

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

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
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Property Information 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)

530.07
0.00
0.00
200.00
175.00

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.
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
19. Total Amount to Redeem

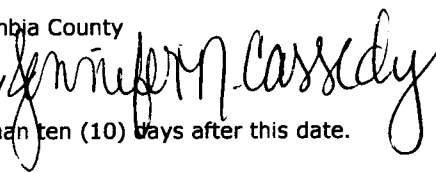
22933.00

6.25

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

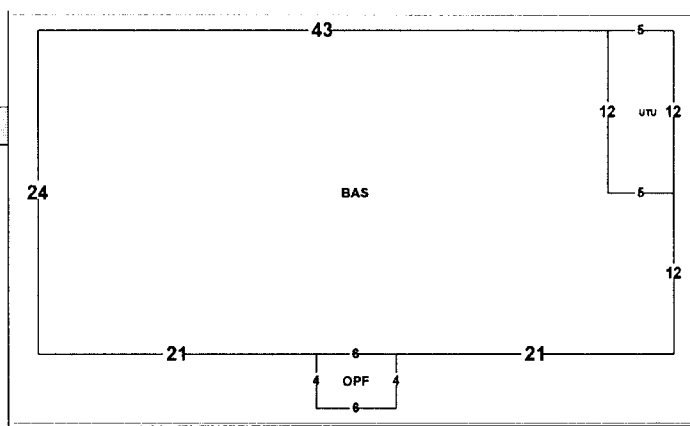
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 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)



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information

Reference: 421S302101028026
Account: 041088000
Owners: MCARTHUR JOSEPH C
 MCARTHUR JOSEPH L
Mail: 6017 CHICAGO AVE
 PENSACOLA, FL 32526
Situs: 6017 CHICAGO AVE 32526
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	\$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

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/28/2014	7253	892	\$28,000	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

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

Extra Features

BLOCK/BRICK BUILDING

Parcel Information

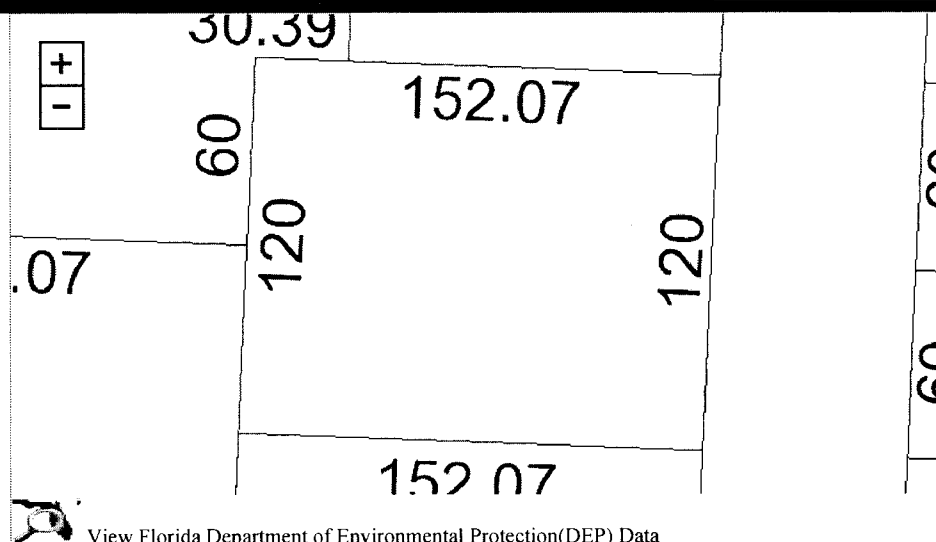
[Launch Interactive Map](#)

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

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

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.

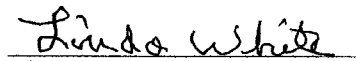
AND, the grantor hereby covenants with said grantee is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; 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

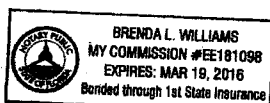
Linda White
Witness # 2 Printed Name

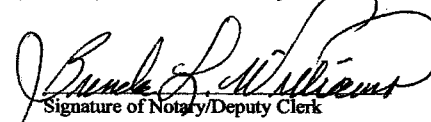

Bellview Assembly of God Church, Inc.,
BY: J.B. Shoumaker, Jr., DPC

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

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: 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

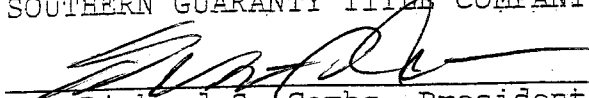
 X Notify Escambia County, 190 Governmental Center, 32502

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.

**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.

**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**

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

W335

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

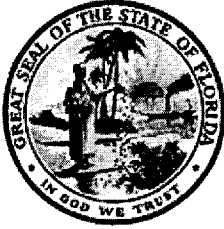
This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited 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




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 041088000 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"/>

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

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
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
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**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	\$23.00
		Researcher Copies	\$1.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,645.72

1243.55

1261.55
 44.15 fee
 \$1305.70

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By
 Deputy Clerk

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



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 #: 04-1088-000 CERTIFICATE #: 2022-1554

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: November 20, 2004 to and including November 20, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: November 22, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 22, 2024

Tax Account #: **04-1088-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JOSEPH CRAIG MCARTHUR AND JOSEPH LEWIS MCARTHUR**

By Virtue of Warrant Deed recorded 11/5/2014 in OR 7253/892

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. **Judgment in favor of State Farm Bank FSB recorded 3/18/2008 – OR 6301/16**
 - b. **Judgment in favor of Arrow Financial Services, LLC recorded 1/14/2009 – OR 6415/1205 assigned to LVNV Funding LLC by Affidavit recorded 7/23/2014 – OR 7200/1402**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 04-1088-000

Assessed Value: \$50,599.00

Exemptions: HOMESTEAD EXEMPTION

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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: MAR 5, 2025

TAX ACCOUNT #: 04-1088-000

CERTIFICATE #: 2022-1554

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>2023</u> tax year.

JOSEPH CRAIG MCARTHUR AND
JOSEPH LEWIS MCARTHUR
6017 CHICAGO AVE
PENSACOLA, FL 32526

JOSEPH C MCARTHUR
2025 N ROBERTS CIR
PENSACOLA, FL 32534

JOSEPH LEWIS MCARTHUR
6144 PAM AVE
PENSACOLA, FL 32526

STATE FARM BANK FSB
THREE STATE FARM PLAZA
BLOOMINGTON, IL 61791

LVNV FUNDING LLC
625 PILOT RD SUITE 3
LAS VEGAS, NV 89119

Certified and delivered to Escambia County Tax Collector, this 22nd day of November, 2024.

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

November 22, 2024

Tax Account #:04-1088-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

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 04-1088-000(0325-48)

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.

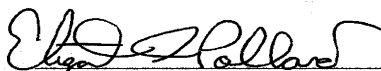
TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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



Witness # 1 Printed Name



Witness # 2 Signature



Witness # 2 Printed Name

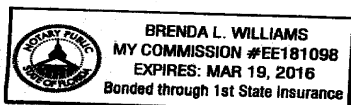


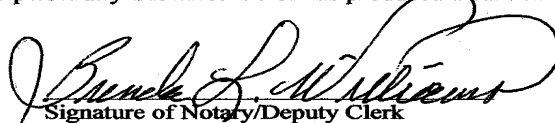
Bellview Assembly of God Church, Inc.,
BY: J.B. Shoumaker, Jr., DPC

STATE OF FLORIDA, COUNTY OF ESCAMBIA

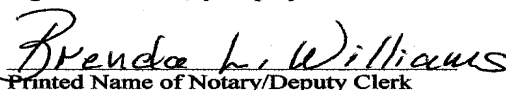
The forgoing instrument was acknowledged before me this 28th day of November 2014 by Bellview Assembly of God Church, Inc., BY J.B. Shoumaker, Jr. DPC and who is personally known to me or has produced a current driver license as identification.

SEAL





Signature of Notary/Deputy Clerk



Printed Name of Notary/Deputy Clerk

My Commission Expires: 3-19-2016

Recorded in Public Records 03/06/2008 at 12:53 PM OR Book 6297 Page 5,
Instrument #2008017871, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT
IN AND FOR ESCAMBIA
COUNTY, FLORIDA
CASE NUMBER: 2007-SC-8266
DIVISION:V

STATE FARM BANK, F.S.B.

Plaintiff,

vs.

JOSEPH C MCARTHUR

Defendant(s).

FINAL JUDGMENT

The Court finding the Defendant(s) is/are indebted to the Plaintiff
in the sum of \$3,716.05, it is:

ADJUDGED that the Plaintiff, STATE FARM BANK, F.S.B.; recover from the
Defendant(s), JOSEPH C MCARTHUR, the principal sum of \$3,716.05 and
prejudgment interest of \$0.00 with costs of \$275.00, and attorneys fees of
\$300.00 for a total of \$4,291.05 that shall bear interest at the rate of
11% per year, for all of the above let execution issue.

DONE AND ORDERED at PENSACOLA, ESCAMBIA County, Florida
this 4 day of March, 2008.


JUDGE

Copies furnished to:

BRAY & LUNSFORD, P.A.
Attorney for Plaintiff
P.O Box 53197
Jacksonville, FL 32201
904-355-9921

PLAINTIFF'S ADDRESS (FS 55.10)

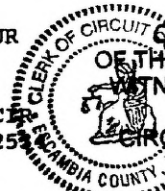
STATE FARM BANK, F.S.B.
THREE STATE FARM PLAZA
BLOOMINGTON, IL 61791

JOSEPH C MCARTHUR

SS# [REDACTED]

Defendant

2025 N ROBERTS CTR
PENSACOLA, FL 32504

 CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY FLORIDA

BY Amber McLean DC
DATE 3/14/08

Case: 2007 SC 008266


00049851090
Dkt: CC1033 Pg#:

2008 MAR -5 A 9 42
COUNTY CIVIL DIVISION
FILED & RECORDED
ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

85287919.001/D451F/12/12/2008/752/BN#3129E/CID#4185868004370531 2009 JAN -9 A 11:11

IN THE COUNTY COURT IN THE 1ST JUDICIAL COUNTY CIVIL DIVISION
CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA FILED & RECORDED

ARROW FINANCIAL SERVICES, LLC. ASSIGNEE OF WASHINGTON MUTUAL BANK

Plaintiff,
vs. CASE NUMBER: 2008-SC-006712

JOSEPH C. MCARTHUR

Defendant(s).

FINAL JUDGMENT

THIS ACTION, came onto be heard on the 10 day of December 2008, and after having heard from the Defendant in open Court, and there being no defense to the claims asserted.

IT IS ADJUDGED, that the Plaintiff, ARROW FINANCIAL SERVICES, LLC. ASSIGNEE OF WASHINGTON MUTUAL BANK, hereby recovers from the Defendant(s), JOSEPH C. MCARTHUR, the principal sum of \$1167.99, with court costs in the sum of \$205.00, and attorney's fees in the amount of \$ 0.00, and pre-judgment interest in the amount of \$197.47 all which shall bear interest at the rate of 8 percent per year until paid as provided by Florida Statute 55.03, for all of which let execution issue. It is further ordered and adjudged that the Judgment Debtor shall complete under oath Florida Small Claims Rules Form 7.343 Fact Information Sheet including all required attachments, and serve it on the judgment creditor's Attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or post judgment discovery is stayed. Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor (s) to complete the fact information form including all attachments, and serve it on the judgment creditor's attorney

DONE AND ORDERED, in Chambers, ESCAMBIA County, Florida, this 8 day of

January, 2009.


COUNTY COURT JUDGE

Conformed Copies to:

Please mail a conformed copies to each Party checked off below:

- ☒ To: The Plaintiff at: 600 BROADHOLLOW RD, MELVILLE NY 11747
☒ To: Law Offices of Stanley B. Erskine (Fla Bar ID# 264547) & Andrew D. Fleisher (Fla Bar ID# 260355) Attorney for Plaintiff
55 Weston Road, Suite 300, Fort Lauderdale, Florida 33326 (954)384-1490
☒ To: The Defendant at: 2025 N. ROBERTS CIR., PENSACOLA, FL 32534

I certify that a copy of the above judgment and the above referenced fact information sheet was mailed to each party checked off above.

By: _____
Court Assistant or Deputy Court Clerk

Case: 2008 SC 006712


00089456289
Dkt: CC1033 Pg#: 1

IN THE FIRST JUDICIAL COURT FOR ESCAMBIA COUNTY AND
FOR THE COUNTY OF ESCAMBIA FL

ARROW FINANCIAL SERVICES, LLC ASSIGNEE OF WASHINGTON MUTUAL BANK
Plaintiff,

vs.

Joseph C McArthur
Defendant(s),

CASE NO.: 2008-SC-006712

AFFIDAVIT OF ASSIGNMENT OF JUDGMENT

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

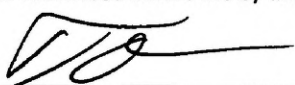
BEFORE ME, personally appeared this date an Authorized Representative of LVNV Funding LLC, who being first
duly sworn, deposes, and says:

1. That he/she is an authorized representative of LVNV Funding LLC, an owner subsequent to the Plaintiff
in this cause with personal knowledge regarding the creation and maintenance of its normal business
records and as such, has reviewed the information concerning this matter.
2. That on 1/8/2009, this court entered a Final Judgment in favor of the Plaintiff for \$1,570.46 in Case No.
2008-SC-006712.
3. That LVNV Funding LLC, located at 625 Pilot Road, Suite 3, Las Vegas, NV 89119, in exchange for
valuable consideration, paid, was assigned the rights, title and interest in the aforementioned Final
Judgment from the original Judgment Creditor ARROW FINANCIAL SERVICES, LLC ASSIGNEE OF
WASHINGTON MUTUAL BANK or its assignee.

FURTHER AFFIANT SAYETH NOT.


Matt Pangle

Sworn to and subscribed before me by this Friday, June 06, 2014,


Deputy Clerk or Notary Public State of
My Commission Expires:



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474931826

282553