

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
07-3786-000 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900672

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
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
07-3786-000	2017/3799	06-01-2017	LT 13 BLK E EDGEWATER PB 2 P 97 OR 3686 P 180 SEC 37/38 T 2S R 30 CA 163

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
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

08-29-2019
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information

Reference: 372S301000013005
Account: 073786000
Owners: WABNITZ GERALD
Mail: 206 S EHRMANN ST
 PENSACOLA, FL 32507
Situs: 206 EHRMANN ST 32507
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$8,000	\$70,944	\$78,944	\$59,947
2018	\$8,000	\$69,285	\$77,285	\$58,830
2017	\$8,000	\$63,288	\$71,288	\$57,620

Disclaimer

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/1994	3686	180	\$13,200	WD	View Instr
01/1974	793	516	\$7,000	WD	View Instr
09/1971	563	388	\$100	QC	View Instr
01/1966	295	603	\$3,450	WD	View Instr

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

2019 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 13 BLK E EDGEWATER PB 2 P 97 OR 3686 P 180 SEC
 37/38 T 2S R 30 CA 163

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

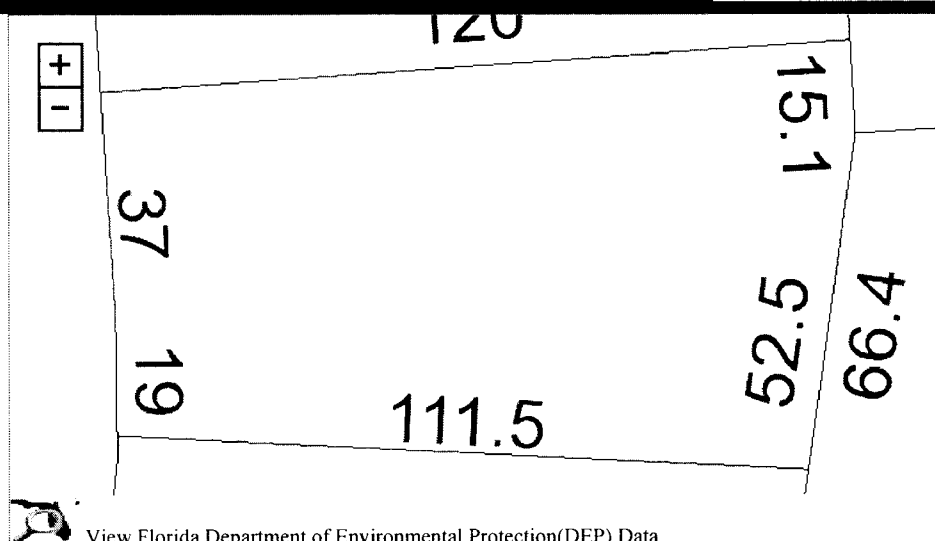
Section Map

Id:
[CA163](#)

Approx. Acreage:
 0.1673

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



View Florida Department of Environmental Protection(DEP) Data

Buildings

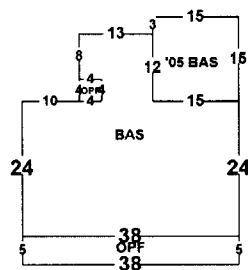
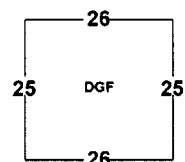
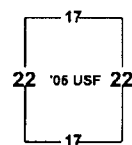
Address:206 EHRMANN ST, Year Built: 1952, Effective Year: 1952

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-VINYL SIDING
 EXTERIOR WALL-ASBESTOS SIDING
 FLOOR COVER-CARPET
 FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-8
NO. STORIES-2
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2507 Total SF
BASE AREA - 1277
DET GARAGE FIN - 650
OPEN PORCH FIN - 206
UPPER STORY FIN - 374



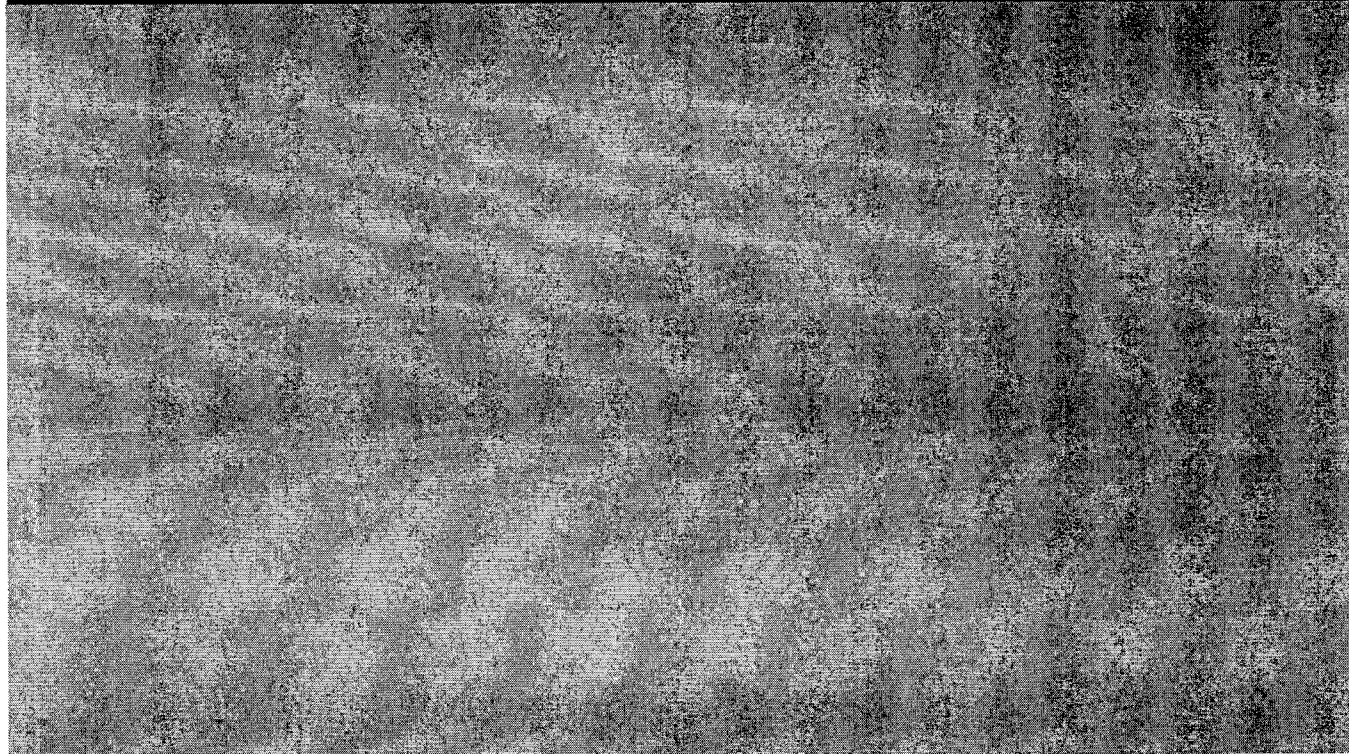
Images



12/7/18

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:09/26/2019 (tc.1842)



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 03799**, 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 13 BLK E EDGEWATER PB 2 P 97 OR 3686 P 180 SEC 37/38 T 2S R 30 CA 163

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073786000 (20-356)

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

GERALD WABNITZ

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 August, which is the **3rd day of August 2020**.

Dated this 30th day of September 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 073786000 Certificate Number: 003799 of 2017**

Payor: PATRICE WABNITZ 206 S EHRMANN ST PENSACOLA, FL 32507 Date 02/24/2020

Clerk's Check #	0	Clerk's Total	\$551.06
Tax Collector Check #	1	Tax Collector's Total	\$2,748.58
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,416.64

\$2,745.92

**PAM CHILDERS
Clerk of the Circuit Court**

Received By:
Deputy Clerk

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2017 TD 003799

Redeemed Date 02/24/2020

Name PATRICE WABNITZ 206 S EHRMANN ST PENSACOLA, FL 32507

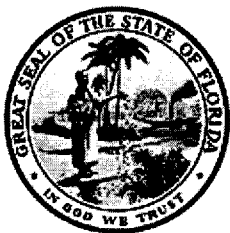
Clerk's Total = TAXDEED	\$551.06	2728.92
Due Tax Collector = TAXDEED	\$2,748.58	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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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: 073786000 Certificate Number: 003799 of 2017

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 08/03/2020	Redemption Date 02/24/2020
Months	12	6
Tax Collector	\$2,318.71	\$2,318.71
Tax Collector Interest	\$417.37	\$208.68
Tax Collector Fee	\$12.50	\$12.50
Total Tax Collector	\$2,748.58	\$2,539.89 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$84.06	\$42.03
Total Clerk	\$551.06	\$509.03 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$3,416.64	\$3,065.92
	Repayment Overpayment Refund Amount	\$350.72
Book/Page	8174	1305

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 8174, Page 1305, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03799, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 073786000 (20-356)

DESCRIPTION OF PROPERTY:

LT 13 BLK E EDGEWATER PB 2 P 97 OR 3686 P 180 SEC 37/38 T 2S R 30 CA 163

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: GERALD WABNITZ

Dated this 24th day of February 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-356
Redeemed

PROPERTY INFORMATION REPORT

File No.: 15916

May 4, 2020

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 05-04-2000, through 05-04-2020, and said search reveals the following:

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

Gerald Wabnitz

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: 

May 4, 2020

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15916

May 4, 2020

Lot 13, Block E, Edgewater, as per plat thereof, recorded in Plat Book 2, Page 97, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15916

May 4, 2020

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

1. Utility Lien filed by ECUA in OR Book 8029., page 1172.
2. All Taxes Paid. The assessed value is \$8,000.00. Tax ID 07-3786-000.

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: rcsgt@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: August 3, 2020

TAX ACCOUNT NO.: 07-3786-000

CERTIFICATE NO.: 2017-3799

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

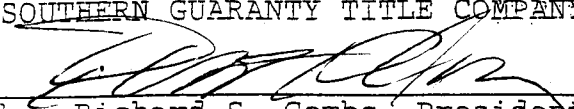
 X Homestead for 2019 tax year.

Gerald Wabnitz
206 S. Ehrmann St.
Pensacola, FL 32507

ECUA
9255 Sturdevant St.
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,
this 5th day of May, 2020.

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.

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by: Carol D. Eubanks
Southland Title of Pensacola, Inc.
Address: 1120 N. 12th Ave.
Pensacola, Florida 32501
File # 94-12436

Property Appraisers Parcel Identification (Folio) Number(s):

37-2S-30-1000-013-005

Grantee(s) S.S. # (s):

WARRANTY DEED
INDIVID. TO INDIVID.

OR BK3686 Pg0180
INSTRUMENT 00173271

D S PD Deed \$182.40
Mort \$0.00 ASUM \$0.00
DECEMBER 1, 1994
Joe A. Flowers, Comptroller
Cert. Reg. 59-2043328-27-01
BY: *[Signature]* D.C.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this 25th day of November, 1994, BETWEEN
Mildred G. Rooney, an unmarried widow
whose post office address is: 8 Carlen Court Fairview, New Jersey 07022

of the County of _____, State of New Jersey, grantor, and

Gerald Wabnitz dba Carpentry Construction Company

whose post office address is: 206 S. Ehrmann St.
Pensacola, Fla 32507

of the County of Escambia, State of Florida, grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of

Ten and 00/100----- Dollars, and
other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever,
the following described land, situate, lying and being in Escambia County, Florida, to-wit:

Lot 13, Block E, in Edgewater Subdivision, a subdivision of a
portion of Sections 37 and 38, Township 2 South, Range 30
West, according to Plat filed in Plat Book 2, page 97 of the
public records of Escambia County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of
all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature] *[Signature]* (Seal)
Print name of witness: John Paul Rooney Mildred G. Rooney

[Signature] _____ (Seal)
Print name of witness: JANE NOONAN _____ (Seal)

STATE OF New Jersey
COUNTY OF Bellevue

The foregoing instrument was acknowledged before me this 25 day of November, 1994,
by Mildred G. Rooney, an unmarried widow

who is or is not personally known to me or who has/have produced

as identification and who did take an oath.

My Commission expires

ATHENA MARAKAS
My Commission Expires 4/8/95
Notary Public, State of N.J.

Name of Notary Public; Athena Marakas

Notary Public

Serial Number:

Pursuant to Escambia County Ordinance No. 94-13, Sellers of residential lots are required to disclose to the Buyer..

- (1) whether the roadways that abut the lot or lots to be purchased have been dedicated to public use or are privately held;
- (2) whether such roadways are built to County standards;
- (3) whether roadways will be maintained by the County, and if not, what person or entity will be responsible for maintenance, repair and improvements to the roadways; and
- (4) in the case of roadways not built to County standards, who will be responsible for bringing the roadways up to County standards.

1. The roadway (☒) has been dedicated (☐) has not been dedicated to Escambia County.
2. The roadway (☐) has been built (☐) has not been built to meet County standards. (unknown)
3. The County (☒) has accepted (☐) has not accepted the responsibility of maintaining the roadway.

If not, it will be the responsibility of Escambia County, Florida to maintain, repair and improve the roadway.

4. It will be the responsibility of Escambia County, Florida to bring the roadway up to County standards for the purpose of dedication.

(If there is more than one abutting roadway or if more space is otherwise required, the Seller may attach additional pages so long as the number of pages is indicated on this page and both Seller and Buyer acknowledge each additional page by initial.)

() There will be attachments incorporated herein comprising additional pages.

This form completed by:

Southland Title of Pensacola, Inc.
Name 1120 N. 12th Ave.
Address Pensacola, Florida 32501 File # 94-12436
City, State, Zip Code

Ordinance No. 94-13 requires the disclosure be attached along with attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida.

The recordation by County employees of this disclosure shall in no way be construed as a covenant by the County or an acknowledgment of the veracity of the disclosure statements.

AS TO SELLER(S):

Mildred G. Rooney
Seller's Name: Mildred G. Rooney

Seller's Name: _____

STATE OF ~~FLORIDA~~ New Jersey
COUNTY OF ~~ESCAMBIA~~ _____

The foregoing instrument was acknowledged before me this 25 day of November, 1994, by
Mildred G. Rooney (a Florida/ _____ Corporation)
(corporation or individual)

and/by _____ (if corporation, title: _____, who signs
(individual or corporate official)

this document on behalf of the corporation), who did not take an oath and who:
_____ is/are personally known to me.

_____ produced current Florida driver's license as identification; or

_____ produced current N.J. DRIVER License as identification.

(Notary Seal must be affixed)

Signature of Notary Public
Athena Marakas

Name of Notary Printed

My Commission Expires 4/8/95

My Commission Expires: _____

Notary Public, State of NEW JERSEY

Commission Number: _____

AS TO BUYER(S):

Gerald Webnitz dba
Buyer's Name: Gerald Webnitz dba
Carpentry Construction Company

Buyer's Name: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 23rd day of _____
Gerald Webnitz dba (a Florida/ _____ Corporation)
Carpentry Construction Company (corporation or individual)

and/by _____ (if corporation, title: _____
(individual or corporate official)

this document on behalf of the corporation), who did not take an oath and who:
_____ is/are personally known to me.

XX produced current Florida driver's license as identification; or

_____ produced current _____ as identification.

(Notary Seal must be affixed)

Signature of Notary Public
M. Reed Eubanks

Name of Notary Printed

My Commission Expires: _____

Commission Number: _____

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS - 7/94

Instrument 00173271

Filed and recorded in the
Public Records by
DECEMBER 7, 1994
at 12:41 P.M.

In Book and Page noted
above on these
and record verified
JOE A. FLOWERS,
COMPTROLLER
Escambia County,
Florida



M. REED EUBANKS
Notary Public-State of Florida
Commission exp. June 2, 1998
Commission # CC377921

This Instrument Was Prepared
By And Is To Be Returned To:
Shaunte Davison,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LT 13 BLK E EDGEWATER PB 2 P 97 OR 3686 P 180 SEC 37/38 T 2S R 30 CA 163

Customer: Gerald Wabnitz

Account Number: 166408-96228

Amount of Lien: \$85.05, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

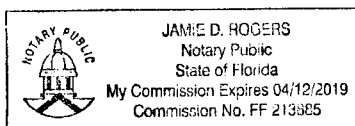
Dated: 01/08/2019

EMERALD COAST UTILITIES AUTHORITY

BY: Shaunte Davison

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8th day of January, 2019, by Shaunte Davison of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie D. Rogers
Notary Public - State of Florida

RWK:ls
Revised 05/31/11