

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300173

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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

Account Number	Certificate No.	Date	Legal Description
04-2020-000	2021/1530	06-01-2021	LT 81 WENTWORTH 2ND ADDN TO BRENT PB 2 P 66 OR 7465 P 141

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
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-17-2023
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. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09/06/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS 16.25

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.



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

0923.52

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 17, 2023
Property description	CUNNINGHAM BRANDON TRUSTEE FOR 1124 CONCORDIA BLVD LAND TRUST 04-20-2022 1124 CONCORDIA BLVD PENSACOLA, FL 32505 1124 CONCORDIA BLVD 04-2020-000 LT 81 WENTWORTH 2ND ADDN TO BRENT PB 2 P 66 OR 7465 P 141	Certificate #	2021 / 1530
		Date certificate issued	06/01/2021

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)
# 2021/1530	06/01/2021	1,409.61	70.48	1,480.09
→Part 2: Total*				1,480.09

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)	1,480.09
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	1,855.09

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:

Signature, Tax Collector or Designee

Escambia, Florida

Date May 1st, 2023

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

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

General Information Parcel ID: 451S303000000081 Account: 042020000 Owners: CUNNINGHAM BRANDON TRUSTEE FOR 1124 CONCORDIA BLVD LAND TRUST 04-20-2022 Mail: 1124 CONCORDIA BLVD PENSACOLA, FL 32505 Situs: 1124 CONCORDIA BLVD 32505 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 <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>2022</td> <td>\$10,000</td> <td>\$105,747</td> <td>\$115,747</td> <td>\$100,569</td> </tr> <tr> <td>2021</td> <td>\$10,000</td> <td>\$83,389</td> <td>\$93,389</td> <td>\$91,427</td> </tr> <tr> <td>2020</td> <td>\$10,000</td> <td>\$73,116</td> <td>\$83,116</td> <td>\$83,116</td> </tr> </tbody> </table> <p>Disclaimer</p> <p>Tax Estimator</p> <p>File for New Homestead Exemption Online</p>					Year	Land	Imprv	Total	Cap Val	2022	\$10,000	\$105,747	\$115,747	\$100,569	2021	\$10,000	\$83,389	\$93,389	\$91,427	2020	\$10,000	\$73,116	\$83,116	\$83,116																												
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2021	\$10,000	\$83,389	\$93,389	\$91,427																																																						
2020	\$10,000	\$73,116	\$83,116	\$83,116																																																						
Sales Data <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>04/29/2022</td> <td>8790</td> <td>505</td> <td>\$48,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/12/2016</td> <td>7465</td> <td>141</td> <td>\$86,000</td> <td>WD</td> <td></td> </tr> <tr> <td>04/26/2013</td> <td>7014</td> <td>588</td> <td>\$24,000</td> <td>WD</td> <td></td> </tr> <tr> <td>03/22/2013</td> <td>6992</td> <td>1429</td> <td>\$33,700</td> <td>CT</td> <td></td> </tr> <tr> <td>04/2005</td> <td>5617</td> <td>1268</td> <td>\$81,000</td> <td>WD</td> <td></td> </tr> <tr> <td>05/2003</td> <td>5135</td> <td>1193</td> <td>\$65,000</td> <td>WD</td> <td></td> </tr> <tr> <td>05/1995</td> <td>3765</td> <td>705</td> <td>\$52,000</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)	04/29/2022	8790	505	\$48,000	WD		01/12/2016	7465	141	\$86,000	WD		04/26/2013	7014	588	\$24,000	WD		03/22/2013	6992	1429	\$33,700	CT		04/2005	5617	1268	\$81,000	WD		05/2003	5135	1193	\$65,000	WD		05/1995	3765	705	\$52,000	WD		2022 Certified Roll Exemptions None				
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						Legal Description LT 81 WENTWORTH 2ND ADDN TO BRENT PB 2 P 66 OR 8790 P 505																																																				
						Extra Features FRAME BUILDING																																																				
Parcel Information						Launch Interactive Map																																																				

Section
Map Id:
45-1S-30

Approx.
Acreage:
0.3353

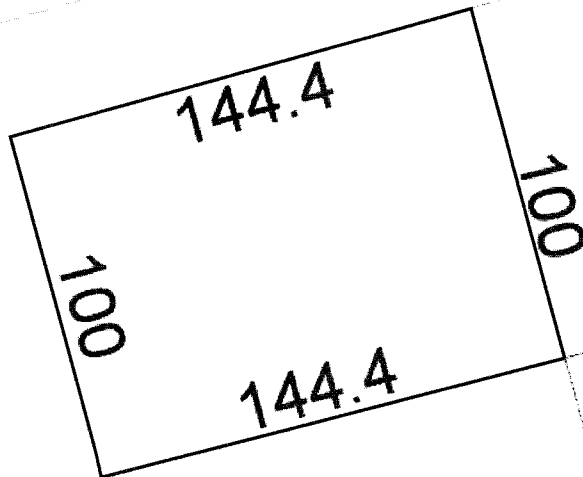
Zoned:
HDMU

Evacuation
& Flood
Information
[Open
Report](#)



CONCORDIA BLVD

100



144.

100

144

11



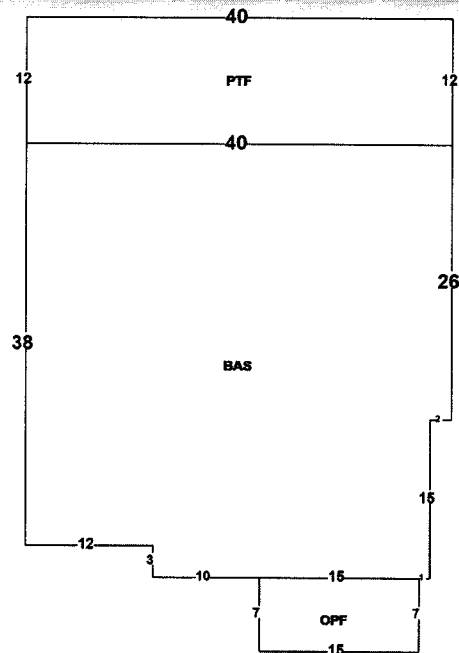
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 1124 CONCORDIA BLVD, Year Built: 1953, Effective Year: 1963, PA Building ID#: 68779

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 2159 Total SF

BASE AREA - 1574
OPEN PORCH FIN - 105
PATIO FINISHED - 480

Images



3/5/2019 12:00:00 AM

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: 05/02/2023 (tc.6718)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023036150 5/8/2023 9:57 AM
OFF REC BK: 8973 PG: 807 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 01530**, issued the **1st day of June, A.D., 2021** 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 81 WENTWORTH 2ND ADDN TO BRENT PB 2 P 66 OR 7465 P 141

SECTION 45, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 042020000 (0923-52)

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

BRANDON CUNNINGHAM TRUSTEE

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** Wednesday in the month of September, which is the **6th day of September 2023**.

Dated this 5th day of May 2023.

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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 042020000 Certificate Number: 001530 of 2021

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="9/6/2023"/>	Redemption Date <input type="text" value="5/31/2023"/> 
Months	5	1
Tax Collector	<input type="text" value="\$1,855.09"/>	<input type="text" value="\$1,855.09"/>
Tax Collector Interest	\$139.13	\$27.83
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,000.47	<input type="text" value="\$1,889.17"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$34.20	\$6.84
Total Clerk	\$490.20	<input type="text" value="\$462.84"/> 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="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,567.67	\$2,369.01
	Repayment Overpayment Refund Amount	\$198.66
Book/Page	<input type="text" value="8973"/>	<input type="text" value="807"/>

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 # 2021 TD 001530

Redeemed Date 5/31/2023

Name BRANDON CUNNINGHAM 1124 CONCORDIA BLVD PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$490.20	\$2,032.01
Due Tax Collector = TAXDEED	\$2,000.47	
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
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 042020000 Certificate Number: 001530 of 2021**

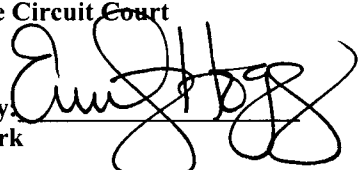
**Payor: BRANDON CUNNINGHAM 1124 CONCORDIA BLVD PENSACOLA, FL 32505 Date
 5/31/2023**

Clerk's Check #	1	Clerk's Total	\$490.20
Tax Collector Check #	1	Tax Collector's Total	\$2,000.47
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,567.67

\$2,032.01

\$2,049.01

**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 8973, Page 807, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01530, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **042020000 (0923-52)**

DESCRIPTION OF PROPERTY:

LT 81 WENTWORTH 2ND ADDN TO BRENT PB 2 P 66 OR 7465 P 141

SECTION 45, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: BRANDON CUNNINGHAM TRUSTEE

Dated this 31st day of May 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

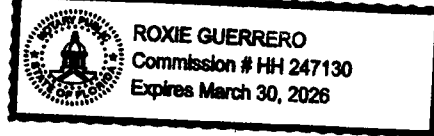
By:
Emily Hogg
Deputy Clerk

Brandon Cunningham as trustee 4/20/22
Brandon Cunningham as trustee (Date)
Mortgagor

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20th day of April, 2022, by
Brandon Cunningham as trustee, who is personally known to me .

Roxie Guerrero
Notary Public - State of Florida



Signed in the presence of: Roxie Guerrero Date: 04/20/22

Witness: [Signature]

Witness: Print Name Brandon Cunningham

Mortgagor to comply with the agreements in the note or this mortgage, including reasonable attorneys' fees. The cost of this, with interest from the date of payment at the same rate as specified in the note, shall also be secured by this mortgage.

6. If any payment provided for in the note is not paid within 30 days after it becomes due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of the note shall immediately become due at the option of Mortgagee, and Mortgagee may foreclose this mortgage in the manner provided by law and have the mortgaged property sold to satisfy or apply to the indebtedness hereby secured.

7. Attorneys' Fees: If Lender institutes any suit or action to enforce any of the terms of this Mortgage, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal.

THIS SPACE IS INTENTIONALLY LEFT BLANK

Roxie Guerrero
PO Box 18914
West Palm Beach, FL 33416
561-762-2369

(Space above this line reserved for recording office use only)

MORTGAGE

THIS MORTGAGE is executed by ("Mortgagor"), Brandon Cunningham as trustee of the 1124 Concordia Blvd Land Trust, dated 4/20/2022 who in consideration of the principal sum of **\$48,000.00** hereafter described received from ("Mortgagee" or "Lender"), Equity Trust Company Custodian FBO #Z144985 IRA whose address is PO Box 18914 West Palm Beach, FL 33416 does hereby mortgage to Mortgagee the real property located in Escambia County, Florida, more fully described as follows:

Lot 81, Wentworth's Second Addition to Brent, being a portion of Section 45, Township 1 South, Range 30 West, according to the plat thereof, recorded in Plat Book 2, Page 66 of the Public Records of said County.

Situate in the County Escambia, State of Florida.

as security for the payment of the promissory note (the "note"), and agrees:

1. To make all payments required by the note and this mortgage promptly when due.
2. To pay all taxes, assessments, liens, insurance and encumbrances on that property promptly when due. If they are not promptly paid, Mortgagee may pay them without waiving the option to foreclose, and those payments, with interest thereon from the date of payment at the same rate as specified in the note, also shall be secured by this mortgage.
3. To keep all buildings now or hereafter on that land insured against damage by fire, lightning, and windstorm in the sum secured by this mortgage, by an insurer satisfactory to Mortgagee, the insurance policy to be held by and payable to Mortgagee. If Mortgagor does not do this, Mortgagee may do so without waiving the option to foreclose, and the cost of the insurance, with interest from the date of payment at the same rate as specified in the note, shall also be secured by this mortgage. If any sum is paid under a claim on such a policy, Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit Mortgagor to use it for other purposes, without impairing the lien of this mortgage.
4. To commit, permit, or allow no waste, impairment, or deterioration of the mortgaged property.
5. To pay all expenses reasonably incurred by Mortgagee because of failure of

In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

In Witness Whereof, the said grantor(s) has/have hereunto set his(their) hands and seals this 29 day of April, 20 22 A.D.
Signed Sealed and Delivered in our Presence

Witness Laura Dade

Witness Robert Y. Gali

State of OHIO
County of CUYAHOGA

Grantor (Equity Trust Company Custodian FBO #Z144985 IRA)

Matthew Collier
Corporate Alternate Signer

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared Matthew Collier to me known as the person(s) described in and who executed the foregoing instrument and Acknowledged before me that executed the same.

Witness my hand and official seal in the county and State last aforesaid this 29 day of April, 20 22 A.D.,

Christina M. Wilson
Notary Public
My commission expires 12.27.2025



CHRISTINA M. WILSON
Notary Public, State of Ohio
My Commission Expires:
December 27, 2025

Prepared and Return:
Roxie Guerrero
14085 Greentree Trl.
Wellington, FL 33414

WARRANTY DEED TO TRUSTEE

The Grantor(s) Equity Trust Company Custodian FBO #Z144985 IRA whose post office address is 1 Equity Way Westlake, OH 44145 State of Ohio, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of Section 689.073(1) Florida Statute.

Unto "Brandon Cunningham" a married man, as Trustee of the "1124 Concordia Blvd Land Trust" dated April 20th, 2022, whose post office address is 1124 Concordia Blvd Pensacola, FL 32505, and not personally under the provisions of the trust agreement dated the 20th day of April, 2022, the following described real estate in the County of Escambia, State of Florida, to wit:

Lot 81, Wentworth's Second Addition to Brent, being a portion of Section 45, Township 1 South, Range 30 West, according to the Plat thereof, recorded in Plat Book 2, Page 66 of the Public Records of said County.

Physical address: 1124 Concordia Blvd. Pensacola, FL 32505.

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

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

PROPERTY INFORMATION REPORT

June 16, 2023

Tax Account #:04-2020-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 81 WENTWORTH 2ND ADDN TO BRENT PB 2 P 66 OR 8790 P 505

SECTION 45, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-2020-000(0923-52)

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:	<u>SEP 6, 2023</u>
TAX ACCOUNT #:	<u>04-2020-000</u>
CERTIFICATE #:	<u>0923-52</u>

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>2022</u> tax year.

BRANDON CUNNINGHAM, AS TRUSTEE OF
THE 1124 CONCORDIA BLVD LAND TRUST
DATED APRIL 20TH, 2022
1124 CONCORDIA BLVD
PENSACOLA, FL 32505

BRANDON CUNNINGHAM, AS TRUSTEE OF
THE 1124 CONCORDIA BLVD LAND TRUST
DATED APRIL 20TH, 2022
1531 MAGNOLIA LANE
WEST PALM BEACH, FL 33417

EQUITY TRUST COMPANY
CUSTODIAN FBO #Z144985 IRA
P.O. BOX 18914
WEST PALM BEACH, FL 33416

EQUITY TRUST COMPANY
CUSTODIAN FBO #Z144985 IRA
1 EQUITY WAY
WESTLAKE, OH 44145

Certified and delivered to Escambia County Tax Collector, this 16th day of June, 2023.

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

June 16, 2023

Tax Account #: **04-2020-000**

1. The Grantee(s) of the last deed(s) of record is/are: **BRANDON CUNNINGHAM, AS TRUSTEE OF THE 1124 CONCORDIA BLVD LAND TRUST DATED APRIL 20TH, 2022**

By Virtue of Warranty Deed recorded 5/23/2022 in OR 8790/505

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. **Mortgage in favor of Equity Trust Company Custodian FBO #Z144985 IRA recorded 5/23/2022 – OR 8790/507**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 04-2020-000

Assessed Value: \$100,569

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 #: 04-2020-000 CERTIFICATE #: 0923-52

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: June 15, 2003 to and including June 15, 2023 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: June 16, 2023