



# 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

0122-36

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 12, 2021
Property description	TMA PROPERTIES OF PENSACOLA LLC 720 W ENSLEY ST PENSACOLA, FL 32534 700 W DEVANE ST 02-0684-000 LTS 9 10 BLK 40 ENSLEY PLAT DB 87 P 244 OR 6397 P 1972	Certificate #	2019 / 550
		Date certificate issued	06/01/2019

## 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)
# 2019/550	06/01/2019	997.64	49.88	1,047.52
→Part 2: Total*				1,047.52

## 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)
# 2020/586	06/01/2020	985.34	6.25	49.27	1,040.86
Part 3: Total*					1,040.86

## 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)	2,088.38
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	936.88
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)	3,400.26

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>Candice Lewis</u>	Escambia, Florida
Signature, Tax Collector or Designee	Date <u>April 26th, 2021</u>

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

<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: _____ Date of sale <u>01/03/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

**Tax Collector (complete Parts 1-4)**

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

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

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

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

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

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

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

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

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

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

**Clerk of Court (complete Part 5)**

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100193

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
02-0684-000	2019/550	06-01-2019	LTS 9 10 BLK 40 ENSLEY PLAT DB 87 P 244 OR 6397 P 1972

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

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

04-12-2021  
Application Date

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



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

[←](#) Nav. Mode 
 ☒ Account 
 ☐ Reference 
 [→](#)

[Printer Friendly Version](#)

<b>General Information</b> <b>Reference:</b> 111S301901009040 <b>Account:</b> 020684000 <b>Owners:</b> TMA PROPERTIES OF PENSACOLA LLC <b>Mail:</b> 720 W ENSLEY ST PENSACOLA, FL 32534 <b>Situs:</b> 700 W DEVANE ST 32534 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$7,553</td> <td>\$50,030</td> <td>\$57,583</td> <td>\$57,583</td> </tr> <tr> <td>2019</td> <td>\$7,553</td> <td>\$46,708</td> <td>\$54,261</td> <td>\$54,261</td> </tr> <tr> <td>2018</td> <td>\$10,578</td> <td>\$43,387</td> <td>\$53,965</td> <td>\$53,965</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Market Value Breakdown Letter</a> <a href="#">Tax Estimator</a> <a href="#">File for New Homestead Exemption Online</a> <a href="#">Report Storm Damage</a>		Year	Land	Imprv	Total	Cap Val	2020	\$7,553	\$50,030	\$57,583	\$57,583	2019	\$7,553	\$46,708	\$54,261	\$54,261	2018	\$10,578	\$43,387	\$53,965	\$53,965																
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<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>11/10/2008</td> <td>6397</td> <td>1972</td> <td>\$42,000</td> <td>WD</td> <td></td> </tr> <tr> <td>05/2007</td> <td>6155</td> <td>858</td> <td>\$100</td> <td>CT</td> <td></td> </tr> <tr> <td>04/2006</td> <td>5894</td> <td>634</td> <td>\$100,000</td> <td>WD</td> <td></td> </tr> <tr> <td>07/2004</td> <td>5460</td> <td>1426</td> <td>\$72,500</td> <td>WD</td> <td></td> </tr> <tr> <td>06/2002</td> <td>4932</td> <td>344</td> <td>\$36,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	11/10/2008	6397	1972	\$42,000	WD		05/2007	6155	858	\$100	CT		04/2006	5894	634	\$100,000	WD		07/2004	5460	1426	\$72,500	WD		06/2002	4932	344	\$36,000	WD		<b>2020 Certified Roll Exemptions</b> None  <b>Legal Description</b> LTS 9 10 BLK 40 ENSLEY PLAT DB 87 P 244 OR 6397 P 1972  <b>Extra Features</b> UTILITY BLDG	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																		
11/10/2008	6397	1972	\$42,000	WD																																			
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06/2002	4932	344	\$36,000	WD																																			

<b>Parcel Information</b> <b>Section</b> <b>Map Id:</b> 11-1S-30-2  <b>Approx. Acreage:</b> 0.1607  <b>Zoned:</b> HDMU  <b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>	<div style="text-align: center;"> </div> <a href="#">View Florida Department of Environmental Protection(DEP) Data</a>	<a href="#">Launch Interactive Map</a>
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**Buildings**

Address: 700 W DEVANE ST, Year Built: 1959, Effective Year: 1959, PA Building ID#: 47832

**Structural Elements**

**DECOR/MILLWORK-AVERAGE**

**DWELLING UNITS-1**

**EXTERIOR WALL-SIDING-BLW.AVG.**

**FLOOR COVER-ASPHALT TILE**

**FOUNDATION-SLAB ON GRADE**

**HEAT/AIR-CENTRAL H/AC**

**INTERIOR WALL-DRYWALL-PLASTER**

**NO. PLUMBING FIXTURES-3**

**NO. STORIES-1**

**ROOF COVER-COMPOSITION SHG**

**ROOF FRAMING-HIP**

**STORY HEIGHT-0**

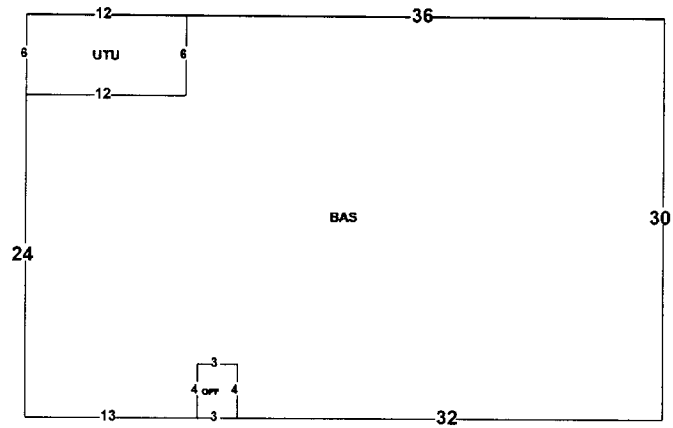
**STRUCTURAL FRAME-MASONRY PIL/STL**

**Areas - 1440 Total SF**

**BASE AREA - 1356**

**OPEN PORCH FIN - 12**

**UTILITY UNF - 72**



**Images**



4/19/02

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: 04/28/2021 (tc.4008)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 00550**, issued the **1st day of June, A.D., 2019** 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:

**LTS 9 10 BLK 40 ENSLEY PLAT DB 87 P 244 OR 6397 P 1972**

**SECTION 11, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 020684000 (0122-36)**

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

**TMA PROPERTIES OF PENSACOLA LLC**

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 January, which is the **3rd day of January 2022**.

Dated this 4th day of May 2021.

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

**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: 020684000 Certificate Number: 000550 of 2019**

**Payor: THOMAS ARMSTRONG 720 W ENSLEY ST PENSACOLA, FL 32534 Date 05/04/2021**

Clerk's Check # 1  
Tax Collector Check # 1

Clerk's Total	<del>\$530.00</del> <b>\$3,611.52</b>
Tax Collector's Total	<del>\$3,865.55</del>
Postage	<del>\$60.00</del>
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	<del>\$4,472.60</del>

**Reduced Amount: \$3,628.52**

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By:  
Deputy Clerk

*Whitney Coppage*

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>

**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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**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 # 2019 TD 000550  
 Redeemed Date 05/04/2021**

**Name THOMAS ARMSTRONG 720 W ENSLEY ST PENSACOLA, FL 32534**

Clerk's Total = TAXDEED	\$530.05	<del>\$3,865.55</del> \$3,611.52
Due Tax Collector = TAXDEED	\$3,865.55	
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
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**FINANCIAL SUMMARY**

No Information Available - See Dockets





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

**Tax Deed - Redemption Calculator**

**Account: 020684000 Certificate Number: 000550 of 2019**

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/12/2021"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="01/03/2022"/>	Redemption Date	<input type="text" value="05/31/2021"/>
Months	9			1	
Tax Collector	<input type="text" value="\$3,400.26"/>			<input type="text" value="\$3,400.26"/>	
Tax Collector Interest	\$459.04			\$51.00	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$3,865.55			\$3,457.51	T.C.
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	\$63.05			\$7.01	
Total Clerk	\$530.05			\$474.01	C.H.
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="\$0.00"/>			<input type="text" value="\$0.00"/>	
Total Redemption Amount	\$4,472.60			\$3,948.52	-120 -200
		Repayment Overpayment Refund Amount		\$524.08	\$3,628.52
Book/Page	<input type="text" value="8523"/>			<input type="text" value="87"/>	

## 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 8523, Page 87, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00550, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 020684000 (0122-36)

DESCRIPTION OF PROPERTY:

LTS 9 10 BLK 40 ENSLEY PLAT DB 87 P 244 OR 6397 P 1972

SECTION 11, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: TMA PROPERTIES OF PENSACOLA LLC

Dated this 4th day of May 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

THIS INSTRUMENT PREPARED BY:  
Name: Tom Wharton  
Address: 310 Dolphin St.  
Gulf Breeze, FL 32561  
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

### NOTICE OF COMMENCEMENT

Permit Number \_\_\_\_\_ Parcel ID Number (PID) 111S301901009040

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

- DESCRIPTION OF PROPERTY:** (legal description of the property, and street address if available. Attach a separate if necessary)  
LTS 9 10 BLK 40 ENSLEY PLAT DB 87 P 244 CR 6387 P 1972 700 W DEVANE ST 32534
- GENERAL DESCRIPTION OF IMPROVEMENT:** 10-1001
- OWNER INFORMATION:**  
Name and address: Carl A Schumacher, 700 W Devane St Pensacola 32534  
Interest in property: \_\_\_\_\_  
Name and address of fee simple titleholder (if other than Owner): \_\_\_\_\_
- CONTRACTOR:** (name, address and phone number): Wharton Roofing Services, LLC  
310 Dolphin St., Gulf Breeze, FL 32561 (850) 232-8761
- SURETY:**  
Name, address and phone number: \_\_\_\_\_  
Amount of bond \$ \_\_\_\_\_
- LENDER:** (name, address and phone number) \_\_\_\_\_
- Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number) \_\_\_\_\_
- In addition to him/herself, Owner designates \_\_\_\_\_ of \_\_\_\_\_ receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
- Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) \_\_\_\_\_

**WARNING TO OWNER:** ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

X [Signature]  
OWNER'S SIGNATURE

X CARL A. Schumacher  
OWNER'S PRINTED NAME

The foregoing instrument was acknowledged before me this 19 day of JULY, 20 21 by CARL A. Schumacher. Who is personally known to me OR who has produced identification FL Driver License.  
VERIFICATION PURSUANT TO § 92.525 FLORIDA STATUTES

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IF IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]  
SIGNATURE OF OWNER OR OWNER'S  
AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER

SIGNATORY'S TITLE/OFFICE

[Signature]  
NOTARY PUBLIC - STATE OF FLORIDA

CARRIE HOUSE

PRINT OR STAMP COMMISSIONED NAME OF NOTARY



ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION

Form 100.15

Revised 10/6/09

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

*Thomas M. Armstrong*

Thomas Armstrong, a managing member of TMA Properties of Pensacola LLC

*Thomas H. Armstrong II*

Thomas Armstrong II, a managing member of TMA Properties of Pensacola LLC

STATE OF Florida

COUNTY OF Escambia

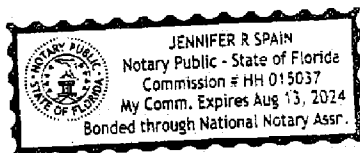
The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
( ) online notarization, this 29 day of June 2021 by:

Thomas Armstrong, a managing member of TMA Properties of Pensacola LLC

Thomas Armstrong II, a managing member of TMA Properties of Pensacola LLC

who are personally known to me or have produced DL as identification and did (did not) take an oath.

Seal:



*JR Spain*

Notary Public

Printed Notary Name

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Allure Title Company  
1307 E Cervantes St  
Pensacola, FL 32501

Property Appraisers Parcel Identification (Folio) Numbers: 111S301901009040

\_\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_

## General Warranty Deed

THIS WARRANTY DEED, made the 29 day of June 2021 by  
**TMA Properties of Pensacola LLC, A Florida Limited Liability Company**

whose post office address is 120 Chiefs Way Ste 1 PMB #150 Pensacola FL 32507  
herein called the grantors, to

**Carl A Schumacher, a married man**

whose post office address is 5251 Treahna Rd Pensacola FL 32526  
hereinafter called the Grantee:

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

This is a Non Homestead Property for the Grantors

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

**LEGAL:**

Lots 9 and 10, Block 40, ENSLEY, according to plat thereof as recorded in Deed Book 87, Page 244, of the Public Records of Escambia County, Florida.

Subject to easements and restrictions of record.

**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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2020.

**IN WITNESS WHEREOF**, the said grantors have signed and sealed these presents the day and year first above written.

**PROPERTY INFORMATION REPORT**

**October 20, 2021**

**Tax Account #:02-0684-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LTS 9 10 BLK 40 ENSLEY PLAT DB 87 P 244 OR 6397 P 1972**

**SECTION 11, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 02-0684-000(0122-36)**

**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:** JAN 3, 2022

**TAX ACCOUNT #:** 02-0684-000

**CERTIFICATE #:** 2019-550

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2020</u> tax year.

**CARL A. SCHUMACHER**  
**700 W. DEVANE ST**  
**PENSACOLA, FL 32534**

**CARL A. SCHUMACHER**  
**5251 TREAHA RD**  
**PENSACOLA, FL 32534**

**WHARTON ROOFING SERVICES, LLC**  
**310 DOLPHIN ST**  
**GULF BREEZE, FL 32561**

**TMC PROPERTIES OF PENSACOLA, LLC**  
**720 W ENSLEY ST.**  
**PENSACOLA, FL 32534**

Certified and delivered to Escambia County Tax Collector, this 12<sup>th</sup> day of October, 2021.

**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  
CONTINUATION PAGE**

October 20, 2021

Tax Account #: **02-0684-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CARL A. SCHUMACHER**

**By Virtue of Warranty Deed recorded 6/30/2021 in OR 8564/1963**

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. **Notice of Commencement in favor of Wharton Roofing Services, LLC recorded 7/19/2021 – OR 8577/1156**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 02-0684-000**

**Assessed Value: \$57,583**

**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.





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THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 02-0684-000 CERTIFICATE #: 2019-550

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: October 7, 2001 to and including October 7, 2021 Abstractor: Cody Campbell

BY

Michael A. Campbell,  
As President  
Dated: October 20, 2021