

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000305

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC  
PO BOX 54972  
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
05-3955-000	2018/2578	06-01-2018	LT 15 BLK 1 OR 5442 P 499 AMENDED PLAT OF CHARBAR LAKE S/D PB 5 P 72

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  
ATCF II FLORIDA-A, LLC  
PO BOX 54972  
NEW ORLEANS, LA 70154

04-07-2020  
Application Date

\_\_\_\_\_  
Applicant's signature

**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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), 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, and 16 if applicable)	
18. Redemption fee	12.50
19. Total amount to redeem	

Sign here: \_\_\_\_\_ Date of sale 02/01/2021  
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.

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513  
R. 07/19

0221-19

<b>Part 1: Tax Deed Application Information</b>				
Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 54972 NEW ORLEANS, LA 70154		Application date	Apr 07, 2020
Property description	CHAPMAN JOHN F 2107 PULLMAN CIR PENSACOLA, FL 32526 2107 PULLMAN CIR LT 15 BLK 1 OR 5442 P 499 AMENDED PLAT OF CHARBAR LAKE S/D PB 5 P 72		Certificate #	2018 / 2578
			Date certificate issued	06/01/2018
			Deed application number	2000305
			Account number	05-3955-000
<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>				
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)
# 2018/2578	06/01/2018	1,471.40	73.57	1,544.97
# 2019/2456	06/01/2019	1,224.97	61.25	1,286.22
→ Part 2: Total*				2,831.19
<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>				
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)
# /				
Part 3: Total*				0.00
<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>				
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				2,831.19
2. Delinquent taxes paid by the applicant				0.00
3. Current taxes paid by the applicant				1,254.59
4. Property information report fee and Deed Application Recording and Release Fees				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. <b>Total Paid (Lines 1-6)</b>				4,460.78
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: <i>Shirley Rich, CFCI</i>		Escambia County, Florida		
Signature, Tax Collector or Designee <i>Deputy Tax Collector</i>		Date April 16th, 2020		

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



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
◀ Navigate Mode Ⓐ Account ○ Reference ▶
[Printer Friendly Version](#)
**General Information**

**Reference:** 132S304100015001  
**Account:** 053955000  
**Owners:** CHAPMAN JOHN F  
**Mail:** 2107 PULLMAN CIR  
**PENSACOLA, FL 32526**  
**Situs:** 2107 PULLMAN CIR 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	\$10,000	\$43,387	\$53,387	\$53,387
2018	\$10,000	\$40,287	\$50,287	\$50,287
2017	\$16,150	\$38,525	\$54,675	\$54,675

**Disclaimer**
**Tax Estimator**

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

**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/2004	5442	499	\$53,500	WD	<a href="#">View Instr</a>
04/1998	4246	1462	\$40,000	WD	<a href="#">View Instr</a>
01/1998	4210	1791	\$100	CT	<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**

None

**Legal Description**

LT 15 BLK 1 OR 5442 P 499 AMENDED PLAT OF CHARBAR  
 LAKE S/D PB 5 P 72

**Extra Features**

None

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

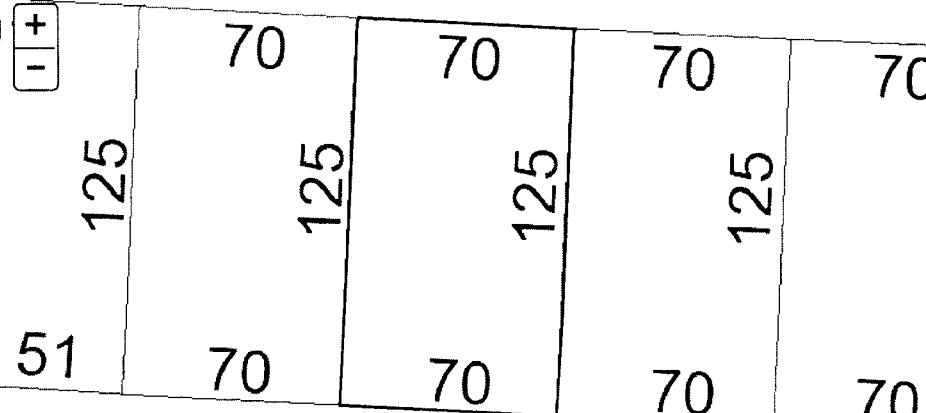
**Section Map Id:**  
 13-2S-30-2



**Approx. Acreage:**  
 0.2009

**Zoned:** MDR

**Evacuation & Flood Information**  
[Open Report](#)



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

**Buildings**

Address: 2107 PULLMAN CIR, Year Built: 1961, Effective Year: 1961

**Structural Elements**

**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-SIDING-SHT.AVG.**  
**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**

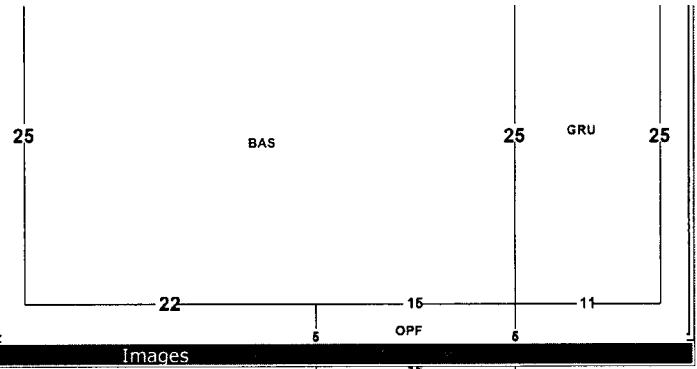
**INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME**

 Areas - 1275 Total SF

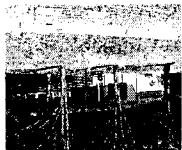
**BASE AREA - 925**

**GARAGE UNFIN - 275**

**OPEN PORCH FIN - 75**



Images



1/21/03

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: 04/20/2020 (tc.4798)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 02578, issued the 1st day of June, A.D., 2018 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 15 BLK 1 OR 5442 P 499 AMENDED PLAT OF CHARBAR LAKE S/D PB 5 P 72**

**SECTION 13, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 053955000 (0221-19)**

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

**JOHN F CHAPMAN**

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 February, which is the 1st day of February 2021.

Dated this 29th day of April 2020.

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>02/01/2021</u>	

**INSTRUCTIONS** *+ 12.50*

**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.

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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.



# 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

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 07, 2020
Property description	CHAPMAN JOHN F 2107 PULLMAN CIR PENSACOLA, FL 32526 2107 PULLMAN CIR 05-3955-000 LT 15 BLK 1 OR 5442 P 499 AMENDED PLAT OF CHARBAR LAKE S/D PB 5 P 72	Certificate #	2018 / 2578
		Date certificate issued	06/01/2018

## 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)
# 2018/2578	06/01/2018	1,471.40	73.57	1,544.97
# 2019/2456	06/01/2019	1,224.97	61.25	1,286.22
→Part 2: Total*				2,831.19

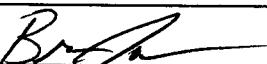
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# /					
Part 3: Total*					0.00

## 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)	2,831.19
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,254.59
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)	4,460.78

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: 	Escambia, Florida
Signature, Tax Collector or Designee	Date July 29th, 2020

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



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

**Tax Deed - Redemption Calculator**

Account: 053955000 Certificate Number: 002578 of 2018

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/01/2021"/>	Redemption Date <input type="text" value="10/30/2020"/> 
Months	10	6
Tax Collector	<input type="text" value="\$4,460.78"/>	<input type="text" value="\$4,460.78"/>
Tax Collector Interest	<input type="text" value="\$669.12"/>	<input type="text" value="\$401.47"/>
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	<input type="text" value="\$5,142.40"/>	<input type="text" value="\$4,874.75"/> IC
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	<input type="text" value="\$70.05"/>	<input type="text" value="\$42.03"/>
Total Clerk	<input type="text" value="\$537.05"/>	<input type="text" value="\$509.03"/> 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="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$5,796.45"/>	<input type="text" value="\$5,400.78"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$395.67"/>
Book/Page	<input type="text" value="8287"/>	<input type="text" value="922"/>

**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 # 2018 TD 002578**

**Redeemed Date 10/30/2020**

**Name ANDRES GONZALES 1828 NW 140TH TER PEMBROKE PINES FL 33028**

Clerk's Total = TAXDEED	\$537.05	5080.78
Due Tax Collector = TAXDEED	\$5,142.40	
Postage = TD2	\$60.00	
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					

**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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 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: 053955000 Certificate Number: 002578 of 2018**

**Payor: ANDRES GONZALES 1828 NW 140TH TER PEMBROKE PINES FL 33028      Date**  
 10/30/2020

Clerk's Check #	1207816851	Clerk's Total	\$537.05	5063
Tax Collector Check #	1	Tax Collector's Total	\$5,142.40	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	<del>\$5,756.45</del>	
			\$5080.78	78

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:  
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2020091667 10/30/2020 11:59 AM  
OFF REC BK: 8394 PG: 1233 Doc Type: RTD

## 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 8287, Page 922, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02578, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 053955000 (0221-19)

### DESCRIPTION OF PROPERTY:

LT 15 BLK 1 OR 5442 P 499 AMENDED PLAT OF CHARBAR LAKE S/D PB 5 P 72

SECTION 13, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: JOHN F CHAPMAN

Dated this 30th day of October 2020.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

State Farm Bank

Plaintiff,

vs.

JOHN CHAPMAN

Defendant(s).

CASE NUMBER: 2015 SC 000901

JUDGE: PAT KINSEY

Our File #2037557

**FINAL JUDGMENT AGAINST**  
**JOHN CHAPMAN**

This action came before the Court after entry of Default Judgment against Defendant(s) and

IT IS ORDERED AND ADJUDGED that the Plaintiff, State Farm Bank, ONE STATE FARM PLAZA, BLOOMINGTON IL 61710, shall recover from the Defendant(s), JOHN CHAPMAN, 9345 CHISHOLM RD APT 12, PENSACOLA FL 32514-3271, \*\*\*-\*\*-0439, the following judgment:

Principal	\$1,348.62
Court Costs/Process Server Fee	<u>\$230.00</u>

**Subtotal** \$1,578.62

Interest Owed	\$0.00
---------------	--------

**Total:** **\$1,578.62**

Which judgment shall bear interest at the legal rate of 4.75%.

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant(s) shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet), including all required attachments and return it to the Plaintiff's attorney within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed. **The Defendant should NOT file the completed form 7.343 with the Court.**

Jurisdiction of this case is retained to enter further orders that are proper to compel Defendant(s) to complete Form 7.343, including all required attachments, and return it to the Plaintiff's attorney.

ORDERED in chambers in ESCAMBIA COUNTY this 8<sup>th</sup> day of July, 20 15.

*[Signature]*  
The Honorable Judge PAT KINSEY

✓ 7-9-15 NW

Conformed copies to:

Sarah C. Daley  
RAUSCH, STURM, ISRAEL, ENERSON & HORNIK, LLC  
5801 Ulmerton Rd, Suite 201  
Clearwater, FL 33760-3951

JOHN CHAPMAN  
9345 CHISHOLM RD APT 12  
PENSACOLA FL 32514-3271

Dated: June 6, 2020

John Chapman

Signature of Grantor

John Francis Chapman

Name of Grantor

Robert E Puhlander Robert E Puhlander

Signature of Witness #1

Printed Name of Witness #1

Vera Chapman

Signature of Witness #2

Tina Chapman

Printed Name of Witness #2

State of Tennessee

County of Claiborne

On June 6, 2020

, the Grantor, John Chapman,  
personally came before me and, being duly sworn, did state and prove that he/she is the person described  
in the above document and that he/she signed the above document in my presence.

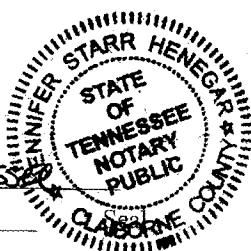
Jennifer Starr Henegar

Notary Signature

Notary Public,

In and for the County of Claiborne State of Tennessee

My commission expires: 8/2023



Send all tax statements to Grantee.

Recording requested by: \_\_\_\_\_ Space above reserved for use by Recorder's Office  
When recorded, mail to: \_\_\_\_\_  
Name: ANDRES GONZALEZ Document prepared by: \_\_\_\_\_  
Address: 1828 NW 140th TER Name: ANDRES GONZALEZ  
City/State/Zip: PEMBROKE PINES, FL 33028 Address: 1828 NW 140th TER  
City/State/Zip: \_\_\_\_\_  
Property Tax Parcel/Account Number: 1325304100015001

## Quitclaim Deed

This Quitclaim Deed is made on JUNE 6, 2020, between  
JOHN F. CHAPMAN, Grantor, of 351 OLD HIGHWAY 33 #65A  
, City of NEW TAZEWELL, State of TENNESSEE  
and ANDRES GONZALEZ, Grantee, of 1828 NW 140th TER  
, City of PEMBROKE PINES, State of FLORIDA

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by  
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs  
and assigns, to have and hold forever, located at 2107 PULLMAN Cir  
, City of PENSACOLA, State of FLORIDA

LT 15 BLK 1 OR 5442 P 499 AMENDED PLAT of  
Charbar Lake S/D PB 5 P 72



Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.  
Taxes for the tax year of \_\_\_\_\_ shall be prorated between the Grantor and Grantee as of the date of  
recording of this deed.

OR BK 5442 PG 500  
Escambia County, Florida  
INSTRUMENT 2004-256976

RCD Jun 29, 2004 09:17 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-256976

Signed, sealed and delivered  
in the presence of:

Witness: Kristia Bromia  
Kristia Bromia

DAVID G. SMITH

Witness: Sarah Alvarez  
Sarah Alvarez

STATE OF Oklahoma  
COUNTY OF Oklahoma

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared **DAVID G. SMITH**, who is/are personally known to me or who, by producing the identification described below, is/are known to me to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same for the purpose(s) therein expressed.

Witness my hand and seal in the county and state aforesaid this 18 day of JUNE, 2004.

Deborah A. Hines  
Notary Public Sign Above  
Print Name: Deborah A. Hines  
My commission expires: 9/9/05  
Identification Examined: DK DH

#01012798



374-70  
11/04  
This Instrument Prepared By/Return To:  
SURETY LAND TITLE OF FLORIDA, LLC  
358 WEST NINE MILE ROAD, SUITE 7  
PENSACOLA, FLORIDA 32534

OR BK 5442 PG 499  
Escambia County, Florida  
INSTRUMENT 2004-256976  
DEED DOC STAMPS PD & ESC CO \$ 374.50  
06/29/04 ERNIE LEE MAGARA, CLERK

### **WARRANTY DEED**

**THIS WARRANTY DEED** made and executed this 17TH day of JUNE, 2004 by **DAVID G. SMITH, A SINGLE MAN, AS HIS NON-HOMESTEAD PROPERTY**, hereinafter called the Grantor, to **JOHN FRANCIS CHAPMAN, A SINGLE MAN**, whose post office address is: 2107 PULLMAN CIRCLE, PENSACOLA, FL 32526, herein after called the Grantee:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH**, That the Grantor, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in **ESCAMBIA** County, State of **FLORIDA**, viz:

**LOT 15, BLOCK 1, CHARBAR LAKE, A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 72, OF THE PUBLIC RECORDS OF SAID COUNTY.**

**TOGETHER** with all the tenements, hereditaments, and appurtenances thereto belonging or in any wise 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 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 easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2004.

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

Residential Sales  
Abutting Roadway  
Maintenance Disclosure

**ATTENTION:** Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida.

**NOTE:** Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Pullman Circle  
Legal Address of Property: 2107 Pullman Circle

The County (  ) has accepted (  ) has not accepted the abutting roadway for maintenance.

This form completed by:

RCD Apr 20, 1998 12:16 PM  
Escambia County, Florida

Southland Title of Pensacola, Inc.  
Name: 1120 North 12th Avenue  
Address: Pensacola, FL 32501  
City, State, Zip Code:

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-475734

As to Seller(s):

First Union Home Equity Bank  
By: Allen Walter  
Seller's Name: Allen E. Walter

Witness' Name: \_\_\_\_\_

Seller's Name: \_\_\_\_\_

Witness' Name: \_\_\_\_\_

As to Buyer(s):

David G. Smith  
Buyer's Name: David G. Smith

Buyer's Name: \_\_\_\_\_

Ernest D. Eddy  
Witness' Name: Ernest D. Eddy  
Amy K. Patterson  
Witness' Name: Amy K. Patterson

FILE NO. 98-17337  
DOC. 250  
REC: 250  
TOTAL 1  
STATE OF FLORIDA  
COUNTY OF Escambia

Limited  
**CORPORATION**  
**WARRANTY DEED**

Tax ID # 13-2S-30-4100-015-001

OR BK **4246** PG **1462**  
Escambia County, Florida  
INSTRUMENT **98-475734**

DEED DOC STAMPS PD # ESC CO \$ 280.00  
04/20/98 ERNIE LEE MARSH CLERK  
By: *Scandell*

KNOW ALL MEN BY THESE PRESENTS: That

First Union Home Equity Bank

1000 Louis Rose Place

Charlotte, NC 28262

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has  
bargained, sold, conveyed and granted unto David G. Smith, a single man

Grantor\*

Address: 2107 Pullman Circle Pensacola, Florida 32506  
grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of  
Escambia, State of Florida, to wit:

Lot 15, Block 1, amended plat of a portion of Charbar Lake Subdivision, a portion  
of Section 13, Township 2 South, Range 30 West, Escambia County, Florida, as  
recorded in Plat Book 5 at page 72 of the public records of said county.

The warranties of this deed are hereby limited to the time the property was owned by  
the Grantor herein.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are  
not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

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

\*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives,  
successors and/or assigns of the respective parties hereto, the use of singular member shall include  
the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on April 16, 1998

Attest:

*Paula Tolay*  
Secretary

Signed, sealed and delivered  
in the presence of: PRESIDENT

Witnesses *Christie Cillo Arendas*  
*Angela M. English*

STATE OF ~~Florida~~ North Carolina  
COUNTY OF ~~Mecklenburg~~

THIS NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM is made this 16 day of April, 1998, and is incorporated into and shall be deemed to amend, supplement and be an integrated part of the  
Corporation Warranty Deed

dated the same date as this acknowledgement, and which is given by Angela Ivie Huskey-Vice President of  
First Union Home Equity Bank

who is/are designated in said document, and whose signature(s) is/are appended to said document.

The purpose of this Addendum is to affix the proper form of Notary Acknowledgement to said document, as required by sections  
117.03, 117.05, and 695.25 Florida Statutes, as amended by Chapter 91-291, Laws of Florida, Approved by the Governor June  
7, 1991, and effective January 1, 1992,

TO WIT:

**STATE OF** North Carolina

**COUNTY OF** Mecklenburg

The foregoing instrument was acknowledged before me this 16 day of April, 1998 by  
Angela Ivie Huskey-Vice President of First Union Home Equity Bank

who is/are personally known to me

who has/have produced identification

and who  did  did not take an oath.

My Commission expires: 5-15-2002

(Seal)

*Christie Cillo Arendas*  
Christie Cillo Arendas  
Notary Public  
Serial Number

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 30, 2020**

**Tax Account #:05-3955-000**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**LT 15 BLK 1 OR 5442 P 499 AMENDED PLAT OF CHARBAR LAKE S/D PB 5 P 72**

**SECTION 13, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 05-3955-000 (0221-19)**

**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:** 02/01/2021

**TAX ACCOUNT #:** 05-3955-000

**CERTIFICATE #:** 2018-2578

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**

       X Notify City of Pensacola, P.O. Box 12910, 32521  
X        Notify Escambia County, 190 Governmental Center, 32502  
       X Homestead for 2020 tax year.

ANDRES GONZALEZ  
1828 NW 140<sup>TH</sup> TER .  
PEMBROKE PINES, FL 33028

JOHN FRANCIS CHAPMAN A/K/A  
JOHN F. CHAPMAN A/K/A JOHN CHAPMAN  
9345 CHISOLM RD, APT I2  
PENSACOLA, FL 32514

STATE FARM BANK  
1 STATE FARM PLAZA  
BLOOMINGTON, IL 61710

ANDRES GONZALEZ AND  
JOHN FRANCIS CHAPMAN A/K/A  
JOHN F. CHAPMAN A/K/A JOHN CHAPMAN  
2107 PULLMAN CIR.

PENSACOLA, FL 32526

JOHN FRANCIS CHAPMAN A/K/A  
JOHN F. CHAPMAN A/K/A JOHN CHAPMAN  
351 OLD HIGHWAY 33, #65A  
NEW TAZEWELL, TN 37825

Certified and delivered to Escambia County Tax Collector, this 30<sup>th</sup> day of November, 2020.

**PERDIDO TITLE & ABSTRACT, INC.**



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

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

November 30, 2020

Tax Account #: 05-3955-000

1. The Grantee(s) of the last deed(s) of record is/are: **ANDRES GONZALEZ**

**By Virtue of Quit Claim Deed recorded 06/11/2020 – OR 8311/620**

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 recorded 07/10/2015 – OR 7373/460**

4. Taxes:

**Taxes for the year(s) 2017 – 2019 are delinquent.**

**Tax Account #:05-3955-000**

**Assessed Value: \$ 62,484**

**Exemptions: NONE**

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.



## 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 #: 05-3955-000 CERTIFICATE #: 2018-2578

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 25, 2000 to and including November 25, 2020 Abstractor: Cody Campbell

BY

Michael A. Campbell,  
As President  
Dated: November 30, 2020