

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. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
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

Part 1: Tax Deed Application Information					
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		
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 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. 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: <u>Shirley Rich, CFCA</u> Signature, Tax Collector or Designee			Escambia County, Florida Date <u>April 16th, 2020</u>		

Send this certification to the Clerk of Court by 15 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	View Instr
04/1998	4246	1462	\$40,000	WD	View Instr
01/1998	4210	1791	\$100	CT	View Instr

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

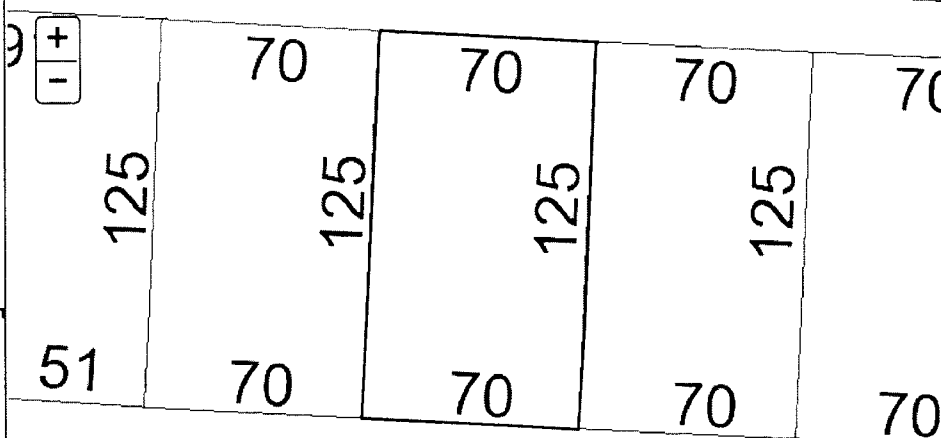
[Launch Interactive Map](#)

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

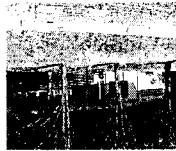
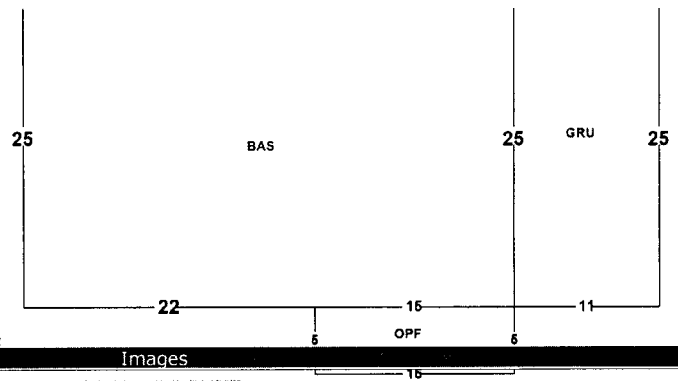
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1275 Total SF

BASE AREA - 925

GARAGE UNFIN - 275

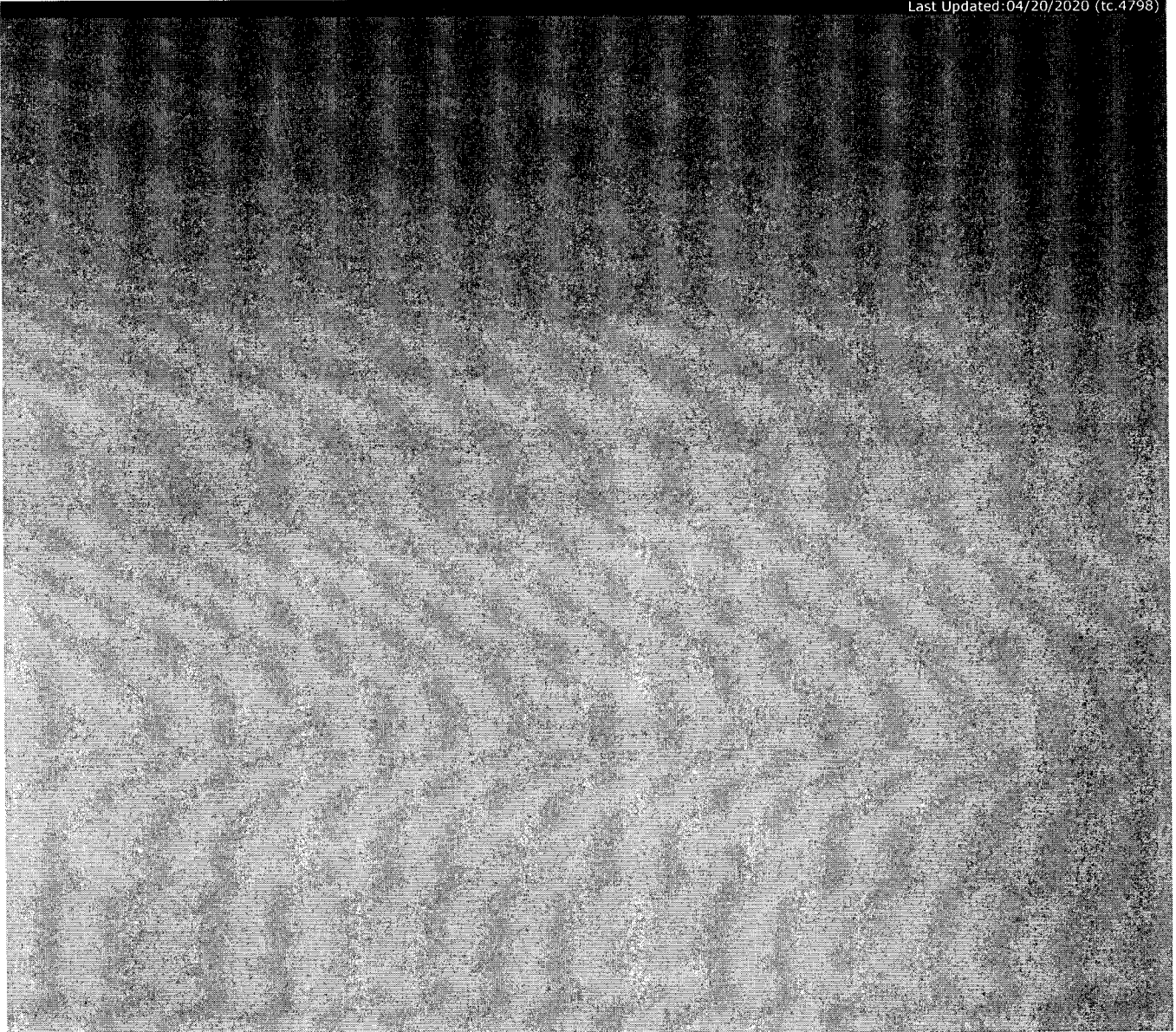
OPEN PORCH FIN - 75



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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/01/2021</u>	
Signature, Clerk of Court or Designee	

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

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Clerk of Court (complete Part 5)

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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					
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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

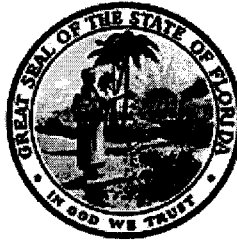
Tax Deed - Redemption Calculator

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	\$669.12	\$401.47
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$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	\$70.05	\$42.03
Total Clerk	\$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	\$5,796.45	\$5,400.78
	Repayment Overpayment Refund Amount	\$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



**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 # 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
 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

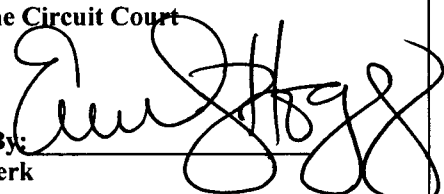
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 053955000 Certificate Number: 002578 of 2018**

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

Clerk's Check #	1207816851	Clerk's Total	\$537.05
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	\$3,756.45

5063.78
~~\$3,756.45~~
\$5080.78

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: 
 Deputy Clerk

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

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.

CASE NUMBER: 2015 SC 000901

JUDGE: PAT KINSEY

JOHN CHAPMAN
Defendant(s).

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 I2, 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

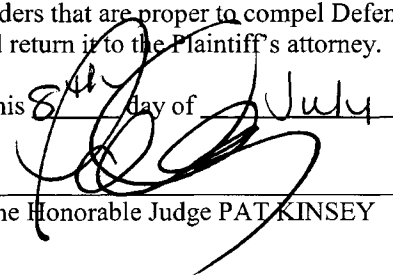
Interest Owed	<u>\$0.00</u>
Total:	\$1,578.62

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 8th day of July, 20 15.


The Honorable Judge PAT KINSEY

✓ 7-9-15 MW
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 I2
PENSACOLA FL 32514-3271

Dated: June 6, 2020

John Chg
Signature of Grantor

JOHN FRANCIS CHAPMAN
Name of Grantor

Robert E Ryhländer Robert E Ryhländer
Signature of Witness #1 Printed Name of Witness #1

Tina Chapman Tina Chapman
Signature of Witness #2 Printed Name of Witness #2

State of Tennessee County of Claiborne

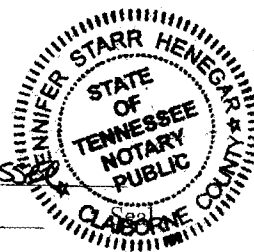
On June 6, 2020, the Grantor, John Chapman,
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.

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: _____ Document prepared by: _____
Name: ANDRES GONZALEZ Name: ANDRES GONZALEZ
Address: 1828 NW 140TH TER Address: 1828 NW 140TH TER
City/State/Zip: PEMBROKE PINES, FL 33028 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
CHARBOL 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 PG0500
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 Bromla
Kristia Bromla

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



37412
1/12

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 0499
Escambia County, Florida
INSTRUMENT 2004-256976
DEED DOC STAMPS PD & ESC CO \$ 374.50
06/29/04 ERNIE LEE WAGAH, 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 acknowledgment 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: Arlene S. Walters

Seller's Name: ARLENE S. WALTERS

Witness' Name: _____

Seller's Name: _____

Witness' Name: _____

As to Buyer(s):

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

Buyer's Name: _____

Linda D. Stearns
Witness' Name: Linda D. Stearns

Amy K. Patterson
Witness' Name: Amy K. Patterson

FILE NO. 98-17337
DOC.
REC:
TOTAL
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 EARNIE LEE MAGNOLIA CLERK
By: *[Signature]*

KNOW ALL MEN BY THESE PRESENTS: That

First Union Home Equity Bank
1000 Louis Rose Place
Charlotte, NC 28262

Grantor
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

Grantee
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: *[Signature]*
Secretary
Signed, sealed and delivered
in the presence of: Angela Ivie Huskey PRESIDENT
Witnesses Walter S. Watters
Angela M. English

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

THIS NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM is made this
, 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 Assistant
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 Assistant 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)

Christe 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 140TH 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 TAZEWEEL, TN 37825

Certified and delivered to Escambia County Tax Collector, this 30th 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

A handwritten signature in black ink, appearing to read "Michael A. Campbell". The signature is written in a cursive, flowing style.

Michael A. Campbell,
As President

Dated: November 30, 2020