

20-083

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1900366

**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 / 3412**, 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: **07-0443-080**

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

Property Owner:  
**FERNANDEZ HECTOR C**  
**FERNANDEZ JULITA S**  
**196 TALLADEGA TRL**  
**PENSACOLA, FL 32506**  
E 70 FT OF LTS 7 & 8 BLK 4 SHERRER S/D PB 1 P 24 OR 1355 P  
804 CA 186

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
2017/3412	07-0443-080	06/01/2017	1,093.06	54.65	1,147.71

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
2018/3488	07-0443-080	06/01/2018	1,092.05	6.25	54.60	1,152.90

**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	2,300.61
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,049.29
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)	3,724.90

**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.	
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.

07-0443-080 2017

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900366

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
07-0443-080	2017/3412	06-01-2017	E 70 FT OF LTS 7 & 8 BLK 4 SHERRER S/D PB 1 P 24 OR 1355 P 804 CA 186

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:** 342S300201080004  
**Account:** 070443080  
**Owners:** FERNANDEZ HECTOR C  
 FERNANDEZ JULITA S  
**Mail:** 196 TALLADEGA TRL  
 PENSACOLA, FL 32506  
**Situs:** 4600 YORKSHIRE 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	\$6,938	\$56,789	\$63,727	\$63,727
2017	\$6,938	\$51,874	\$58,812	\$58,812
2016	\$6,938	\$50,943	\$57,881	\$57,881

[Disclaimer](#)

### Tax Estimator

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

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/1979	1355	804	\$32,200	WD	<a href="#">View Instr</a>
01/1910	1154	619	\$28,500	WD	<a href="#">View Instr</a>

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

### 2018 Certified Roll Exemptions

None

### Legal Description

E 70 FT OF LTS 7 & 8 BLK 4 SHERRER S/D PB 1 P 24 OR  
 1355 P 804 CA 186

### Extra Features

None

### Parcel Information

[Launch Interactive Map](#)

### Section Map

**Id:**  
[CA186](#)

**Approx. Acreage:**  
 0.1607

**Zoned:**   
 MDR

**Evacuation & Flood Information**  
[Open Report](#)



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

### Buildings

Address: 4600 YORKSHIRE AVE, Year Built: 1972, Effective Year: 1972

### Structural Elements

**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-BRICK-FACE/VENEER**  
**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**

**INTERIOR WALL-PANEL-PLYWOOD**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

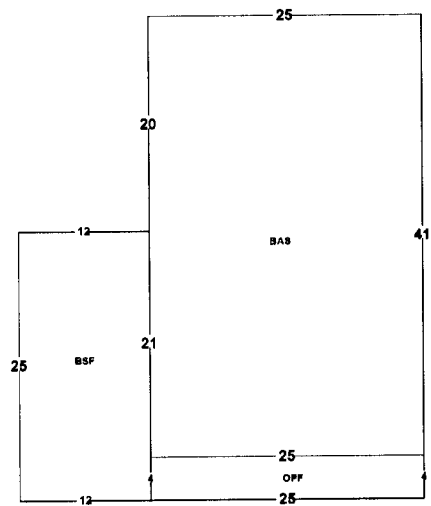


Areas - 1425 Total SF

**BASE AREA - 1025**

**BASE SEMI FIN - 300**

**OPEN PORCH FIN - 100**



Images



7/27/18

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.6397)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA A LLC** holder of **Tax Certificate No. 03412**, 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:

**E 70 FT OF LTS 7 & 8 BLK 4 SHERRER S/D PB 1 P 24 OR 1355 P 804 CA 186**

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 070443080 (20-083)**

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

**HECTOR C FERNANDEZ and JULITA S FERNANDEZ**

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

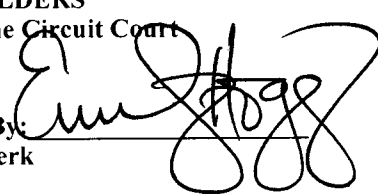
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 070443080 Certificate Number: 003412 of 2017**

**Payor: JULITA S FERNANDEZ 196 TALLADEGA TRL PENSACOLA, FL 32506 Date 11/14/2019**

Clerk's Check #	6609202225	Clerk's Total	\$537.05
Tax Collector Check #	1	Tax Collector's Total	\$4,289.89
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$4,943.94</del>

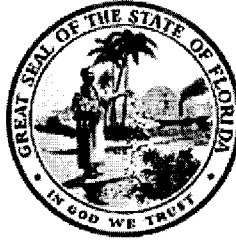
**\$ 4335.30**

**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  
 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 003412  
 Redeemed Date 11/14/2019**

**Name JULITA S FERNANDEZ 196 TALLADEGA TRL PENSACOLA, FL 32506**

Clerk's Total = TAXDEED	\$537.05	4318.30
Due Tax Collector = TAXDEED	\$4,289.89	
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

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: 070443080 Certificate Number: 003412 of 2017**

Redemption ☐ Yes ☒ No 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="11/14/2019"/>
Months	10	7
Tax Collector	<input type="text" value="\$3,724.90"/>	<input type="text" value="\$3,724.90"/>
Tax Collector Interest	\$558.74	\$391.11
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,289.89	<input type="text" value="\$4,122.26"/> 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	\$49.04
Total Clerk	\$537.05	<input type="text" value="\$516.04"/> 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	\$4,943.94	\$4,655.30
	Repayment Overpayment Refund Amount	\$288.64
Book/Page	<input type="text" value="8100"/>	<input type="text" value="1603"/>

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 1603, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03412, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **070443080 (20-083)**

DESCRIPTION OF PROPERTY:

**E 70 FT OF LTS 7 & 8 BLK 4 SHERRER S/D PB 1 P 24 OR 1355 P 804 CA 186**

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: HECTOR C FERNANDEZ and JULITA S FERNANDEZ

Dated this 14th day of November 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

20-083

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15534

November 12, 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 11-12-1999, through 11-12-2019, and said search reveals the following:

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

Hector C. Fernandez and Julita S. Fernandez

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 12, 2019

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15534

November 12, 2019

**The East 70 feet of Lots 7 and 8, Block 4, Sherrer Subdivision, as per plat thereof, recorded in Plat Book 1, Page 24, of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15534

November 12, 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 \$67,235.00. Tax ID 07-0443-000.

**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.: 07-0443-080

CERTIFICATE NO.: 2017-3412

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.

Hector C. Fernandez  
Julita S. Fernandez  
196 Talladega Trail  
Pensacola, FL 32506  
and  
4600 Yorkshire 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.

Clk's Rec. Fee 4.00  
St. Doc. Stamp Tax 96.60  
St. Doc. Sur-Tax 5.50  
TOTAL \$ 106.10

WARRANTY DEED

1355 PAGE 804  
This instrument was prepared by  
✓ E. N. STEPHENS, JR.  
Attorney at Law  
801 North 12th Avenue  
Pensacola, Florida 32501

State of Florida, COUNTY OF ESCAMBIA

File No. \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, That I/We, ANTONIO C. ABAD and  
LETICIA C. ABAD, Husband and Wife  
for and in consideration of Ten Dollars and other good and valuable considerations, the receipt of which is hereby ac-  
knowledge, do bargain, sell, convey and grant unto HECTOR C. FERNANDEZ and  
JULITA S. FERNANDEZ, Husband and Wife (whose mailing address is  
4600 Yorkshire Street Pensacola, Florida 32506), their heirs,  
executors, administrators, successors and assigns, forever, the following described real property, situate, lying and being  
in the \_\_\_\_\_, County of Escambia, State of Florida, to-wit:

The East 70.9 feet of Lots 7 and 8, Block 4, SHERRER SUBDIVISION, as per  
plat thereof recorded in Plat Book 1, Page 24, Public Records of Escambia  
County, Florida.

"Subject to a mortgage to Engel Mortgage Company, Inc., dated 10/24/77,  
and filed 10/25/77, in O.R. Book 1154, Page 620, Public Records of Escambia  
County, Florida, in the original sum of \$27,500.00, which sum grantees  
expressly assume and agree to pay beginning with payment due 9/1/79, and  
also hereby assume and agree to pay all the obligations of Antonio C. Abad and  
Leticia C. Abad under the terms of the instruments creating the loan to indem-  
nify the Veterans Administration to the extent of any claim payment arising  
from the guaranty or insurance of the indebtedness above mentioned; as provided  
by Title 38, Chapter 37, Section 1801, et seq., U.S.C.A., and the Regulations  
promulgated pursuant thereto.

Subject to taxes for the current year and to valid easements and restrictions of record affecting the above property,  
if any, which are not hereby reimposed.

To have and to hold, unto the said granteeS, their heirs, successors 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 the said grantorS covenant that they are well seized of an indefea-  
sible estate in fee simple in said property and have a good right to convey the same; that it is free from liens and  
encumbrances, except as set forth above, and that the said grantorS their heirs, executors and administrators, the  
said granteeS, their heirs, executors, administrators, successors and assigns, in the quiet and peaceful 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 sealS this 3rd  
day of AUGUST, A.D., 1979

Signed, sealed and delivered in the presence of:

William H. Brown  
Bryce W. Bunker

Antonio C. Abad (SEAL)  
ANTONIO C. ABAD  
Leticia C. Abad (SEAL)  
LETICIA C. ABAD (SEAL)

State of FLORIDA, COUNTY OF ESCAMBIA

Before the subscriber personally appeared  
Antonio C. Abad and Leticia C. Abad

known to me to be the individualS described by said nameS who executed the fore-  
going instrument and acknowledged that they executed the same for the uses and  
purposes therein set forth.

Given under my hand and official seal this 3rd day of  
August, A.D., 1979  
(Notary Seal)

William H. Brown  
Notary Public, State of Florida at Large  
My Commission expires: 2/26/82

Clk's File For Record No.

FILED & RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLA. ON  
AUG 6 7 20 PM '79  
CLERK OF COUNTY

866201