

20-088

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1900372

**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 / 4248**, 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: **08-3963-000**

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

Property Owner:  
**WILKERSON DONALD R &**  
**AUDREY RENEE**  
**8 MANDALAY DR**  
**PENSACOLA, FL 32507**  
LT 17 BLK 13 OR 2450 P 471 LAKEWOOD PB 2 P 30 CA 196

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
2017/4248	08-3963-000	06/01/2017	578.00	28.90	606.90

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
2018/4294	08-3963-000	06/01/2018	578.70	6.25	28.94	613.89

**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	1,220.79
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	513.56
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)	2,109.35

**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.	26,800.00
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 Candice Lewis

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
08-3963-000 2017

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900372

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
08-3963-000	2017/4248	06-01-2017	LT 17 BLK 13 OR 2450 P 471 LAKEWOOD PB 2 P 30 CA 196

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:** 592S301000170013  
**Account:** 083963000  
**Owners:** WILKERSON DONALD R & AUDREY RENEE  
**Mail:** 8 MANDALAY DR  
 PENSACOLA, FL 32507  
**Situs:** 8 MANDALAY DR 32507  
**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	\$8,000	\$55,912	\$63,912	\$53,600
2017	\$8,000	\$51,173	\$59,173	\$52,498
2016	\$8,000	\$49,594	\$57,594	\$51,419

[Disclaimer](#)

## Tax Estimator

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

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/1987	2450	471	\$40,000	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**  
 HOMESTEAD EXEMPTION

## Legal Description

LT 17 BLK 13 OR 2450 P 471 LAKEWOOD PB 2 P 30 CA 196

## Extra Features

UTILITY BLDG

## Parcel Information

[Launch Interactive Map](#)

## Section Map

**Id:**  
 CA196

**Approx. Acreage:**  
 0.3420

**Zoned:**   
 MDR

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



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

## Buildings

Address: 8 MANDALAY DR, Year Built: 1949, Effective Year: 1949

## Structural Elements

**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-VINYL SIDING**  
**FLOOR COVER-VINYL ASBESTOS**  
**FOUNDATION-WOOD/SUB FLOOR**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-6**

**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABL/HIP COMBO**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**



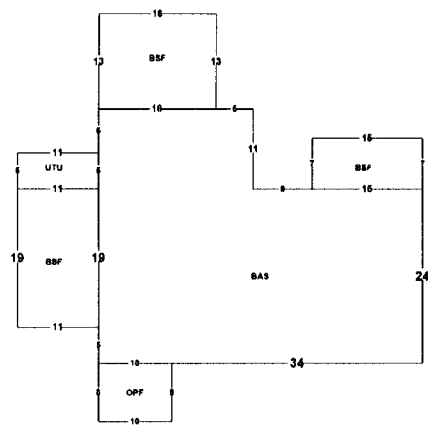
Areas - 1944 Total SF

**BASE AREA - 1287**

**BASE SEMI FIN - 522**

**OPEN PORCH FIN - 80**

**UTILITY UNF - 55**



Images



7/10/18

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:05/15/2019 (tc.2771)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA A LLC** holder of **Tax Certificate No. 04248**, 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:

**LT 17 BLK 13 OR 2450 P 471 LAKEWOOD PB 2 P 30 CA 196**

**SECTION 59, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 083963000 (20-088)**

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

**DONALD R WILKERSON and AUDREY RENEE WILKERSON**

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.

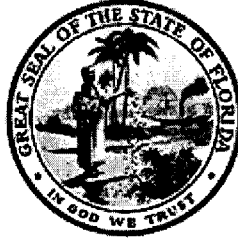
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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

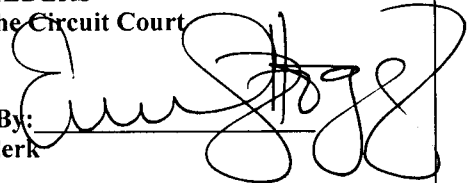
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 083963000 Certificate Number: 004248 of 2017**

**Payor: A RENEE WILKERSON 8 MANDALAY DR PENSACOLA, FL 32507      Date 07/30/2019**

Clerk's Check #	447113781	Clerk's Total	<del>\$537.05</del> 2378.54
Tax Collector Check #	1	Tax Collector's Total	\$2,432.00
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,086.05</del>

**\$ 2395.54**

**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



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2017 TD 004248**

**Redeemed Date 07/30/2019**

**Name A RENEE WILKERSON 8 MANDALAY DR PENSACOLA, FL 32507**

Clerk's Total = TAXDEED	\$537.05	<del>\$2378.54</del>
Due Tax Collector = TAXDEED	\$2,482.00	
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
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets




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

**Tax Deed - Redemption Calculator**

**Account: 083963000 Certificate Number: 004248 of 2017**

Redemption ☐ 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="07/30/2019"/> 
Months	10	3
Tax Collector	<input type="text" value="\$2,109.35"/>	<input type="text" value="\$2,109.35"/>
Tax Collector Interest	\$316.40	\$94.92
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,432.00	<input type="text" value="\$2,210.52"/> 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	\$21.02
Total Clerk	\$537.05	<input type="text" value="\$488.02"/> 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	\$3,086.05	\$2,715.54
	Repayment Overpayment Refund Amount	\$370.51
Book/Page	<input type="text" value="8100"/>	<input type="text" value="1608"/>

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 1608, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04248, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 083963000 (20-088)

DESCRIPTION OF PROPERTY:

LT 17 BLK 13 OR 2450 P 471 LAKEWOOD PB 2 P 30 CA 196

SECTION 59, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: DONALD R WILKERSON and AUDREY RENEE WILKERSON

Dated this 30th day of July 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

20-088

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15539

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:

Donald R. Wilkerson and Audrey Renee Wilkerson, 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 12, 2019

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15539

November 12, 2019

**Lot 17, Block 13, Lakewood, as per plat thereof, recorded in Plat Book 2, Page 30, of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15539

November 12, 2019

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

1. All Taxes Paid. The assessed value is \$68,125.00. Tax ID 08-3963-000.

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.: 08-3963-000

CERTIFICATE NO.: 2017-4248

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

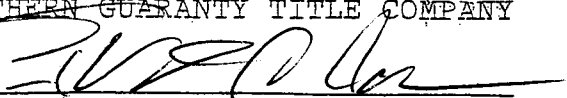
   X Notify Escambia County, 190 Governmental Center, 32502

X    Homestead for 2019 tax year.

Donald R. Wilkerson  
Audrey Renee Wilkerson  
8 Mandalay Dr.  
Pensacola, FL 32507

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.

\$ 5.00 + 1.00  
6.00 Recording  
220.00  
\$ 226.00 Total

State of Florida

Escambia County

# WARRANTY DEED

Form 140  
PRINTED AND FOR SALE  
MAYES PRINTING CO.  
PENSACOLA, FLA.

ORBOOK 2450 MC 471

Know All Men by These Presents: That  
JUDITH M. VEIOCK, f/k/a JUDITH M. SELMAN,  
a married woman,  
for and in consideration of Ten Dollars (\$10.00) and other good and valuable  
consideration ----- DOLLARS  
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto  
DONALD R. WILKERSON and AUDREY RENEE WILKERSON, husband  
and wife, 8 Mandalay Drive, Pensacola, Florida 32507  
their heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the County of Escambia State of Florida  
to-wit:

Lot 17, Block 13, in Lakewood Subdivision, a subdivision  
of a portion of Section 59, Township 2 South, Range 30  
West, Escambia County, Florida, as per Plat Book 2 at  
Pages 30, 30-A, 30-B, 30-C, 30-D and 30-E of the public  
records of Escambia County, Florida.

D.S. PD. \$ 220.00  
DATE 9-2-87  
JOE A. FLOWERS, COMPTROLLER  
BY: J. Cantrell D.C.  
OFF. REG. #59-2043328-27-01

IN BOOK & PAGE, NOTICE ABIVE  
JOE A. FLOWERS, COMPTROLLER  
ESCAMBIA COUNTY, FLA.

SEP 2 4 07 PM '87

FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLA.

575715

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-  
taining, free from all exemptions and right of homestead.

And she covenants that she is well seized of an indefeasible  
estate in fee simple in the said property, and has a good right to convey the same; that it is free of lien or encum-  
brance, and that her heirs, executors and administrators, the said grantees, their 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, I have hereunto set my hand and seal this 1st  
day of September, 1987.

Signed, sealed and delivered in the presence of  
Witness

Barbara A. Taylor  
Witness

JUDITH M. VEIOCK (SEAL)  
JUDITH M. VEIOCK (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

State of Florida

Escambia County

Before the subscriber personally appeared JUDITH M. VEIOCK  
and  
known to me, and known to me to be the individual described by said name in and who executed the  
foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of September, 1987.  
This instrument was prepared by:  
J. Edward Hopkins  
Attorney at Law  
100 S. Baylen Street  
Address Suite B  
Pensacola, Florida 32501  
My commission expires 4/20/91