



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

1123.48

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 26, 2023
Property description	MANCUSO MICHAEL T 601 E BURGESS RD # 111 PENSACOLA, FL 32504 601 E BURGESS RD 111 03-2190-060 UNIT I-11 TOWNHOUSES AT THE HAMPTONS CONDO PHASE I ALSO 1/22 INT IN COMMON ELEMENTS OR 4529 P 1335	Certificate #	2021 / 1149
		Date certificate issued	06/01/2021

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2021/1149	06/01/2021	593.21	29.66	622.87
→Part 2: Total*				622.87

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2022/1261	06/01/2022	602.09	6.25	30.10	638.44
Part 3: Total*					638.44

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,261.31
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	531.54
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,167.85

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:

Jennifer N. Cassidy
Signature, Tax Collector or Designee

Escambia, Florida

Date May 8th, 2023

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

+ \$6.25

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	30,290.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/01/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300368

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,

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
03-2190-060	2021/1149	06-01-2021	UNIT I-11 TOWNHOUSES AT THE HAMPTONS CONDO PHASE I ALSO 1/22 INT IN COMMON ELEMENTS OR 4529 P 1335

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
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

Applicant's signature

04-26-2023
Application Date



Chris Jones Escambia County Property Appraiser

ECPA Home

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

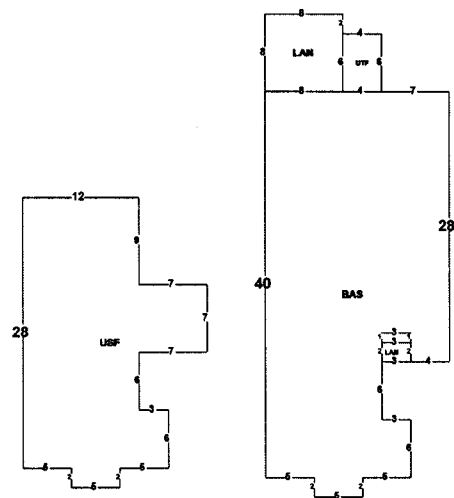
Printer Friendly Version

General Information		Assessments				
Parcel ID:	301S307600011001	Year	Land	Imprv	Total	Cap Val
Account:	032190060	2022	\$0	\$99,990	\$99,990	\$60,581
Owners:	MANCUSO MICHAEL T	2021	\$0	\$74,437	\$74,437	\$58,817
Mail:	601 E BURGESS RD # I11 PENSACOLA, FL 32504	2020	\$0	\$68,882	\$68,882	\$58,005
Situs:	601 E BURGESS RD I11 32504	Disclaimer				
Use Code:	CONDO-RES UNIT	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
06/1999	4529	1335	\$67,500	WD		Legal Description	
11/1994	3697	453	\$55,000	WD		UNIT I-11 TOWNHOUSES AT THE HAMPTONS CONDO PHASE	
03/1987	2372	732	\$61,700	WD		I ALSO 1/22 INT IN COMMON ELEMENTS OR 4529 P 1335	
10/1986	2425	355	\$100	WD		Extra Features	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						None	

Parcel Information		Launch Interactive Map			
Section Map Id: 30-1S-30-2	<div><div>+</div><div>-</div></div>				
Approx. Acreage: 0.9587					
Zoned: HC/LI					
Evacuation & Flood Information Open Report					
View Florida Department of Environmental Protection(DEP) Data					
Buildings					
Address: 601 E BURGESS RD I11, Year Built: 1986, Effective Year: 1986, PA Building ID#: 58319					

Structural Elements
DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
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-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME
Areas - 1208 Total SF
BASE AREA - 698
LANAI - 73
UPPER STORY FIN - 413
UTILITY FIN - 24



Images



6/21/2016 12:00:00 AM

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:05/09/2023 (tc.4774)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01149**, issued the **1st day of June, A.D., 2021** 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:

UNIT I-11 TOWNHOUSES AT THE HAMPTONS CONDO PHASE I ALSO 1/22 INT IN COMMON ELEMENTS OR 4529 P 1335

SECTION 30, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032190060 (1123-68)

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

MICHAEL T MANCUSO

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** Wednesday in the month of November, which is the **1st day of November 2023**.

Dated this 10th day of May 2023.

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



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 03-2190-060 CERTIFICATE #: 2021-1149

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: July 24, 2003 to and including July 24, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: July 28, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 28, 2023

Tax Account #: **03-2190-060**

1. The Grantee(s) of the last deed(s) of record is/are: **MICHAEL T MANCUSO**
By Virtue of Warranty Deed recorded 3/2/2000 in OR 4529/1335
2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Mortgage in favor of Marshall O. Carpenter, III recorded 03/02/2000 – OR 4529/1337 assigned to the Marshall Carpenter Family Limited Partnership, a Florida Limited Partnership by assignement recorded 04/26/2000 – OR 4551/553**
4. Taxes:

Taxes for the year(s) 2020-2022 are delinquent.
Tax Account #: 03-2190-060
Assessed Value: \$60,581.00
Exemptions: HOMESTEAD
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **THE TOWN HOMES AT THE HAMPTONS CONDOMINIUM OF PENSACOLA, INC.**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: NOV 1, 2023

TAX ACCOUNT #: 03-2190-060

CERTIFICATE #: 2021-1149

In compliance with Section 197.522, 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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2022</u> tax year.

MICHAEL T MANCUSO
601 E BURGESS RD #I11
PENSACOLA, FL 32504

THE MARSHALL CARPENTER
FAMILY LIMITED PARTNERSHIP LLLP
8450 PENSACOLA BLVD
PENSACOLA, FL 32534

THE TOWN HOMES AT THE
HAMPTONS CONDOMINIUM
ASSOCIATION OF PENSACOLA INC
601 E BURGESS RD
PENSACOLA, FL 32504

THE TOWN HOMES AT THE
HAMPTON CONDOMINIUM
ASSOCIATION OF PENSACOLA INC
2441 US HWY 98 WEST SUITE 101
SANTA ROSA BEACH, FL 32459

Certified and delivered to Escambia County Tax Collector, this 28th day of July, 2023.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

July 28, 2023

Tax Account #:03-2190-060

**LEGAL DESCRIPTION
EXHIBIT "A"**

**UNIT I-11 TOWNHOUSES AT THE HAMPTONS CONDO PHASE I ALSO 1/22 INT IN COMMON
ELEMENTS OR 4529 P 1335**

SECTION 30, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-2190-060(1123-68)

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This Warranty Deed is made this 15th day of June, 1999, by MARSHALL O. CARPENTER, III, whose address is 8450 Pensacola Blvd., Pensacola, Florida 32534, hereinafter called GRANTOR, said property not being the homestead of the GRANTOR, and MICHAEL T. MANCUSO, hereinafter called GRANTEE, whose address is 601 E. Burgess Road, #I-11, Pensacola, Florida 32504.

WITNESSETH:

That the Grantor for and in consideration of the sum of \$10.00 and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situated in Escambia County, Florida, to wit:

Unit I-11, Building 1, Phase 1, The Town Homes at The Hamptons, a Condominium, according to Declaration of Condominium dated the 15th day of August, 1986, and recorded on the 12th day of September, 1986, under Comptroller's File for Record No. 481354, and in Official Records Book 2276 at page 874 through 973 of the Public Records of Escambia County, Florida, together with all its appurtenances, including without limitation, its undivided interest in the common elements according to the Declaration TAX FOLIO #: 30-15-30-7600-011-001.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor have 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.

IN WITNESS WHEREOF the said Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

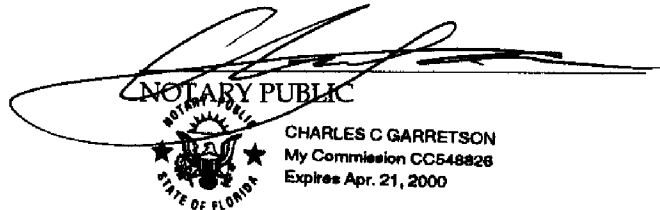
MARSHALL O. CARPENTER, III

Charles C. Garretson, Esq., P.A.
Attorney At Law
207 South Baylen Street
Pensacola, FL 32501
(850) 438-5178
FAX: (850) 432-4394
FL Bar No. 716601
Circuit Ct. Mediator
Family Ct. Mediator
Arbitrator

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that before me personally appeared MARSHALL O. CARPENTER, III, to me known to be the person described in and who executed the foregoing instrument and that he, after being first duly sworn, acknowledged before me that he executed the same

WITNESS my hand and official seal this 17th day of June, 1999.



RCD Mar 02, 2000 09:42 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-710989

Charles C. Garrettson, Esq., P.A.
Attorney At Law
207 South Baylen Street
Pensacola, FL 32501
(850) 438-5178
FAX: (850) 432-4394
FL Bar No. 716601
Circuit Ct. Mediator
Family Ct. Mediator
Arbitrator

OR BK 4529 PG1337
Escambia County, Florida
INSTRUMENT 00-710990

MTG DOC STAMPS PD @ ESC CO \$ 236.25

03/02/00 ERNIE LEE MAGANA, CLERK

By: Sally Arnold

INTANGIBLE TAX PD @ ESC CO \$ 135.00

03/02/00 ERNIE LEE MAGANA, CLERK

By: Sally Arnold

15.00
236.25
135.00

STATE OF FLORIDA
COUNTY OF ESCAMBIA

MORTGAGE

This Mortgage executed this 1st day of June, 1999 by MICHAEL T. MANCUSO, hereinafter called as "Mortgagor", and MARSHALL O. CARPENTER, III, hereinafter called "Mortgagee", has received a loan from the Mortgagee in the amount of SIXTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$67,500.00) which is evidenced by an executed promissory note signed the 1st day of June, 1999. The Mortgagor is indebted to the Mortgagee pursuant the terms in that a certain promissory note in the amount of \$67,500.00. The Mortgagor for purposes of securing the loan under due said note does hereby grant, bargain, sale, alien, remise, release, convey, and confirm to mortgagee in fee simple forever the following described real estate, lying and being in the County of Escambia, State of Florida, to-wit:

Unit I-11, Building 1, Phase 1, The Town Homes at The Hamptons, a Condominium, according to Declaration of Condominium dated the 15th day of August, 1986, and recorded on the 12th day of September, 1986, under Comptroller's File for Record No. 481354, and in Official Records Book 2276 at page 874 through 973 of the Public Records of Escambia County, Florida, together with all its appurtenances, including without limitation, its undivided interest in the common elements, according to the Declaration TAX FOLIO #: 30-15-30-7600-011-001.

Together with the tenements, hereditaments and appurtenances and all structures, buildings and improvements of every kind of description now and hereafter on said described land and all fixtures attached hereto and all proceeds and profits accruing and to accrue from said premises.

MICHAEL T. MANCUSO, said mortgagor for himself and his heirs, does hereby covenant with said mortgagee and their successors and assigns that he is well seized

Misc/mancuso.mtg

THE INSTRUMENT
PREPARED BY:

Charles C. Garrison, Esq., P.A.
Attorney At Law
207 South Baylen Street
Pensacola, FL 32501
(850) 438-5178
FAX: (850) 432-4394
FL Bar No. 716601
Circuit Ct. Mediator
Family Ct. Mediator
Arbitrator

of said property, and has a good right to convey the same; that it is free from any lien or encumbrance in law or equity; and that said mortgagor shall and will warrant, and by these presents forever defend, the said premises unto the said mortgagee, their heirs and assigns against the lawful claims of all and every person or person whomsoever.

THE FOREGOING CONVEYANCE is intended to be, and is a mortgage to secure the payment of that certain promissory note of even date herewith, for the sum of SIXTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$67,500.00), made by the said mortgagor, MICHAEL T. MANCUSO, payable to the order of MARSHALL O. CARPENTER, III, the said mortgagee.

The mortgagor covenants that he will keep perfect and unimpaired the security hereby given; that he will keep the improvements upon said mortgaged property insured for a sum not less than SIXTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$67,500.00), in an insurance company, or insurance companies, to be approved by the mortgagee, loss, if any, payable to the mortgagee as his interest may appear, until such heretofore described promissory note be fully paid; that he will pay all taxes, assessments and condominium fees and charges and will provide annually proof of payment of these items, which may or might become liens superior to that hereby created and that if such insurance be not procured or maintained, or such taxes, assessments and condominium fees and charges be not paid, the mortgagees may procure and maintain such insurance, and pay such taxes, assessments and charges and the lien hereby created shall extend to all such sums expended, with interest at the rate of eighteen percent (18%) per annum.

The mortgagor agrees that the indebtedness covered by this mortgage shall become immediately due and payable, and this mortgage shall become immediately forecloseable for all sums secured hereby, if the said indebtedness or any part thereof, of the

Charles C. Garretson, Esq., P.A.
Attorney At Law
207 South Baylen Street
Pensacola, FL 32501
(850) 438-5178
EAX: (850) 432-4394
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Circuit Ct. Mediator
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Arbitrator

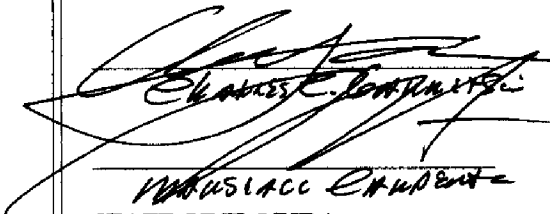
Misc/mancuso.mtg

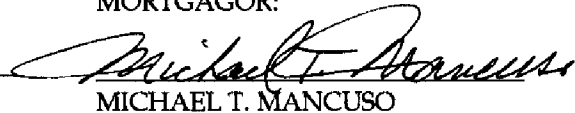
said interest, or any installment thereof, shall not be paid according to the terms of the said note of even date herewith, or if the mortgagor shall omit the doing of anything herein required to be done for the protection of the mortgage, and all cost and expenses, including attorney's fee and commissions, incurred in collecting this mortgage debt, shall be a part of the mortgage debt and a lien upon the mortgaged property, and if a foreclosure of this mortgage be had, or a suit to foreclose the same be rightfully begun, he will pay all cost and expense so the said suit, including a reasonable attorney's fee, to the attorney of the complainant foreclosing, which cost and fees shall be included in the lien of this mortgage and in the sum decreed upon foreclosure.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of June, 1999.

WITNESSES:

MORTGAGOR:

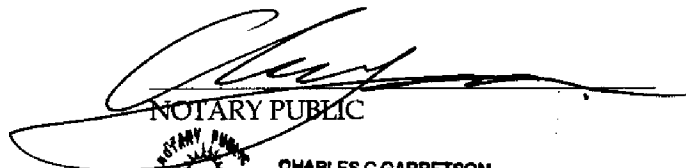


Charles C. Garrettson
Notary Public


MICHAEL T. MANCUSO

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that before me personally appeared MICHAEL T. MANCUSO, to me known to be the person described in and who executed the foregoing instrument and that he after being first duly sworn acknowledged before me that he executed the same.

WITNESS my hand and official seal this 1st day of June, 1999.


NOTARY PUBLIC

CHARLES C GARRETSON
My Commission CC648828
Expires Apr. 21, 2000

Charles C. Garrettson, Esq., P.A.
Attorney At Law
207 South Baylen Street
Pensacola, FL 32501
(850) 438-3178
FAX: (850) 432-4394
FL Bar No. 716601
Circuit Ct. Mediator
Family Ct. Mediator
Arbitrator

Misc/mancuso.mtg

RCD Mar 02, 2000 09:42 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-710990

1/3
600

OR BK 4551 PG 553
Escambia County, Florida
INSTRUMENT 00-728213

RCD Apr 26, 2000 02:45 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-728213

Prepared by/Return to:
GARY B. LEUCHTMAN
Beggs & Lane
P.O. Box 12950
Pensacola, FL 32576
(850) 432-2451
Florida Bar No: 342262

ASSIGNMENT OF MORTGAGE

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Marshall O. Carpenter, III, the owner of a mortgage (and of the indebtedness secured thereby) made by Michael T. Mancuso to Marshall O. Carpenter, III on the 1st day of June, 1999, and recorded in Official Records Book 4529 at Page 1337 of the public records of Escambia County, Florida, for valuable considerations does hereby assign and transfer the said mortgage (and the note and indebtedness secured thereby) to the Marshall Carpenter Family Limited Partnership, a Florida Limited Partnership, dated November 22, 1999 without recourse on the assignor, in any manner or for any cause whatever.

DATED this 17 day of April, 2000.

Witnesses:

Jerry Valanzano
Print Name

Patricia Chapman
Print Name

Marshall O. Carpenter, III
MARSHALL O. CARPENTER, III

STATE OF FLORIDA
COUNTY OF ESCAMBIA

On this 17 day of April, 2000, before me personally appeared Marshall O. Carpenter, III, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Jane Kathryn Watts
NOTARY PUBLIC
State of Florida at Large
Jane Kathryn Watts

-Notary Seal Affixed-



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 01149 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 14, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MICHAEL T MANCUSO THE TOWN HOMES AT THE HAMPTONS CONDOMINIUM ASSOCIATION OF PENSACOLA INC
601 E BURGESS RD # 111 601 E BURGESS RD
PENSACOLA, FL 32504 PENSACOLA, FL 32504

THE MARSHALL CARPENTER FAMILY LIMITED
PARTNERSHIP LLLP
8450 PENSACOLA BLVD
PENSACOLA, FL 32534

THE TOWN HOMES AT THE HAMPTONS CONDOMINIUM ASSOCIATION OF
PENSACOLA INC
2441 US HWY 98 WEST SUITE 101
SANTA ROSA BEACH, FL 32459

WITNESS my official seal this 14th day of September 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 1, 2023, 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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01149**, issued the 1st day of **June, A.D., 2021** 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:

UNIT I-11 TOWNHOUSES AT THE HAMPTONS CONDO PHASE I ALSO 1/22 INT IN COMMON ELEMENTS OR 4529 P 1335

SECTION 30, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032190060 (1123-68)

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

MICHAEL T MANCUSO

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** Wednesday in the month of November, which is the **1st day of November 2023**.

Dated this 18th day of September 2023.

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

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Post Property:

601 E BURGESS RD I11 32504



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

By:
Emily Hogg
Deputy Clerk

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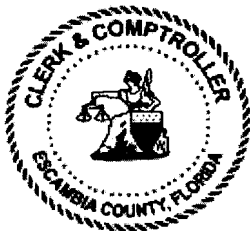
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Personal Services:

MICHAEL T MANCUSO
601 E BURGESS RD # I11
PENSACOLA, FL 32504

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: 032190060 Certificate Number: 001149 of 2021

Payor: CAROLYN WADDELL 601 E BURGESS RD # I11 PENSACOLA, FL 32504 **Date**
9/27/2023

Clerk's Check #	1	Clerk's Total	\$503.88
Tax Collector Check #	1	Tax Collector's Total	\$2,401.72
		Postage	\$28.84
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,951.44

\$2,786.89
~~\$2,951.44~~
\$2,832.73
 + 99.15 card fee
\$2,931.88

PAM CHILDERS
 Clerk of the Circuit Court
 Received By
 Deputy Clerk

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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 JURY ASSEMBLY
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 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 # 2021 TD 001149

Redeemed Date 9/27/2023

Name CAROLYN WADDELL 601 E BURGESS RD # I11 PENSACOLA, FL 32504

Clerk's Total = TAXDEED	\$503.88	\$ 2,786.89
Due Tax Collector = TAXDEED	\$2,401.72	
Postage = TD2	\$28.84	
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
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 032190060 Certificate Number: 001149 of 2021

Redemption ☐ Yes ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/1/2023"/>	Redemption Date <input type="text" value="9/27/2023"/>
Months	7	5
Tax Collector	<input type="text" value="\$2,167.85"/>	<input type="text" value="\$2,167.85"/>
Tax Collector Interest	\$227.62	\$162.59
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,401.72	<input type="text" value="\$2,336.69"/> JK
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$47.88	\$34.20
Total Clerk	\$503.88	<input type="text" value="\$490.20"/> 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="\$28.84"/>	<input type="text" value="\$28.84"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,951.44	\$2,872.73
	Repayment Overpayment Refund Amount	\$78.71

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 8975, Page 1486, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01149, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 032190060 (1123-68)

DESCRIPTION OF PROPERTY:

**UNIT I-11 TOWNHOUSES AT THE HAMPTONS CONDO PHASE I ALSO 1/22 INT IN COMMON
ELEMENTS OR 4529 P 1335**

SECTION 30, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: MICHAEL T MANCUSO

Dated this 27th day of September 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

1123-68

Document Number: ECSO23CIV034470NON

Agency Number: 23-010060

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01149 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: MICHAEL T MANCUSO

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/22/2023 at 10:37 AM and served same at 8:37 AM on 9/26/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: *T. Anthony*
T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

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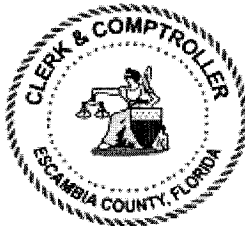
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Dated this 18th day of September 2023.

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Post Property:

601 E BURGESS RD I11 32504



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

Emily Hogg

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY FL
CLERK'S OFFICE
CIVIL UNIT
SEP 22 10:11:37

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

redeemed

NON-ENFORCEABLE RETURN OF SERVICE

1123-68

Document Number: ECSO23CIV034471NON

Agency Number: 23-010061

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01149 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: MICHAEL T MANCUSO

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 9/22/2023 at 10:37 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for MICHAEL T MANCUSO , Writ was returned to court UNEXECUTED on 10/12/2023 for the following reason:

UNABLE TO MAKE CONTACT WITH SUBJECT AT GIVEN ADDRESS AFTER NUMEROUS ATTEMPTS PRIOR TO SERVE BY DATE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

T. Anthony

T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

013361

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Personal Services:

MICHAEL T MANCUSO
601 E BURGESS RD # 111
PENSACOLA, FL 32504

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT
2023 SEP 22 11:10:37

2023 SEP 22 11:10:37

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MICHAEL T MANCUSO
601 E BURGESS RD # I11
PENSACOLA, FL 32504

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

MICHAEL T MANCUSO [1123-68]
601 E BURGESS RD # 111
PENSACOLA, FL 32504

9171 9690 0935 0128 0733 96

THE TOWN HOMES AT THE HAMPTONS
CONDOMINIUM ASSOCIATION OF
PENSACOLA INC [1123-68]
601 E BURGESS RD
PENSACOLA, FL 32504

9171 9690 0935 0128 0733 89

THE MARSHALL CARPENTER
FAMILY LIMITED PARTNERSHIP
LLLP [1123-68]
8450 PENSACOLA BLVD
PENSACOLA, FL 32534

9171 9690 0935 0128 0733 72

THE TOWN HOMES AT THE HAMPTONS
CONDOMINIUM ASSOCIATION OF
PENSACOLA INC [1123-68]
2441 US HWY 98 WEST SUITE 101
SANTA ROSA BEACH, FL 32459

9171 9690 0935 0128 0733 65

Redeemed



Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE – 11-01-2023 – TAX CERTIFICATE #'S 01149

in the Court was published in said newspaper in the issues of

SEPTEMBER 28 & OCTOBER 5, 12, 19, 2023

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2023.10.19 10:46:26 -05'00'

PUBLISHER

Sworn to and subscribed before me this 19TH day of OCTOBER
A.D., 2023

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2023.10.19 10:58:25 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

NOTICE OF APPLICATION FOR TAX DEED

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Dated this 21st day of September 2023.

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-09-28-10-05-12-19-2023