APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 1900366

512 R. 12/16

To: Tax Collector of <u>ES</u>	CAMBIA COUNTY	_, Florida	
I, ATCF II FLORIDA-A, LLC PO BOX 54972 NEW ORLEANS, LA 70154, hold the listed tax certificate		e 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
 pay all delinquent pay all Tax Collecte Sheriff's costs, if approximately 	ding tax certificates plus in and omitted taxes, plus in or's fees, property informationable.	nterest covering thation report costs, C	•
which are in my possession		alion is based and	i all other certificates of the same legal description
Electronic signature on file ATCF II FLORIDA-A, LLC PO BOX 54972 NEW ORLEANS, LA 701			<u>04-22-2019</u> Application Date
Applica	ant's signature		Application Date

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):	Total Amount Paid
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
Amounts Certifled 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	m:100100
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.	
 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

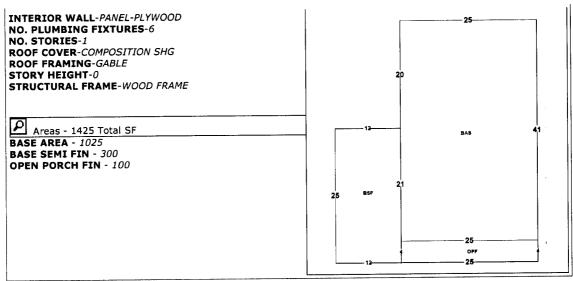
By Candice deues

*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



Real Estate Search Tar	ngible Property Search	Sale List

Navigate Mc	ode Account O Refe	rence 🕈				Printer Friendl	y Version
General Inform	nation		Assess	ments			
Reference:	3425300201080004		Year	Land	Imprv	Total	Cap Val
Account:	070443080		2018	\$6,938	\$56,789	\$63,727	\$63,727
Owners:	FERNANDEZ HECTOR (FERNANDEZ JULITA S	C	2017 \$6,938 \$51,874 \$58,812 \$58,8 2016 \$6,938 \$50,943 \$57,881 \$57,8				
Mail:	196 TALLADEGA TRL PENSACOLA, FL 32506	i			Disclaime	<u>.</u>	
Situs:	4600 YORKSHIRE AVE	_			,		
Use Code: Taxing	SINGLE FAMILY RESID	, ρ		I	ax Estim	<u>ator</u>	
Authority:	COUNTY MSTU			> File fo	or New H	lomeste	ad
Tax Inquiry: Tax Inquiry link Escambia Count	Open Tax Inquiry Wind courtesy of Scott Lunsfo y Tax Collector				emption (
Sales Data		Official	2018 C	Certified Roll	Exemptions		
08/1979 1355	Page Value Type 804 \$32,200 WD 619 \$28,500 WD	Records (New Window) View Instr	E 70 FT	Description OF LTS 7 & 8 804 CA 186	BLK 4 SHERR	ER S/D PB 1	P 24 OR
01/1910 1154 619 \$28,500 WD <u>View Instr</u> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller			Extra Features None				
Approx. Acreage: 0.1607 Coned: 4DR Evacuation & Flood Information Open Report	-						
	View Florida Depa		ironmenta Building		EP) Data		
Address:4600 YC	DRKSHIRE AVE, Year Bu						
Structural Eleme DECOR/MILLW DWELLING UNI EXTERIOR WAL FLOOR COVER-	nts ORK-AVERAGE ITS-1 L-BRICK-FACE/VENEER CARPET SLAB ON GRADE					,	



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)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019045691 5/24/2019 4:14 PM
OFF REC BK: 8100 PG: 1603 Doc Type: TDN

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.

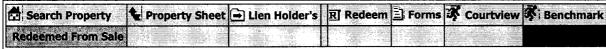
Dated this 21st day of May 2019.

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.

COUNT TUBE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk





Notes

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 070443080 Certificate Number: 003412 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 11/14/2019
Months	10	7
Tax Collector	\$3,724.90	\$3,724.90
Tax Collector Interest	\$558.74	\$391.11
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,289.89	\$4,122.26
		[447.00
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	\$49.04
Total Clerk	\$537.05	\$516.04 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$4,943.94	\$4,655.30
	Repayment Overpayment Refund Amount	\$288.64
Book/Page	8100	1603

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, 28 9.89	
Postage = TD2	\$60,00	
ResearcherCopies = TD6	\$40 .0 0	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	
France Control	E II O - I-	Martin a Committee of the Committee of t

For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
			FINANCIAL SUM	MARY	
No Inform	nation Availa	ble - See D)ockets	- Comment of the Comm	

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	4318
Tax Collector Check #	1	Tax Collector's Total	\$4289.89	
	WORKER CONTRACTOR OF THE PROPERTY OF THE PROPE	Postage	\$6 0 00	
A 10 10 10 10 10 10 10 10 10 10 10 10 10	No. 10 (10)	Researcher Copies	\$40.00	
		Recording	\$10.00	
CONTRACTOR OF THE PARTY OF THE	And the state of t	Prep Fee	\$7.00	
The state of the s	ongoniantoni-ventuuseuvoimmakkuuseksi 1. pikessuuseuvoimmaksuuseksi 1.	Total Received	-\$4,943.94	

\$ 4335.30

PAM CHILDERS
Clerk of the Circuit Con

Received By: Deputy Clerk -54,943.94

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

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Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2019099699 11/14/2019 12:56 PM OFF REC BK: 8198 PG: 896 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 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.

COMPTROLES

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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

WARRANTY DEED

1355 Mt 804

E. N. STEPHENS, IR.

801 North 12th Avenue Pensacola Pionala 32501

State	ef	Florida,	COUNTY	OF_	ESCAMBIA	_
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File No....

ENOW ALL MEN BY THESE PRESENTS, The X/We, ANTONIO C ABAD and LETICIA C ABAD, Husbard, and Wife
LETICIA C. ABAD. Husband and Wife
Jor and in connectation of Tan Dollars and ather
knowledges, do bergain, sell, convey and grant unto
IULITA S FERNANDEZ, Husband and Wife 4600 Yorksidre Street Pensacola, Florida, 22506 (whose mailing address to
4600 Yorksidre Street Pensacola, Florida 22506 (whose mailing address is executors, administrators, successors and assigns, forever, the following described real property, situate, lying and being the company of the country of the
executors, administrators, successors and assigns, forever, the following described and the control heirs heirs
in the
State of Florida, to-wit.

The East 70.0 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, Fiorida.

"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 indemnify 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 grantes S., their heirs, successors and assigns, forever, together with all and singular the tenements, hereditements and appurtenances ther unto belonging or in anywise appertaining, free from all exemptions and right of homestead. And the said granter S. covernat. that Lhey Are well seized of an indefeasible 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 granter S. their heirs, executors and administrators, the said granter S., 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 defead.

IN WITNESS WHEREOF, We have hereunto set our hand S and seeds this 3rd day of August , A.D., 1979

ANTONIO C. ABAD (SEAL)

ANTONIO C. ABAD (SEAL)

LETICIA C. ABAD (SEAL)

(SEAL)

Leticia C. ABA		(SI	
		For Record No	
State of FLORIDA , COUNTY OF ESCAMBIA : Before the subscriber personally appeared Antonio C, Abad and Leticia C. Abad	7 7 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	FILED & RECO	60 60 60 80
known to me to be the individual S described by said nameS who executed the fore- going instrument and acknowledged that The Y executed the same for the uses and purposes therein set forth. Given under my hand and official seel this. 3rd day of	SAOPT STORY	POED IN	-
(Notary Seal)			

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

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.: 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 $^{
m X}_{
m }$ Notify Escambia County, 190 Governmental Center, 32502 X Homestead for tax year. Hector C. Fernandez Julita S. Fernandez 196 Talladega Trail Pensacola, FL 32506 4600 Yorkshire Ave. Pensacola, FL 32506

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

SOUTHERN GUARANTY TITLE COMPANY

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.: 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 delinquenet. 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.

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

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

November 12, 2019