

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900396

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 |
|----------------|-----------------|------------|--|
| 09-1183-000 | 2017/4529 | 06-01-2017 | LT 20 BLK G LAKE FRANCIS HOMES PB 4 P 50 OR 7025 P 1582 |

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

20-089

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900396

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 / 4529**, 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: **09-1183-000**

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

Property Owner:
SPICER JOHN &
SPICER DEBORAH
2405 HIGHWAY 45 S
JACKSON, TN 38301
LT 20 BLK G LAKE FRANCIS HOMES PB 4 P 50 OR 7025 P 1582

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 |
|-------------------------|----------------|------------|----------------------------|----------|----------|
| 2017/4529 | 09-1183-000 | 06/01/2017 | 2,065.60 | 103.28 | 2,168.88 |

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 |
|-------------------------|----------------|------------|----------------------------|---------------------|----------|----------|
| 2018/4571 | 09-1183-000 | 06/01/2018 | 2,081.14 | 6.25 | 104.06 | 2,191.45 |

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. 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)

4,360.33
0.00
1,988.49
200.00
175.00

6,723.82

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.
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

| |
|------|
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| |
| |
| |
| 6.25 |
| |


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

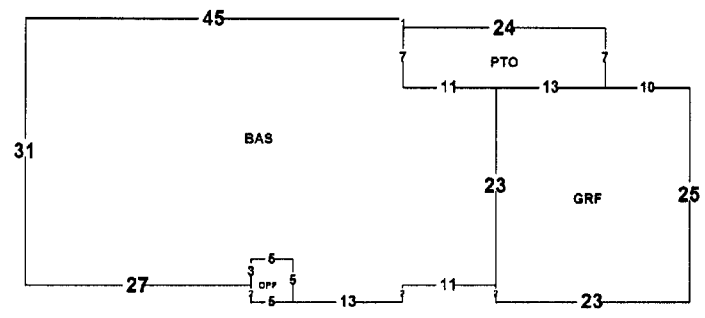
Date of Sale: February 3, 2020

By *Candice Lewis*

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

09-1183-000 2017

 Areas - 2427 Total SF
BASE AREA - 1659
GARAGE FIN - 575
OPEN PORCH FIN - 25
PATIO - 168



5/15/14

Last Updated:05/15/2019 (tc.2806)



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information

Reference: 241S311300020007
Account: 091183000
Owners: SPICER JOHN &
 SPICER DEBORAH
Mail: 2405 HIGHWAY 45 S
 JACKSON, TN 38301
Situs: 2400 FRANCISCAN DR 32526
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 | \$24,000 | \$104,768 | \$128,768 | \$128,768 |
| 2017 | \$24,000 | \$97,731 | \$121,731 | \$121,731 |
| 2016 | \$23,750 | \$94,953 | \$118,703 | \$118,703 |

[Disclaimer](#)

Tax Estimator

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

Sales Data

| Sale Date | Book | Page | Value | Type | Official Records (New Window) |
|------------|------|------|-----------|------|-------------------------------|
| 05/31/2013 | 7025 | 1582 | \$122,500 | WD | View Instr |
| 11/13/2012 | 6934 | 1618 | \$100 | CJ | View Instr |
| 11/02/2010 | 6659 | 378 | \$100 | OT | View Instr |
| 12/1985 | 2150 | 354 | \$69,000 | WD | View Instr |
| 12/1980 | 1493 | 513 | \$57,500 | WD | View Instr |
| 01/1977 | 1088 | 361 | \$8,200 | WD | View Instr |

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

2018 Certified Roll Exemptions

None

Legal Description

LT 20 BLK G LAKE FRANCIS HOMES PB 4 P 50 OR 7025 P 1582

Extra Features

POOL

Parcel Information

[Launch Interactive Map](#)

Section Map

Id:
 24-1S-31



Approx. Acreage:
 0.3682

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 2400 FRANCISCAN DR, Year Built: 1977, Effective Year: 1977

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA A LLC** holder of **Tax Certificate No. 04529**, 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 20 BLK G LAKE FRANCIS HOMES PB 4 P 50 OR 7025 P 1582

SECTION 24, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091183000 (20-089)

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

JOHN SPICER and DEBORAH SPICER

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

2963188

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.


Name of Roadway: **Franciscan Drive**

Legal Address of Property: **2400 Franciscan Dr, Pensacola, Florida 32526**


The County (XX) has accepted (_____) has not accepted the abutting roadway for maintenance.

This form completed by: **First American Title Insurance Company
810 Scenic Highway
Pensacola, Florida 32503**

Signed, sealed and delivered in our presence:


Witness Signature

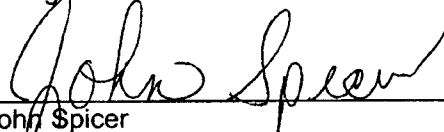
Print Name: DON MINSHEW

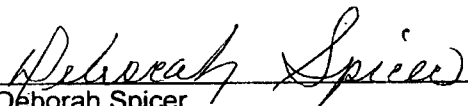

Witness Signature

Print Name: Terri L. Kitcher


George Michael McCracken

Alfred Patrick McCracken


John Spicer


Deborah Spicer

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

Alfred Patrick McCracken
Alfred Patrick McCracken

Signed, sealed and delivered in the presence of these witnesses:

[Signature]
Witness Signature

Print Name: Kim Knick

[Signature]
Witness Signature

Valija Harvey

State of Texas

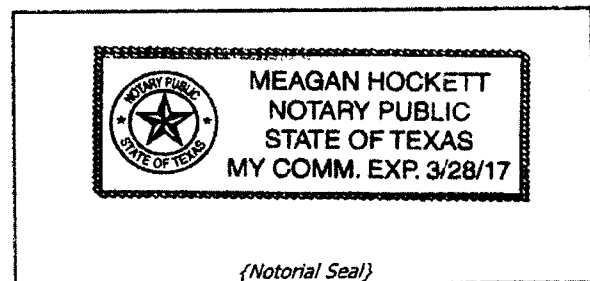
County of Collin

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me this
TX DL by **Alfred Patrick McCracken**, who is personally known to me or has
produced a valid driver's license as identification.

[Signature]
Notary Public

Meagan Hockett
(Printed Name)

My Commission expires: 03/28/17



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 31st of 2012.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

George Michael McCracken
George Michael McCracken

Signed, sealed and delivered in the presence of these witnesses:

Don Minshew
Witness Signature

Print Name: DON MINSHEW

Teri L. Kitchen
Witness Signature

Teri L. Kitchen

State of Florida

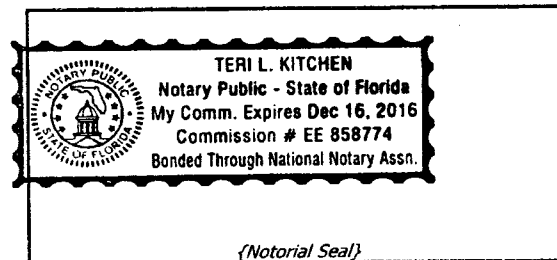
County of Escambia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me this May 31, 2013
by **George Michael McCracken**, who is personally known to me or has produced a valid driver's license as identification.

Teri L. Kitchen
Notary Public

(Printed Name)

My Commission expires: _____



Prepared by
Teri Kitchen, an employee of
First American Title Insurance Company
810 Scenic Highway
Pensacola, Florida 32503
(877)309-7217

Return to: Grantee

File No.: 1005-2963188

WARRANTY DEED

Made this May 31, of 2013 by and between

George Michael McCracken, as One-half (1/2) undivided interest and Alfred Patrick McCracken, One-half (1/2) undivided interest

whose address is: **4216 Lynn Ora Drive, Pensacola, FL 32504**
hereinafter called the "grantor", to

John Spicer and Deborah Spicer, husband and wife

whose post office address is: **2400 Franciscan Dr, Pensacola, FL 32526**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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**, to-wit:

LOT 20, BLOCK "G", LAKE FRANCIS HOMES, A SUBDIVISION OF A PORTION OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 4 AT PAGE 50 OF THE PUBLIC RECORDS OF SAID COUNTY.

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Parcel Identification Number: **241S31-1300-020-007**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

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.: 09-1183-000

CERTIFICATE NO.: 2017-4529

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

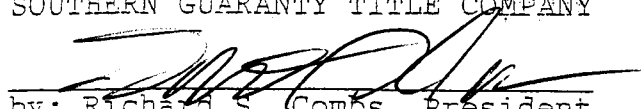
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

John Spicer
Deborah Spicer
2405 Hwy. 45 South
Jackson, TN 38301
and
2400 Franciscan Dr.
Pensacola, FL 32526

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.: 15540

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 \$136,080.00. Tax ID 09-1183-000.

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.: 15540

November 12, 2019

Lot 20, Block G, Lake Francis Homes, as per plat thereof, recorded in Plat Book 4, Page 50, of the Public Records of Escambia County, Florida

20-089

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.: 15540

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:

John Spicer and Deborah Spicer, 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



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

2019 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY ONLINE

| ACCOUNT NUMBER | MILLAGE CODE | ESCROW CODE | PROPERTY REFERENCE NUMBER |
|----------------|--------------|-------------|---------------------------|
| 09-1183-000 | 06 | | 241S311300020007 |

PROPERTY ADDRESS:

EXEMPTIONS:

SPICER JOHN &
SPICER DEBORAH
2405 HIGHWAY 45 S
JACKSON, TN 38301

2400 FRANCISCAN DR

PRIOR YEAR(S) TAXES OUTSTANDING

20-089

17/04529

AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION AMOUNT | TAXABLE AMOUNT | TAXES LEVIED |
|----------------------|----------------|----------------|------------------|-------------------------|-------------------|
| COUNTY | 6.6165 | 136,080 | 0 | 136,080 | 900.37 |
| PUBLIC SCHOOLS | | | | | |
| BY LOCAL BOARD | 2.0990 | 136,080 | 0 | 136,080 | 285.63 |
| BY STATE LAW | 3.9440 | 136,080 | 0 | 136,080 | 536.70 |
| WATER MANAGEMENT | 0.0327 | 136,080 | 0 | 136,080 | 4.45 |
| SHERIFF | 0.6850 | 136,080 | 0 | 136,080 | 93.21 |
| M.S.T.U. LIBRARY | 0.3590 | 136,080 | 0 | 136,080 | 48.85 |
| TOTAL MILLAGE | 13.7362 | | | AD VALOREM TAXES | \$1,869.21 |

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

| | | |
|--|-----------------------------------|-----------------|
| LT 20 BLK G LAKE FRANCIS HOMES PB 4 P 50 OR 7025 P 1582 | FP FIRE PROTECTION | 125.33 |
| | NON-AD VALOREM ASSESSMENTS | \$125.33 |

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$1,994.54

| If Paid By | Nov 30, 2019 | Dec 31, 2019 | Jan 31, 2020 | Feb 29, 2020 | Mar 31, 2020 |
|------------|--------------|--------------|--------------|--------------|--------------|
| Please Pay | 1,914.76 | 1,934.70 | 1,954.65 | 1,974.59 | 1,994.54 |

RETAIN FOR YOUR RECORDS

2019 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

| | |
|-------------------|--------------|
| AMOUNT IF PAID BY | Nov 30, 2019 |
| | 1,914.76 |
| AMOUNT IF PAID BY | Dec 31, 2019 |
| | 1,934.70 |
| AMOUNT IF PAID BY | Jan 31, 2020 |
| | 1,954.65 |
| AMOUNT IF PAID BY | Feb 29, 2020 |
| | 1,974.59 |
| AMOUNT IF PAID BY | Mar 31, 2020 |
| | 1,994.54 |

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER

09-1183-000

PROPERTY ADDRESS

2400 FRANCISCAN DR

SPICER JOHN &
SPICER DEBORAH
2405 HIGHWAY 45 S
JACKSON, TN 38301

PRIOR YEAR(S) TAXES OUTSTANDING

1 091183000 2019 5

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 3, 2020, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA A LLC holder of Tax Certificate No. 04529, 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:

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SECTION 24, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091183000 (20-089)

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

JOHN SPICER and DEBORAH SPICER

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 12th day of December 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.

Post Property:

2400 FRANCISCAN DR 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

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Dated this 12th day of December 2019.

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

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 04529 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 19, 2019, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

| | |
|---|--|
| JOHN SPICER 2405 HIGHWAY 45 S JACKSON, TN 38301 | DEBORAH SPICER 2405 HIGHWAY 45 S JACKSON, TN 38301 |
| JOHN SPICER 2400 FRANCISCAN DR PENSACOLA FL 32526 | DEBORAH SPICER 2400 FRANCISCAN DR PENSACOLA FL 32526 |

WITNESS my official seal this 19th day of December 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
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 1609, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04529, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 091183000 (20-089)

DESCRIPTION OF PROPERTY:

LT 20 BLK G LAKE FRANCIS HOMES PB 4 P 50 OR 7025 P 1582

SECTION 24, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: JOHN SPICER and DEBORAH SPICER

Dated this 6th day of January 2020.



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: 091183000 Certificate Number: 004529 of 2017**

Payor: JOHN L SPICER 2405 HIGHWAY 45 S JACKSON, TN 38301 Date 01/06/2020

Clerk's Check # 1187212
 Tax Collector Check # 1

| | |
|-----------------------|------------|
| Clerk's Total | \$537.05 |
| Tax Collector's Total | \$7,738.64 |
| Postage | \$22.40 |
| Researcher Copies | \$4.00 |
| Recording | \$10.00 |
| Prep Fee | \$7.00 |
| Total Received | \$8,319.09 |

PAM CHILDERS
 Clerk of the Circuit Court

Received By: Whitney Coppage
 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
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 CENTURY**

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

Case # 2017 TD 004529

Redeemed Date 01/06/2020

Name JOHN L SPICER 2405 HIGHWAY 45 S JACKSON, TN 38301

| | |
|--|------------|
| Clerk's Total = TAXDEED | \$537.05 |
| Due Tax Collector = TAXDEED | \$7,738.64 |
| Postage = TD2 | \$22.40 |
| ResearcherCopies = TD6 | \$4.00 |
| 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

20-089

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: 091183000 Certificate Number: 004529 of 2017

| | | | | | |
|--------------------------------|-----------------------------------|---|---|---|---|
| Redemption | <input type="button" value="No"/> | Application Date | <input type="text" value="04/22/2019"/> | Interest Rate | <input type="text" value="18%"/> |
| | | Final Redemption Payment ESTIMATED | | Redemption Overpayment ACTUAL | |
| | | Auction Date | <input type="text" value="02/03/2020"/> | Redemption Date | <input type="text" value="01/06/2020"/> |
| Months | | 10 | | 9 | |
| Tax Collector | | <input type="text" value="\$6,723.82"/> | | <input type="text" value="\$6,723.82"/> | |
| Tax Collector Interest | | \$1,008.57 | | \$907.72 | |
| Tax Collector Fee | | <input type="text" value="\$6.25"/> | | <input type="text" value="\$6.25"/> | |
| Total Tax Collector | | \$7,738.64 | | \$7,637.79 | T.C. |
| | | | | | |
| 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 | | \$63.05 | |
| Total Clerk | | \$537.05 | | \$530.05 | C.H. |
| | | | | | |
| 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="\$22.40"/> | | <input type="text" value="\$22.40"/> | |
| Researcher Copies | | <input type="text" value="\$4.00"/> | | <input type="text" value="\$4.00"/> | |
| Total Redemption Amount | | \$8,319.09 | | \$8,211.24 | |
| | | | | | |
| | | Repayment Overpayment Refund Amount | | \$107.85 | |
| Book/Page | | <input type="text" value="8100"/> | | <input type="text" value="1609"/> | |

Notes

107.85
 + 80.00

 187.85 Redeemer

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 3, 2020, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA A LLC holder of Tax Certificate No. 04529, 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 20 BLK G LAKE FRANCIS HOMES PB 4 P 50 OR 7025 P 1582

SECTION 24, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091183000 (20-089)

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

JOHN SPICER and DEBORAH SPICER

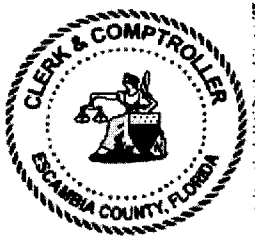
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of February, which is the 3rd day of February 2020.

Dated this 12th day of December 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.

Post Property:

2400 FRANCISCAN DR 32526



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

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed
20-089

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO19CIV056357NON

Agency Number: 20-002537

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04529 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JOHN SPICER AND DEBORAH SPICER

Defendant:

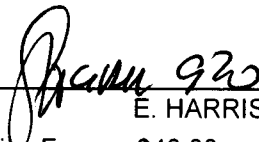
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/23/2019 at 7:33 AM and served same at 2:30 PM on 12/23/2019 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



E. HARRIS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

JOHN SPICER [20-089]
2405 HIGHWAY 45 S
JACKSON, TN 38301

9171 9690 0935 0128 2590 66

DEBORAH SPICER [20-089]
2405 HIGHWAY 45 S
JACKSON, TN 38301

9171 9690 0935 0128 2590 73

JOHN SPICER [20-089]
2400 FRANCISCAN DR
PENSACOLA FL 32526

9171 9690 0935 0128 2574 68

DEBORAH SPICER [20-089]
2400 FRANCISCAN DR
PENSACOLA FL 32526

9171 9690 0935 0128 2574 75

Redeemed

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA A LLC holder of Tax Certificate No. 04529, 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 20 BLK G LAKE FRANCIS HOMES PB 4 P 50
OR 7025 P 1582
SECTION 24, TOWNSHIP 1 S, RANGE 31 W
TAX ACCOUNT NUMBER 091183000 (20-089)
The assessment of the said property under the said certificate issued was in the name of

JOHN SPICER and DEBORAH SPICER

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 19th day of December 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

4WR12/31-1/22TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2017 TD 04529 in the Escambia County Court was published in said newspaper in and was printed and released on January 8, 2020, January 15, 2020, January 22, 2020 and January 29, 2020.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X 

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 30th day of January 2020, by Malcolm G. Ballinger, who is personally known to me.

X 

BRIDGET A. ROBERTS, NOTARY PUBLIC



Bridget A. Roberts
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG023500
Expires 8/22/2020

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0128 2574 75

NEOPOST

12/19/2019

FIRST CLASS MAIL

US POSTAGE \$005.60



ZIP 32502
041M11272965

FILED
JAN 23 AM 11:42
PENSACOLA COUNTY, FL

151
H
B
12/1

DEBORAH SPICER [20-089]
2400 FRANCISCAN DR
PENSACOLA FL 32506

522 FEB 1 0001/20/20

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF BC: 32502583335 *2087-01042-20-47
325025833
9252638867 R

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0128 2574 68

NEOPOST

12/19/2019

US POSTAGE \$005.60



ZIP 32512
041M11272965

FIRST CLASS MAIL

PAID
CLERK & COMPTROLLER
FL 32502
JAN 23 AM 11:41
PENSACOLA COUNTY, FL

JOHN SPICER [20-089]
2400 FRANCISCAN DR
PENSACOLA FL 32526

322 55 1 0001/20/20

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

BC: 32502583335

*2087-01043-20-47

325025833
3252638887