061974000 Certificate Number: 002997 of 2017

Redemption	No	Application Date	04/22/2019	Interest Rate	18%
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	02/03/2020	Redemption Date	12/05/2019
Months	10			8	
Tax Collector	\$2,066.11			\$2,066.11	
Tax Collector Interest	\$309.92			\$247.93	
Tax Collector Fee	\$6.25			\$6.25	
Total Tax Collector	\$2,382.28			\$2,320.29	T.C.
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	C.H.
Release TDA Notice (Recording)	\$10.00			\$10.00	
Release TDA Notice (Prep Fee)	\$7.00			\$7.00	
Postage	\$11.20			\$0.00	
Researcher Copies	\$2.00			\$2.00	
Total Redemption Amount	\$2,949.53			\$2,862.33	
		Repayment Overpayment Refund Amount		\$87.20	$ \begin{array}{r} -120-200 \\ \hline \$2,542.33 \end{array} $
Book/Page	8100			1536	

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 002997

Redeemed Date 12/05/2019

Name TIMOTHY HALE 1927 W MAXWELL ST PENSACOLA, FL 32501

Clerk's Total = TAXDEED	\$537.05	7	\$ 2,523.33
Due Tax Collector = TAXDEED	\$2,382.28		
Postage = TD2	\$11.20		
ResearcherCopies = TD6	\$2.00		
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

20-079

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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 JURY ASSEMBLY
 JUVENILE
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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: 061974000 Certificate Number: 002997 of 2017**

Payor: TIMOTHY HALE 1927 W MAXWELL ST PENSACOLA, FL 32501 Date 12/05/2019

Clerk's Check #	1	Clerk's Total	\$537.05
Tax Collector Check #	1	Tax Collector's Total	\$2,382.28
		Postage	\$11.20
		Researcher Copies	\$2.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,949.53
			\$2,542.33

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

Whitney Coppage

**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>**