

20-335

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1900679

**Date of Tax Deed Application**  
Aug 29, 2019

This is to certify that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**, holder of **Tax Sale Certificate Number 2017 / 1661**, 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: **04-1088-000**

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

**Property Owner:**  
**MCARTHUR JOSEPH C**  
**MCARTHUR JOSEPH L**  
**6017 CHICAGO AVE**  
**PENSACOLA, FL 32526**  
**LOT 28 & 29 BLK 26 PENSACOLA HEIGHTS PB 1 P 1 OR 7253 P 892**

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
2017/1661	04-1088-000	06/01/2017	504.83	25.24	530.07

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	530.07
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
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)	905.07

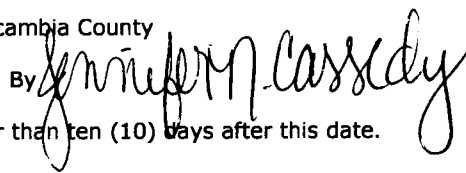
**Amounts Certified by Clerk of Court (Lines 8-15):**

**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.	22933.00
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, if applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 20th day of September, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: July 6, 2020

By 

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
04-1088-000 2017

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900679

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
04-1088-000	2017/1661	06-01-2017	LOT 28 & 29 BLK 26 PENSACOLA HEIGHTS PB 1 P 1 OR 7253 P 892

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	
<b>Reference:</b>	421S302101028026
<b>Account:</b>	041088000
<b>Owners:</b>	MCARTHUR JOSEPH C MCARTHUR JOSEPH L
<b>Mail:</b>	6017 CHICAGO AVE PENSACOLA, FL 32526
<b>Situs:</b>	6017 CHICAGO AVE 32526
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2019	\$18,160	\$27,706	\$45,866	\$44,642
2018	\$18,000	\$27,024	\$45,024	\$43,810
2017	\$18,000	\$24,909	\$42,909	\$42,909

**Disclaimer**

**Tax Estimator**

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

Sales Data					Official Records (New Window)
Sale Date	Book	Page	Value	Type	
11/28/2014	7253	892	\$28,000	WD	<a href="#">View Instr</a>
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2019 Certified Roll Exemptions
HOMESTEAD EXEMPTION

Legal Description
LOT 28 & 29 BLK 26 PENSACOLA HEIGHTS PB 1 P 1 OR 7253 P 892

Extra Features
BLOCK/BRICK BUILDING

**Parcel Information** [Launch Interactive Map](#)

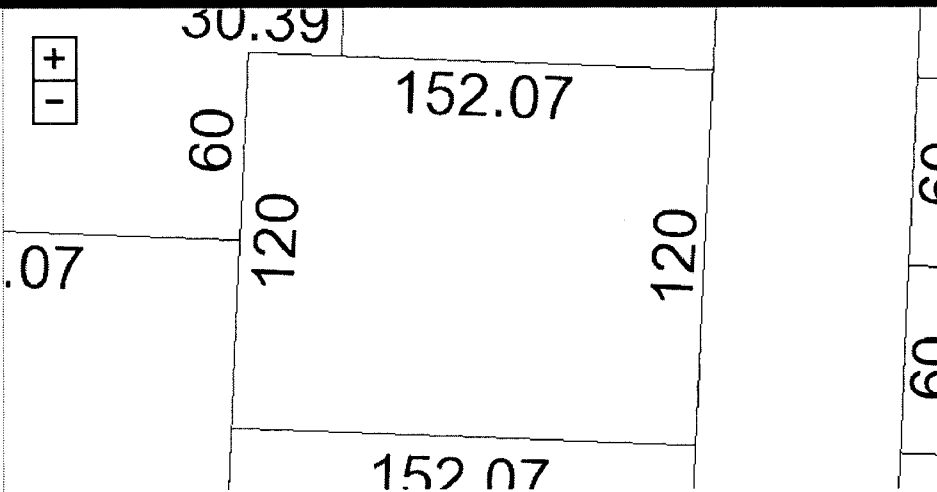
Section Map Id:  
42-1S-30-2



Approx. Acreage:  
0.4200

Zoned:   
MDR

Evacuation & Flood Information  
[Open Report](#)




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

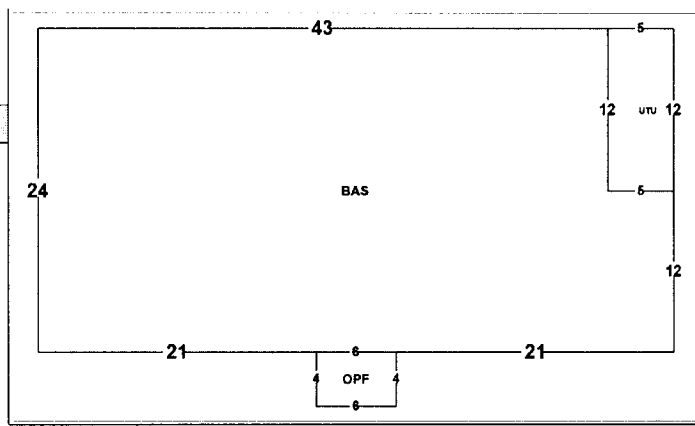
**Buildings**

Address: 6017 CHICAGO AVE, Year Built: 1942, Effective Year: 1942

Structural Elements  
DECOR/MILLWORK-BELOW AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-LAP.AAVG  
FLOOR COVER-CARPET  
FOUNDATION-WOOD/NO SUB FLR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1

**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 1176 Total SF  
**BASE AREA - 1092**  
**OPEN PORCH FIN - 24**  
**UTILITY UNF - 60**



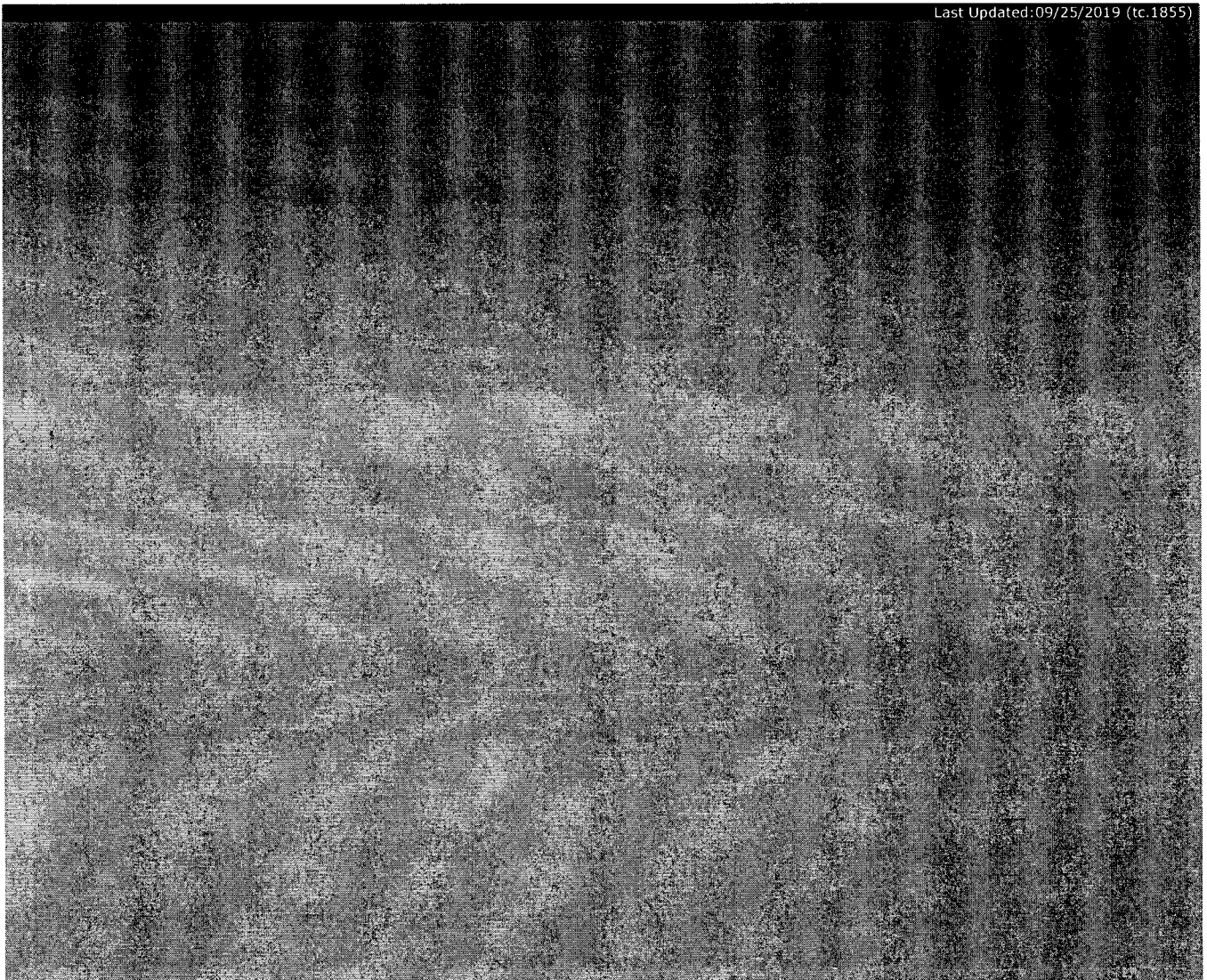
Images



8/28/15

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:09/25/2019 (tc.1855)



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 01661**, 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:

**LOT 28 & 29 BLK 26 PENSACOLA HEIGHTS PB 1 P 1 OR 7253 P 892**

**SECTION 42, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 041088000 (20-335)**

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

**JOSEPH C MCARTHUR and JOSEPH L MCARTHUR**

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 July, which is the **6th day of July 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

# Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

W-335

## PROPERTY INFORMATION REPORT

File No.: 15849

April 3, 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 04-03-2000, through 04-03-2020, and said search reveals the following:

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

Joseph Craig McArthur and Joseph Lewis McArthur

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: 

April 3, 2020

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15849

April 3, 2020

**Lots 28 and 29, Block 26, Pensacola Heights, as per plat thereof, recorded in Plat Book 1, Page 1, of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15849

April 3, 2020

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

1. Taxes for the year 2016-2019 delinquent. The assessed value is \$45,866.00. Tax ID 04-1088-000.

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: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: July 6, 2020

TAX ACCOUNT NO.: 04-1088-000

CERTIFICATE NO.: 2017-1661

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

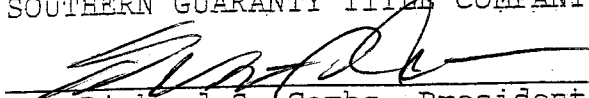
      X   Notify Escambia County, 190 Governmental Center, 32502

  X       Homestead for 2019 tax year.

Joseph Craig McArthur  
Joseph Lewis McArthur  
6017 Chicago Ave.  
Pensacola, FL 32526  
and  
6144 Pam Ave.  
Pensacola, FL 32526

Certified and delivered to Escambia County Tax Collector,  
this 7th day of April, 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.

**PREPARED BY:**  
J. B. Shoumaker, Jr., 5031 Perkins Street, Pensacola, FL 32526

**RECORDING REQUESTED BY AND WHEN RECORDED  
MAIL TO:**  
Joseph Craig McArthur, 6017 Chicago Avenue, Pensacola, FL  
32526

**MAIL TAX STATEMENT TO:**  
Joseph Craig McArthur, 6017 Chicago Avenue, Pensacola, FL  
32526

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

**THIS GENERAL WARRANTY DEED**, made and entered into on the 28th day of October, 2014, between Bellview Assembly of God Church, Inc., whose post office address is 2920 W. Michigan Avenue, Pensacola, Florida 32526, herein called the grantors, and Joseph Craig McArthur, whose post office address is 6017 Chicago Avenue, Pensacola, Florida 32526 and Joseph Lewis McArthur, whose post office address is 6144 Pam Avenue Pensacola, FL 32526 herein called the grantee:

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

**WITNESSETH:** That the grantor, for in consideration of the sum of TEN AND 00/100'S (\$10.00) DOLLARS and other good and valuable consideration, the receipt whereof is hereby acknowledge, hereby grants, bargains, sells, and remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

**LOTS 28 AND 29, BLOCK 26, PENSACOLA HEIGHTS, BEING A PORTION OF SECTION 42, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDING IN PLAT BOOK 1, PAGE 1 OF THE OFFICIAL RECORDS OF SAID PROPERTY. ADDRESS 6017 CHICAGO AVENUE, PENSACOLA, FLORIDA 32526.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2014 and thereafter.**

**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.

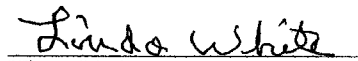
**AND**, the grantor hereby covenants with said grantee is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

**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:

  
\_\_\_\_\_  
Witness # 1 Signature

Elizabeth A. Pollard  
\_\_\_\_\_  
Witness # 1 Printed Name

  
\_\_\_\_\_  
Witness # 2 Signature

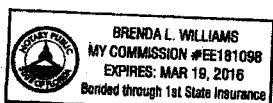
Linda White  
\_\_\_\_\_  
Witness # 2 Printed Name

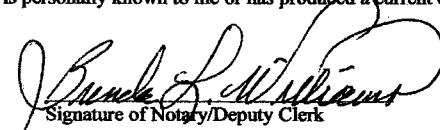
  
\_\_\_\_\_  
Bellview Assembly of God Church, Inc.,  
BY: J.B. Shoumaker, Jr., DPC

**STATE OF FLORIDA, COUNTY OF ESCAMBIA**

The forgoing instrument was acknowledged before me this 28th day of November 2014 by Bellview Assembly of God Church, Inc., BY J.B. Shoumaker, Jr. DPC and who is personally known to me or has produced a current driver license as identification.

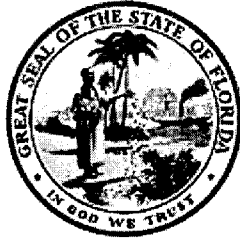
**SEAL**



  
\_\_\_\_\_  
Signature of Notary/Deputy Clerk  
Brenda L. Williams  
\_\_\_\_\_  
Printed Name of Notary/Deputy Clerk

My Commission Expires: 3-19-2016

**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: 041088000 Certificate Number: 001661 of 2017**

**Payor: JOSEPH C MCARTHUR 6017 CHICAGO AVE PENSACOLA, FL 32526 Date 05/07/2020**

Clerk's Check #	1	Clerk's Total	\$544.06
Tax Collector Check #	1	Tax Collector's Total	\$1,060.66
		Postage	\$3.00
		Researcher Copies	\$1.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$1,645.72</del>

1243.55

1261.55  
 44.15 fee  
 \$1305.70

**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  
 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 001661**

**Redeemed Date 05/07/2020**

**Name JOSEPH C MCARTHUR 6017 CHICAGO AVE PENSACOLA, FL 32526**

Clerk's Total = TAXDEED	\$544.06	1243.55
Due Tax Collector = TAXDEED	\$1,060.66	
Postage = TD2	\$23.00	
ResearcherCopies = TD6	\$1.00	
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



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

**Tax Deed - Redemption Calculator**

Account: 04108800 Certificate Number: 001661 of 2017

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/06/2020"/>	Redemption Date <input type="text" value="05/07/2020"/>
Months	11	9
Tax Collector	<input type="text" value="\$905.07"/>	<input type="text" value="\$905.07"/>
Tax Collector Interest	\$149.34	\$122.18
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,060.66	\$1,033.50
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	\$77.06	\$63.05
Total Clerk	\$544.06	\$530.05
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="\$23.00"/>	<input type="text" value="\$23.00"/>
Researcher Copies	<input type="text" value="\$1.00"/>	<input type="text" value="\$1.00"/>
Total Redemption Amount	\$1,645.72	\$1,604.55 - 120 - 200 - 23 = \$ 1261.55
	Repayment Overpayment Refund Amount	\$41.17
Book/Page	<input type="text" value="8174"/>	<input type="text" value="916"/>

## 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 916, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01661, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **041088000 (20-335)**

DESCRIPTION OF PROPERTY:

**LOT 28 & 29 BLK 26 PENSACOLA HEIGHTS PB 1 P 1 OR 7253 P 892**

**SECTION 42, TOWNSHIP 1 S, RANGE 30 W**

NAME IN WHICH ASSESSED: JOSEPH C MCARTHUR and JOSEPH L MCARTHUR

Dated this 7th day of May 2020.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk