

19-442

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900170

Date of Tax Deed Application
Apr 17, 2019

This is to certify that **CATALINA TAX CO LLC SERIES 17 US BANK % CATALINA TAX -SER 17**, holder of **Tax Sale Certificate Number 2017 / 308**, 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: **01-3742-000**

Cert Holder:
CATALINA TAX CO LLC SERIES 17 US BANK % CATALINA TAX -SER 17
PO BOX 645040
CINCINNATI, OH 45264-5040

Property Owner:
COASTAL PLUMBING & SEWER INC
9655 BEULAH RD
PENSACOLA, FL 32526

LTS 19 20 HILLSIDE S/D PB 1 P 43 OR 5796 P 1817

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
2017/308	01-3742-000	06/01/2017	2,074.26	103.71	2,177.97

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
2018/287	01-3742-000	06/01/2018	2,073.10	6.25	103.66	2,183.01

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	4,360.98
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,930.74
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)	6,666.72

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	6.25
19. Total Amount to Redeem	

Done this the 24th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 9-3-19

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
01-3742-000 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900170

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CATALINA TAX CO LLC SERIES 17 US BANK % CATALINA TAX -SER 17
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
01-3742-000	2017/308	06-01-2017	LTS 19 20 HILLSIDE S/D PB 1 P 43 OR 5796 P 1817

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
CATALINA TAX CO LLC SERIES 17 US BANK %
CATALINA TAX -SER 17
PO BOX 645040
CINCINNATI, OH 45264-5040

04-17-2019
Application Date

Applicant's signature



Chris Jones
Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List

[Back](#)

◀ Navigate Mode Account Reference ▶ Printer Friendly Version

<p>General Information</p> <p>Reference: 021S300601000019 Account: 013742000 Owners: COASTAL PLUMBING & SEWER INC Mail: 9655 BEULAH RD PENSACOLA, FL 32526 Situs: 9714 DAVIS HWY 32514 Use Code: VACANT COMMERCIAL Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2018</td> <td>\$77,040</td> <td>\$38,789</td> <td>\$115,829</td> <td>\$115,829</td> </tr> <tr> <td>2017</td> <td>\$77,040</td> <td>\$35,432</td> <td>\$112,472</td> <td>\$112,472</td> </tr> <tr> <td>2016</td> <td>\$77,040</td> <td>\$34,313</td> <td>\$111,353</td> <td>\$110,008</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">> File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2018	\$77,040	\$38,789	\$115,829	\$115,829	2017	\$77,040	\$35,432	\$112,472	\$112,472	2016	\$77,040	\$34,313	\$111,353	\$110,008
Year	Land	Imprv	Total	Cap Val																	
2018	\$77,040	\$38,789	\$115,829	\$115,829																	
2017	\$77,040	\$35,432	\$112,472	\$112,472																	
2016	\$77,040	\$34,313	\$111,353	\$110,008																	

<p>Sales Data</p> <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>12/2005</td> <td>5796</td> <td>1817</td> <td>\$150,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>07/1984</td> <td>1940</td> <td>487</td> <td>\$44,600</td> <td>WD</td> <td>View Instr</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)	12/2005	5796	1817	\$150,000	WD	View Instr	07/1984	1940	487	\$44,600	WD	View Instr	<p>2018 Certified Roll Exemptions</p> <p>None</p> <hr/> <p>Legal Description</p> <p>LTS 19 20 HILLSIDE S/D PB 1 P 43 OR 5796 P 1817</p> <hr/> <p>Extra Features</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)														
12/2005	5796	1817	\$150,000	WD	View Instr														
07/1984	1940	487	\$44,600	WD	View Instr														

<p>Parcel Information</p> <p>Section Map Id: 02-1S-29-2</p> <p>Approx. Acreage: 2.1400</p> <p>Zoned: Com</p> <p>Evacuation & Flood Information Open Report</p>	<p>Launch Interactive Map</p>
<p>View Florida Department of Environmental Protection(DEP) Data</p>	
<p>Buildings</p> <p>Images</p> <p>1/28/19</p>	

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: 04/25/2019 (tc.28633)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CATALINA TAX CO LLC SERIES 17 US BANK** holder of **Tax Certificate No. 00308**, 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:

LTS 19 20 HILLSIDE S/D PB 1 P 43 OR 5796 P 1817

SECTION 02, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 013742000 (19-442)

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

COASTAL PLUMBING & SEWER INC

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 Tuesday** in the month of September, which is the **3rd day of September 2019**.

Dated this 29th day of April 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



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

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 013742000 Certificate Number: 000308 of 2017

Payor: MIKE DAVIS 5748 SPARKLEBERRY LANE PENSACOLA FL 32526 Date 04/30/2019

Clerk's Check #	119110863	Clerk's Total	\$502.03
Tax Collector Check #	1	Tax Collector's Total	\$7,172.97
		Postage	\$0.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$7,752.00

6819.97
 6836.97

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
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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 000308

Redeemed Date 04/30/2019

Name MIKE DAVIS 5748 SPARKLEBERRY LANE PENSACOLA FL 32526

Clerk's Total = TAXDEED	\$502.03	\$502.03 \$6819.97
Due Tax Collector = TAXDEED	\$7,172.97	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY
 No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 013742000 Certificate Number: 000308 of 2017

Redemption Yes No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/03/2019"/>	Redemption Date <input type="text" value="04/30/2019"/>
Months	5	0
Tax Collector	<input type="text" value="\$6,666.72"/>	<input type="text" value="\$6,666.72"/>
Tax Collector Interest	\$500.00	\$0.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$7,172.97	<input type="text" value="\$6,672.97"/> 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	\$35.03	\$0.00
Total Clerk	\$502.03	<input type="text" value="\$467.00"/> 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="\$70.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$7,822.00	\$7,156.97
	Repayment Overpayment Refund Amount	\$665.03
Book/Page	<input type="text" value="8086"/>	<input type="text" value="571"/>

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 8086, Page 571, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00308, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 013742000 (19-442)

DESCRIPTION OF PROPERTY:

LTS 19 20 HILLSIDE S/D PB 1 P 43 OR 5796 P 1817

SECTION 02, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: COASTAL PLUMBING & SEWER INC

Dated this 30th day of April 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

May 7, 2019

CATALINA TAX CO LLC SERIES 17 US BANK
PO BOX 645040
CINCINNATI OH 45264

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2017 TD 000308	\$467.00	\$0.00	\$467.00
2017 TD 000365	\$467.00	\$0.00	\$467.00

TOTAL \$934.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-442

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15196

June 4, 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 06-04-1999, through 06-04-2019, and said search reveals the following:

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

Coastal Plumbing and Sewer, Inc.

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: 

June 4, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15196

June 4, 2019

Lot 19 and 20, Hillside, as per plat thereof, recorded in Plat Book 1, Page 43, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15196

June 4, 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 \$115,829.00. Tax ID 01-3742-000.

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: 9-3-2019

TAX ACCOUNT NO.: 01-3742-000

CERTIFICATE NO.: 2017-308

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.

Coastal Plumbing & Sewer, Inc.
9655 Beulah Rd.
Pensacola, FL 32526
and
9714 Davis Hwy.
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,
this 4th day of June, 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.

This Instrument Prepared By:
WILLIAM H. MITCHEM
Beggs & Lane, RLLP
Post Office Box 12950
501 Commendencia Street
Pensacola, Florida 32591
(850) 432-2451
Florida Bar No.: 187836

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **DONNA J. GARDNER** and **BROOKS R. GARDNER, JR.**, husband and wife (herein "Grantor"), for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto **COASTAL PLUMBING & SEWER, INC.**, a Florida corporation, whose address is 3010 Keats Drive, Pensacola, Florida 32503, (herein "Grantee"), its successors and/or assigns, forever, the following described real property located in Escambia County, Florida:

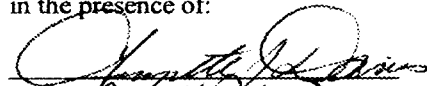
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY THIS REFERENCE


Subject to those items more particularly set forth on Exhibit "B" attached hereto and incorporated herein by this reference (the "Permitted Exceptions").


Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the exceptions set forth herein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of
December, 2005.

Signed, sealed and delivered
in the presence of:


Name: Robert H. J. Davis


Name: Matthew D. Vinson


Donna J. Gardner

9714 Davis Hwy.
Pensacola, Florida 32514

Annette J. Davis
Name: Annette J. Davis
Matthew D. Viner
Name: Matthew D. Viner

Brooks R. Gardner, Jr.
Brooks R. Gardner, Jr.
9714 Davis Hwy.
Pensacola, Florida 32514

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6th day of December, 2005, by Donna J. Gardner and Brooks R. Gardner, Jr., who did not take an oath and who:

____ is/are personally known to me.
 produced current Florida driver's license as identification.
____ produced _____ as identification.

(Notary Seal Must Be Affixed)

Annette J. Davis
Notary Public

Name of Notary Printed
My Commission Expires: _____
Commission Number: _____

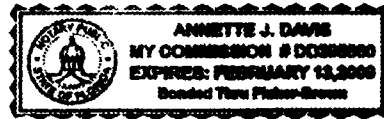


EXHIBIT A

Lots 19 and 20 in Hillside, a subdivision of a part of the Joseph Noriega Grant, Section 2, Township 1 South, Range 30 West, Escambia County, Florida, according to the plat of said Subdivision recorded in Plat Book 1 at Page 43, of the public records of said County.