

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800337

Date of Tax Deed Application

Apr 27, 2018

This is to certify that **TLOA OF FLORIDA LLC**, holder of **Tax Sale Certificate Number 2016 / 4869**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **09-3231-895**

Cert Holder:

TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

Property Owner:

HOFFMAN JOE
HOFFMAN DANIELLE
11500 MOBILE HIGHWAY
PENSACOLA, FL 32526

LT 21 BLK 6 SANTA MONICA PB 8 P 40 OR 7360 P 999

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
2016/4869	09-3231-895	06/01/2016	1,029.63	51.48	1,081.11

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
/						

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. Ownership and Encumbrance 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)

1,081.11

0.00

0.00

200.00

175.00

1,456.11

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

6.25

Done this the 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 5, 2018

By *Condice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
 09-3231-895 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800337

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032,

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
09-3231-895	2016/4869	06-01-2016	LT 21 BLK 6 SANTA MONICA PB 8 P 40 OR 7360 P 999

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, ownership and encumbrance 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
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

04-27-2018
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

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← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information	
Reference:	102S313100021006
Account:	093231895
Owners:	HOFFMAN JOE HOFFMAN DANIELLE
Mail:	11500 MOBILE HIGHWAY PENSACOLA, FL 32526
Situs:	3185 PALMDALE AVE 32526
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	SHERWOOD/BELLVIEW/PINE FOREST
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$11,400	\$45,172	\$56,572	\$56,572
2016	\$11,400	\$44,342	\$55,742	\$55,742
2015	\$11,400	\$43,665	\$55,065	\$55,065

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data				MLS Listing #533974	
Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/15/2015	7360	999	\$50,000	WD	View Instr
10/1998	4330	481	\$57,900	WD	View Instr
04/1998	4241	1845	\$100	QC	View Instr
02/1997	4097	158	\$100	QC	View Instr
06/1996	3991	24	\$45,500	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2017 Certified Roll Exemptions
None

Legal Description
LT 21 BLK 6 SANTA MONICA PB 8 P 40 OR 7360 P 999

Extra Features
METAL BUILDING

Parcel Information

Section Map Id:
10-2S-31-1

Approx. Acreage:
0.1445

Zoned: MDR

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

Buildings

Address: 3185 PALMDALE AVE, Year Built: 1978, Effective Year: 1978

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER

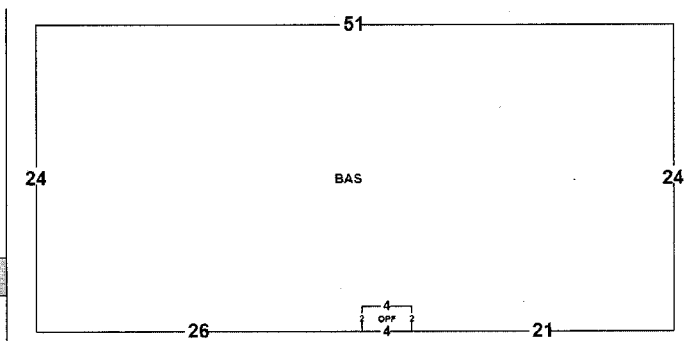
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



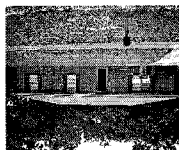
Areas - 1224 Total SF

BASE AREA - 1216

OPEN PORCH FIN - 8



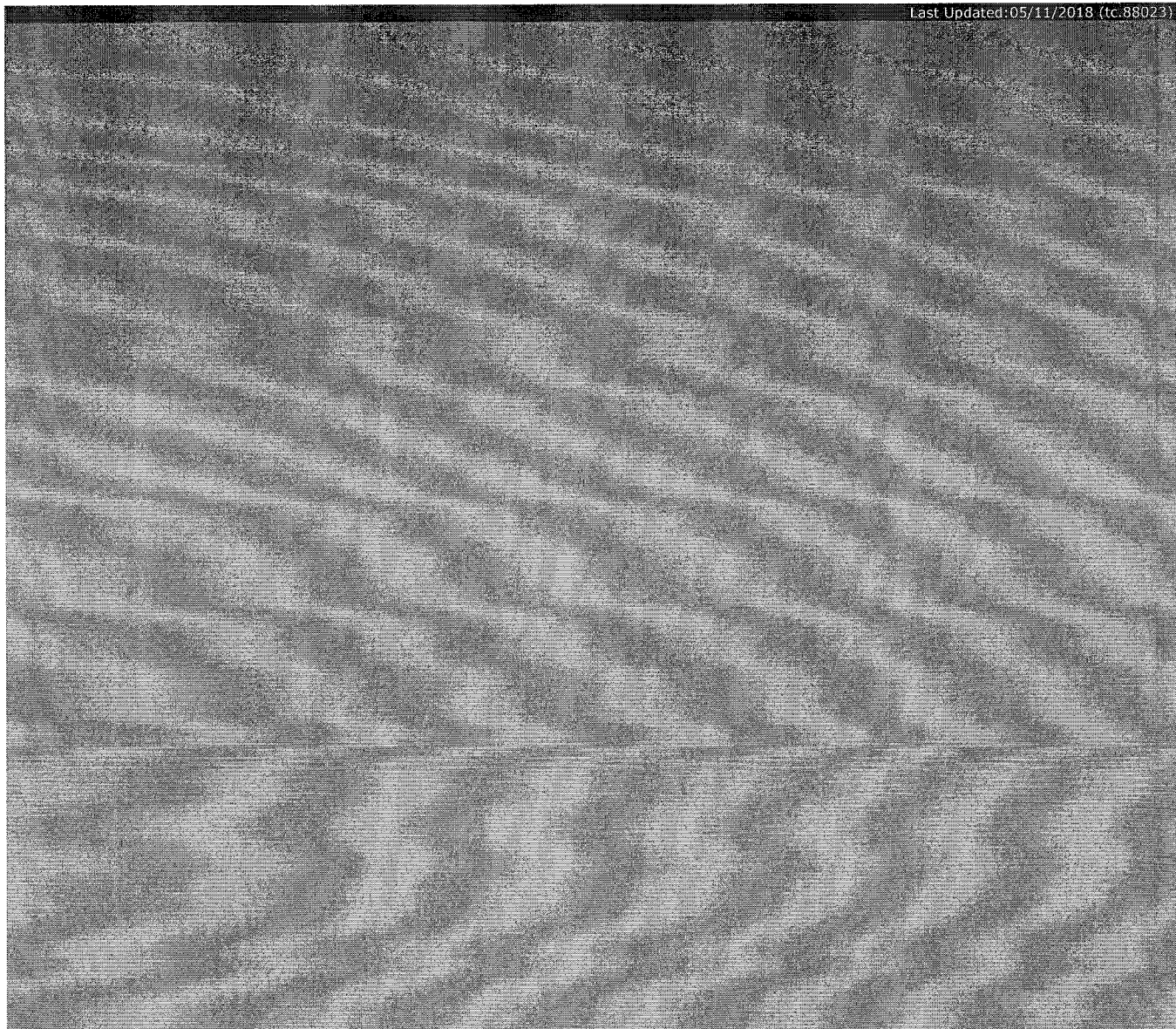
Images



9/30/15

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:05/11/2018 (tc.88023)



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

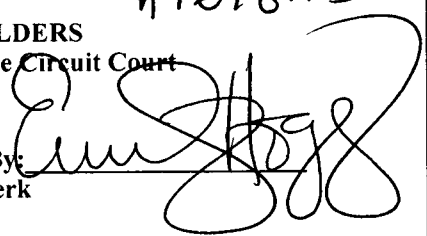
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 093231895 Certificate Number: 004869 of 2016**

**Payor: JOSEPH W HOFFMANN 11500 MOBILE HIGHWAY PENSACOLA, FL 32526 Date
07/03/2018**

Clerk's Check #	444137741	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$1,615.25
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,212.50

\$1,678.13

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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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 # 2016 TD 004869

Redeemed Date 07/03/2018

Name JOSEPH W HOFFMANN 11500 MOBILE HIGHWAY PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$1,615.25 1678.13
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• 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: 093231895 Certificate Number: 004869 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/05/2018	Redemption Date 07/03/2018 
Months	7	3
Tax Collector	\$1,456.11	\$1,456.11
Tax Collector Interest	\$152.89	\$65.52
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,615.25	\$1,527.88 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$20.25
Total Clerk	\$497.25	\$470.25 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$2,212.50	\$1,998.13
	Repayment Overpayment Refund Amount	\$214.37

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 9, 2018

TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON CT 06032

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.

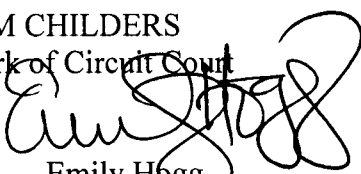
TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 004869	\$450.00	\$20.25	\$470.25
2016 TD 007320	\$490.00	\$14.70	\$504.70

TOTAL \$974.95

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

18-552

Redeemed

PROPERTY INFORMATION REPORT

File No.: 10578

August 10, 2018

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 08-09-1998, through 08-09-2018, and said search reveals the following:

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

Joe Hoffmann and Danielle Hoffmann, 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

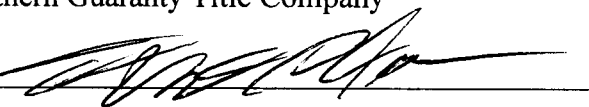
4. Taxes:

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: 

August 10, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 10578

August 10, 2018

Lot 21, Block 6, Santa Monica, as per plat thereof, recorded in Plat Book 8, Page 40, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 10578

August 10, 2018

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

1. All Taxes Paid. The assessed value is \$56,572.00. Tax ID 09-3231-895.

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: 11-5-2018

TAX ACCOUNT NO.: 09-3231-895

CERTIFICATE NO.: 2016-4869

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.

Joe Hoffmann
Danielle Hoffmann
11500 Mobile Hwy.
Pensacola, FL 32526
and
3185 Palmdale Ave.
Pensacola, FL 32526

Certified and delivered to Escambia County Tax Collector,
this 13th day of August, 2018.

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:

Name: Ann Parsons an employee of
Reliable Land Title Corporation
Address: 15 West La Rua Street
Pensacola, Florida 32501

Return to: Reliable Land Title Corporation
FILE NO. 15-04-071PA

Address: 15 West La Rua Street
Pensacola, Florida 32501

Property Appraisers Parcel Identification Number(s): 093231895

THIS WARRANTY DEED Made the 15th day of May, 2015 by Vinh H. Tran, as to his separate non-homestead property, whose post office address is 506 Bainbridge St., Panama City, FL 32413, hereinafter called the grantor, to Joe Hoffmann and Danielle Hoffmann, husband and wife whose post office address is 3185 Palmdale Ave., Pensacola, FL 32526 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the grantor, for and in consideration of the sum \$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, State of Florida, viz:

Lot 21, Block 6, Santa Monica Subdivision, according to the Plat thereof, recorded in Plat Book 8, Page(s) 40, of the Public Records of Escambia County, Florida.

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

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

And the grantor hereby covenants with the 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, and hereby 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, 2015. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature
Printed Signature

Signature
Printed Signature
Ann Parsons

Vinh H. Tran

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15th day of May, 2015 by Vinh H. Tran, who is personally known to me or who produced FL DL as identification and who did/did not take an oath.

Signature

Notary Public
My Commission Expires:

[seal]

