

# 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

## Tax Collector's Certification

2D-089

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:**

<b>Certificate Year/Number</b>	<b>Account Number</b>	<b>Sale Date</b>	<b>Face Amount of Certificate</b>	<b>Interest</b>	<b>Total</b>
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:**

<b>Certificate Year/Number</b>	<b>Account Number</b>	<b>Sale Date</b>	<b>Face Amount of Certificate</b>	<b>Tax Collector's Fee</b>	<b>Interest</b>	<b>Total</b>
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):**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	<b>4,360.33</b>
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,988.49
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)	<b>6,723.82</b>

**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

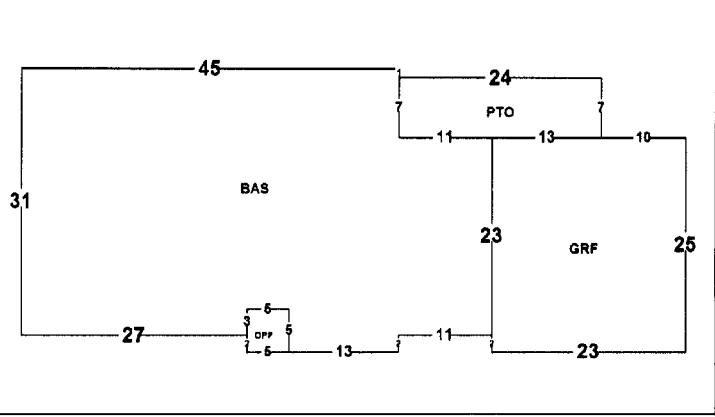
Date of Sale: February 3, 2020

By *Candice Lewis*

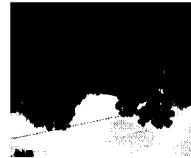
\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
09-1183-000 2017

**EXTERIOR WALL-BRICK-FACE/VENEER  
EXTERIOR WALL-SIDING-LAP.AAVG  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE-HI PITCH  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME**

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



Images



5/15/14

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.2806)



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
◀ Navigate Mode
( Account
○ Reference
▶
[Printer Friendly Version](#)

<b>General Information</b> <p> <b>Reference:</b> 241S311300020007  <b>Account:</b> 091183000  <b>Owners:</b> SPICER JOHN &amp; SPICER DEBORAH  <b>Mail:</b> 2405 HIGHWAY 45 S JACKSON, TN 38301  <b>Situs:</b> 2400 FRANCISCAN DR 32526  <b>Use Code:</b> SINGLE FAMILY RESID </p> <p> <b>Taxing Authority:</b> COUNTY MSTU  <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a>          Tax Inquiry link courtesy of Scott Lunsford          Escambia County Tax Collector       </p>																																											
<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th><u>Cap Val</u></th></tr> </thead> <tbody> <tr> <td>2018</td><td>\$24,000</td><td>\$104,768</td><td>\$128,768</td><td>\$128,768</td></tr> <tr> <td>2017</td><td>\$24,000</td><td>\$97,731</td><td>\$121,731</td><td>\$121,731</td></tr> <tr> <td>2016</td><td>\$23,750</td><td>\$94,953</td><td>\$118,703</td><td>\$118,703</td></tr> </tbody> </table> <p><a href="#">Disclaimer</a></p> <p><b>Tax Estimator</b></p> <p><b>File for New Homestead Exemption Online</b></p>		Year	Land	Imprv	Total	<u>Cap Val</u>	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																						
Year	Land	Imprv	Total	<u>Cap Val</u>																																							
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																																							
<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th><th>Book</th><th>Page</th><th>Value</th><th>Type</th><th>Official Records (New Window)</th></tr> </thead> <tbody> <tr> <td>05/31/2013</td><td>7025</td><td>1582</td><td>\$122,500</td><td>WD</td><td><a href="#">View Instr</a></td></tr> <tr> <td>11/13/2012</td><td>6934</td><td>1618</td><td>\$100</td><td>CJ</td><td><a href="#">View Instr</a></td></tr> <tr> <td>11/02/2010</td><td>6659</td><td>378</td><td>\$100</td><td>OT</td><td><a href="#">View Instr</a></td></tr> <tr> <td>12/1985</td><td>2150</td><td>354</td><td>\$69,000</td><td>WD</td><td><a href="#">View Instr</a></td></tr> <tr> <td>12/1980</td><td>1493</td><td>513</td><td>\$57,500</td><td>WD</td><td><a href="#">View Instr</a></td></tr> <tr> <td>01/1977</td><td>1088</td><td>361</td><td>\$8,200</td><td>WD</td><td><a href="#">View Instr</a></td></tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers          Escambia County Clerk of the Circuit Court and          Comptroller</p>		Sale Date	Book	Page	Value	Type	Official Records (New Window)	05/31/2013	7025	1582	\$122,500	WD	<a href="#">View Instr</a>	11/13/2012	6934	1618	\$100	CJ	<a href="#">View Instr</a>	11/02/2010	6659	378	\$100	OT	<a href="#">View Instr</a>	12/1985	2150	354	\$69,000	WD	<a href="#">View Instr</a>	12/1980	1493	513	\$57,500	WD	<a href="#">View Instr</a>	01/1977	1088	361	\$8,200	WD	<a href="#">View Instr</a>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																						
05/31/2013	7025	1582	\$122,500	WD	<a href="#">View Instr</a>																																						
11/13/2012	6934	1618	\$100	CJ	<a href="#">View Instr</a>																																						
11/02/2010	6659	378	\$100	OT	<a href="#">View Instr</a>																																						
12/1985	2150	354	\$69,000	WD	<a href="#">View Instr</a>																																						
12/1980	1493	513	\$57,500	WD	<a href="#">View Instr</a>																																						
01/1977	1088	361	\$8,200	WD	<a href="#">View Instr</a>																																						
<b>2018 Certified Roll Exemptions</b> None																																											
<b>Legal Description</b> LT 20 BLK G LAKE FRANCIS HOMES PB 4 P 50 OR 7025 P 1582																																											
<b>Extra Features</b> POOL																																											
<b>Parcel Information</b> <p> <b>Section Map Id:</b> 24-1S-31  <b>Approx. Acreage:</b> 0.3682  <b>Zoned:</b>  MDR  <b>Evacuation &amp; Flood Information</b>  <a href="#">Open Report</a> </p>	<a href="#">Launch Interactive Map</a>																																										
<div style="border: 1px solid #ccc; padding: 5px; display: flex; align-items: center;"> <span style="font-size: 2em; margin-right: 10px;">+</span> <span style="font-size: 2em; margin-right: 10px;">-</span> <span style="flex-grow: 1;"></span> </div> <p> <a href="#">View Florida Department of Environmental Protection(DEP) Data</a></p>																																											
<b>Buildings</b> <p>Address: 2400 FRANCISCAN DR, Year Built: 1977, Effective Year: 1977</p> <table border="1"> <tr> <td>Structural Elements</td> </tr> <tr> <td>DECOR/MILLWORK-AVERAGE</td> </tr> <tr> <td>DWELLING UNITS-1</td> </tr> </table>		Structural Elements	DECOR/MILLWORK-AVERAGE	DWELLING UNITS-1																																							
Structural Elements																																											
DECOR/MILLWORK-AVERAGE																																											
DWELLING UNITS-1																																											

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2019045697 5/24/2019 4:15 PM  
OFF REC BK: 8100 PG: 1609 Doc Type: TDN

## 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:*

Don Minshaw

Witness Signature

Print Name: DON MINSHAW



Witness Signature

Print Name: Teri L. Kitchey

George Michael McCracken

George Michael McCracken

John Spicer

John Spicer

Alfred Patrick McCracken

Deborah 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:

KH

Witness Signature

Print Name: Kim Knopf

Carrie H S

Witness Signature

Valerie Harvey

State of Texas

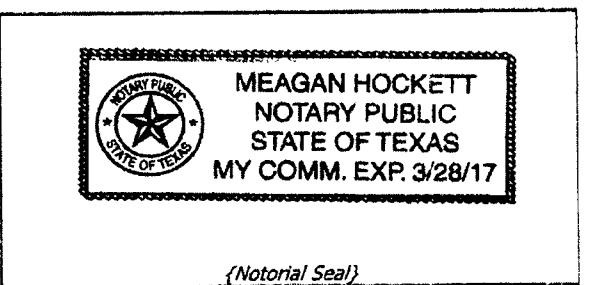
County of Collin

**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.

Meagan Hockett  
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

T

Witness Signature

Teri L. Kitchen

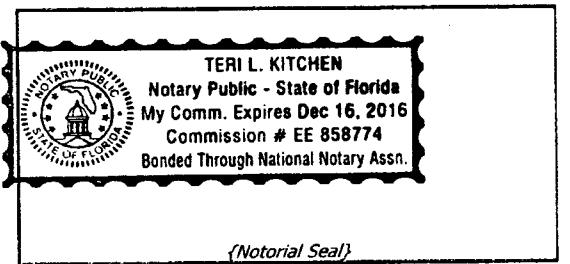
State of Florida  
County of Escambia

**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.

Notary Public

(Printed Name)

My Commission expires: \_\_\_\_\_



{Notarial Seal}

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: rcsqt@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

Notify City of Pensacola, P.O. Box 12910, 32521  
  Notify Escambia County, 190 Governmental Center, 32502  
  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

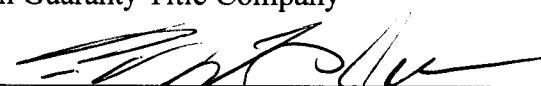
4. Taxes:

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](http://EscambiaTaxCollector.com)

[facebook.com/ECTaxCollector](http://facebook.com/ECTaxCollector)

[twitter.com/escambiac](http://twitter.com/escambiac)



SCAN TO PAY ONLINE

## 2019 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

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

PROPERTY ADDRESS:

2400 FRANCISCAN DR

EXEMPTIONS:

20-089

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

### PRIOR YEAR(S) TAXES OUTSTANDING

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](http://EscambiaTaxCollector.com)**

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

COMBINED TAXES AND ASSESSMENTS \$1,994.54

\$1,994.54

If Paid By  
Please Pay

Nov 30, 2019  
1,914.76

Dec 31, 2019  
1,934.70

Jan 31, 2020  
1,954.65

Feb 29, 2020  
1,974.59

Mar 31, 2020  
1,994.54

### RETAIN FOR YOUR RECORDS

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

### 2019 Real Estate Property Taxes

Make checks payable to:

**Scott Lunsford**

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at [EscambiaTaxCollector.com](http://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

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

### PRIOR YEAR(S) TAXES OUTSTANDING

## W A R N I N G

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

## W A R N I N G

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.

**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

20-089

**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	Clerk's Total	\$537.05
Tax Collector Check #	1	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: Heitney Copping  
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

**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

<b>Date</b>	<b>Docket</b>	<b>Desc</b>	<b>Amount Owed</b>	<b>Amount Due</b>	<b>Payee Name</b>
-------------	---------------	-------------	--------------------	-------------------	-------------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets

20-089



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

**Tax Deed - Redemption Calculator**

Account: 091183000 Certificate Number: 004529 of 2017

Redemption	No <input type="button" value="▼"/>	Application Date	04/22/2019	Interest Rate	18% <input type="button" value="▼"/>
			Final Redemption Payment ESTIMATED		
			Auction Date	02/03/2020 <input type="button" value="▼"/>	Redemption Overpayment ACTUAL <input type="button" value="▼"/>
Months	10			9	
Tax Collector	\$6,723.82 <input type="button" value="▼"/>			\$6,723.82 <input type="button" value="▼"/>	
Tax Collector Interest	\$1,008.57 <input type="button" value="▼"/>			\$907.72 <input type="button" value="▼"/>	
Tax Collector Fee	\$6.25 <input type="button" value="▼"/>			\$6.25 <input type="button" value="▼"/>	
Total Tax Collector	\$7,738.64 <input type="button" value="▼"/>			\$7,637.79 <input type="button" value="▼"/>	T.C. <input type="button" value="▼"/>
Record TDA Notice	\$17.00 <input type="button" value="▼"/>			\$17.00 <input type="button" value="▼"/>	
Clerk Fee	\$130.00 <input type="button" value="▼"/>			\$130.00 <input type="button" value="▼"/>	
Sheriff Fee	\$120.00 <input type="button" value="▼"/>			\$120.00 <input type="button" value="▼"/>	
Legal Advertisement	\$200.00 <input type="button" value="▼"/>			\$200.00 <input type="button" value="▼"/>	
App. Fee Interest	\$70.05 <input type="button" value="▼"/>			\$63.05 <input type="button" value="▼"/>	
Total Clerk	\$537.05 <input type="button" value="▼"/>			\$530.05 <input type="button" value="▼"/>	Q.H. <input type="button" value="▼"/>
Release TDA Notice (Recording)	\$10.00 <input type="button" value="▼"/>			\$10.00 <input type="button" value="▼"/>	
Release TDA Notice (Prep Fee)	\$7.00 <input type="button" value="▼"/>			\$7.00 <input type="button" value="▼"/>	
Postage	\$22.40 <input type="button" value="▼"/>			\$22.40 <input type="button" value="▼"/>	
Researcher Copies	\$4.00 <input type="button" value="▼"/>			\$4.00 <input type="button" value="▼"/>	
Total Redemption Amount	\$8,319.09 <input type="button" value="▼"/>			\$8,211.24 <input type="button" value="▼"/>	
Book/Page	Repayment Overpayment Refund Amount 8100 <input type="button" value="▼"/>			\$107.85 <input type="button" value="▼"/>	

Notes

107.85  
+ 80.00  
-----  
4187.85 Redeemer

## W A R N I N G

**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

Redeemed  
20-089

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**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

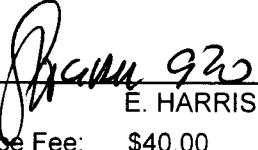
**Defendant:**

**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

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 Ballinger

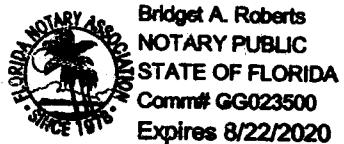
MALCOLM G. BALLINGER, PUBLISHER

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 Brig Hurl

BRIDGET A. ROBERTS, NOTARY PUBLIC



**Pam Childers**  
Clerk of the Circuit Court & Co-  
Official Records  
221 Palafox Place, Suite 1  
Pensacola, FL 32502

**CERTIFIED MAIL™**



9171 9690 0935 0128 2574 75

NEOPOST  
12/19/2019  
**US POSTAGE \$005.60<sup>0</sup>**

POSTAGE  
STAMP  
12/19/2019  
041M11272965  
ZIP 32502

175

EDGEMONT COUNTY, F.L.  
2020 JUN 23 A 11-42  
FILED  
TNA & CO., INC. - ATTORNEYS  
FBI - C.I.A. - D.O.J.

REBORAH SPICER [20-089]  
2400 FRANCISCAN DR  
PENSACOLA FL 32506  
BC: 3250258335  
3250258333  
UFT  
NOT DELIVERABLE TO SENDER  
AS ADDRESSED  
FORWARD  
REBORAH SPICER [20-089]  
2400 FRANCISCAN DR  
PENSACOLA FL 32506  
BC: 3250258335  
3250258333  
UFT  
NOT DELIVERABLE TO SENDER  
AS ADDRESSED  
FORWARD

Pam Childers

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

**CERTIFIED MAIL™**



9171 9690 09335 0128 2574 68

EDOMAULIA COUNTY, AL  
2011 APR 23 AM 11:11  
FILED  
CLERK & REC'D. - 2011 APR 23 PM 11:11  
TENNESSEE STATE PENITENTIARY

A Neopost postage label with a barcode. The text on the label reads:

NEOPOST  
12/19/2019  
**US POSTAGE \$005.60<sup>0</sup>**

The label is oriented vertically.

ENSACOLA FL32520  
UTF  
B.C.: 32502583335  
NOT RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNDELIVERABLE TO FORWARD