



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

1224-62

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	SCHAEFER SONJA L 4421 LA JOLLA PENSACOLA, FL 32504 4421 LA JOLLA 01-2300-415 LT 12 BLK B LA MIRAGE S/D PB 12 P 100 SEC 9/11 T1S R29W OR 3514 P 360	Certificate #	2022 / 177
		Date certificate issued	06/01/2022

(H)

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)
# 2022/177	06/01/2022	2,781.01	139.05	2,920.06
→Part 2: Total*				2,920.06

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)
# 2023/166	06/01/2023	2,818.80	6.25	155.03	2,980.08
Part 3: Total*					2,980.08

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)	5,900.14
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,609.62
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)	8,884.76

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] Escambia, Florida
Signature, Tax Collector or Designee Date April 25th, 2024

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

+625

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.	95,157.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/04/2024</u> 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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400430

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
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
01-2300-415	2022/177	06-01-2022	LT 12 BLK B LA MIRAGE S/D PB 12 P 100 SEC 9/11 T1S R29W OR 3514 P 360

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 #204
MIAMI, FL 33126

04-17-2024
Application Date

Applicant's signature

[illegible]

Information

[Open](#)

[Report](#)

Buildings

Address: 4421 LA JOLLA, Year Built: 1986, Effective Year: 1986, PA Building ID#: 38302

Structural Elements

DECOR/MILLWORK-MAXIMUM
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



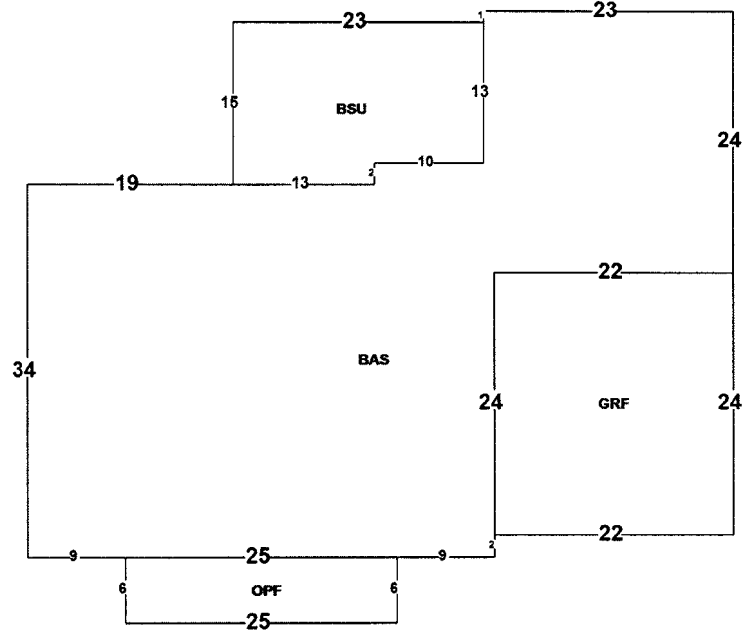
Areas - 3029 Total SF

BASE AREA - 2026

BASE SEMI UNF - 325

GARAGE FIN - 528

OPEN PORCH FIN - 150



Images



4/4/2019 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: 04/30/2024 (rc.4238)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 00177**, issued the **1st** day of **June, A.D., 2022** 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 12 BLK B LA MIRAGE S/D PB 12 P 100 SEC 9/11 T1S R29W OR 3514 P 360

SECTION 11, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 012300415 (1224-62)

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

SONJA L SCHAEFER

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 December, which is the **4th day of December 2024**.

Dated this 30th day of April 2024.

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



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 #: 01-2300-415 CERTIFICATE #: 2022-177

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: August 1, 2004 to and including August 1, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: August 2, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 2, 2024

Tax Account #: **01-2300-415**

1. The Grantee(s) of the last deed(s) of record is/are: **MARK F. SCHAEFER AND SONJA L. SCHAEFER**

By Virtue of Warranty Deed recorded 2/1/1994 in OR 3514/360

ABTRACTOR'S NOTE: WE FIND NO PROOF OF DEATH OR PROBATE RECORDED FOR MARK F. SCHAEFER IN ESCAMBIA COUNTY, FLORIDA.

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. **Code enforcement violation in favor of the City of Pensacola recorded 07/24/2017 – OR 7748/1071**
 - b. **Lien in favor of La Mirage Homeowner's Association of Pensacola, Inc. recorded 07/21/2010 – OR 6616/205**
 - c. **Lien in favor of La Mirage Homeowner's Association of Pensacola, Inc. recorded 04/27/2015 – OR 7335/66**
 - d. **Lien in favor of La Mirage Homeowner's Association of Pensacola, Inc. recorded 02/19/2021 – OR 8468/344**
 - e. **Federal Tax Lien in favor of Department of Treasury – Internal Revenue Service recorded 10/06/2008 – OR 6384/220**

4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.

Tax Account #: 01-2300-415

Assessed Value: \$190,314.00

Exemptions: HOMESTEAD EXEMPTION, WIDOW

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **LA MIRAGE HOMEOWNER'S ASSOCIATION OF PENSACOLA, INC.**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: DEC 4, 2024

TAX ACCOUNT #: 01-2300-415

CERTIFICATE #: 2022-177

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2023</u> tax year.

**MARK F SCHAEFER AND
SONJA L SCHAEFER
4421 LA JOLLA
PENSACOLA, FL 32504**

**LA MIRAGE HOMEOWNER'S
ASSOCIATION OF PENSACOLA INC
PO BOX 10631
PENSACOLA, FL 32524**

**LA MIRAGE HOMEOWNER'S
ASSOCIATION OF PENSACOLA INC
C/O NFI PROPERTY MANAGEMENT
SOLUTIONS, LLC**

**DEPARTMENT OF TREASURY
INTERNAL REVENUE SERVICE
400 W BAY ST STE 35045
JACKSONVILLE FL 32202 – 4437**

**4400 BAYOU BOULEVARD, SUITE 35
PENSACOLA, FL 32503**

Certified and delivered to Escambia County Tax Collector, this 15th day of Aug, 2024.

PERDIDO TITLE & ABSTRACT, INC.



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

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

August 2, 2024

Tax Account #:01-2300-415

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 12 BLK B LA MIRAGE S/D PB 12 P 100 SEC 9/11 T1S R29W OR 3514 P 360

SECTION 11, TOWNSHIP 1 S, RANGE 29 S

TAX ACCOUNT NUMBER 01-2300-415(1224-62)

FILE NO. L 1-2435

DOC 4,052.00

SUR.

REC 70-5094150

WARRANTY DEED

This instrument was prepared by:

Thomas G. Van Matre, Jr. of
Taylor & Van Matre, P.A.
4300 Bayou Boulevard, Suite 16
Pensacola, Florida 32503

STATE OF FLORIDA

COUNTY OF Escambia

4421 LaJolla, Pensacola, Florida 325084

Grantee's Address

KNOW ALL MEN BY THESE PRESENTS: That
ANN N. KETTERINGHAM, husband and wife

JOHN P. KETTERINGHAM, III and

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

MARK F. SCHAEFER AND SONJA L. SCHAEFER, husband and wife

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 12, Block B, LA MIRAGE, being a portion of Section 9 & 11, Township 1
South, Range 29 West, Escambia County, Florida, according to Plat recorded
in Plat Book 12 Page 100 of the Public Records of said county.

D.S. PD. \$ 1,057.00

DATE 2-1-94

JOE A. FLOWERS, COMPTROLLER

BY: J. Knight D.C.

CERT. REG. #59-2043328-27-01

Subject to taxes for current year and to valid easements and restrictions of record affecting the above proper-
ty, 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 re-
presentatives, 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 all genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on January 25, 1994

Signed, sealed and delivered

in the presence of:

Witnesses as to John P. Ketteringham, III

Luvetta M. Price

Print Name: Luvetta M. Price

Print Name: Margaret A. Wainwright

Witnesses as to Ann N. Ketteringham

Print Name: Joseph B. Older

Print Name: Debra L. Hammett

Print Name: Debra L. Hammett

STATE OF FLORIDA

COUNTY OF Escambia

John P. Ketteringham III
JOHN P. KETTERINGHAM, III

(SEAL)

(SEAL)

Ann N. Ketteringham
ANN N. KETTERINGHAM
6036 Shoreline Drive
Orlando, Florida 32819

(SEAL)

(SEAL)

January 27, 1994

The foregoing instrument was acknowledged before me this
JOHN P. KETTERINGHAM, III and who has produced

as identification.

CLERK FILE NO.



LUVERTA M. PRICE
State of Florida
My Comm. Exp. June 27, 1994
Comm. # CC011304

(Notary Seal)

Luvetta M. Price
Notary Public

My Commission Expires

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25th day of January, 1994 by ANN N. KETTERINGHAM, who is personally known to me ~~or who has produced~~ as identification.

Ampero Beigh
NOTARY PUBLIC



FILED & RECORDED IN
PUBLIC RECORDS OF
ESCAMBIA CO FL ON
FEB 1 5 19 PM '94
IN BOOK 6 PAGE 1172
ABOVE RECORD VERIFIED
JOE A FLOWERS
COMPTROLLER
ESCAMBIA COUNTY

102624

**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA, FLORIDA**

**THE CITY OF PENSACOLA,
a Florida municipal corporation,
by its Code Enforcement Office (436-5500)
Petitioner,**

vs.

**SONJA L. SCHAEFER,
Respondent(s).**

Case # 17-105

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on December 6, 2016, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 4421 LaJolla, Pensacola, Escambia County, Florida, legally described as:

LT 12 BLK B LA MIRAGE S/D PB 12 P 100 SEC 9/11 T1S R29W OR 3514 P 360. TAX ACCT. #012300415.

2. The following described condition exists on the property: there is rotting wood in the chimney of this occupied residence and the condition constitutes lack of maintenance (chimneys).

3. The date this condition was first observed was August 30, 2016; re-inspection made on December 6, 2016, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:
X the posting of a notice on the property and at City Hall for ten (10) days beginning
 certified mail, return receipt requested,

on November 22, 2016, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on December 6, 2016, at which hearing the respondent(s) did not appear.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):
 of the Code of the City of Pensacola, Florida.

of the Florida Building Code.
 of the Standard Housing Code.
304.11 of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$.]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. **The respondent(s) must correct the violation(s) before January 3, 2017, by replacing the rotting wood in the chimney. [Before commencing this work, contact the City Inspection Services Office at (850) 436-5600 to determine if, and by whom, a City work permit must be pulled beforehand.] Immediately after all required work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that all required work has been completed to code and/or that the violation(s) has/have been completely corrected.**

2. In the event this order is not complied with before the above compliance date, as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, January 3, 2017, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), **A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY** for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), **A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).**

3. It is the responsibility of the respondent(s) to contact the above named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on December 9, 2016, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY

Louis F. Ray, Jr.
(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.
(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

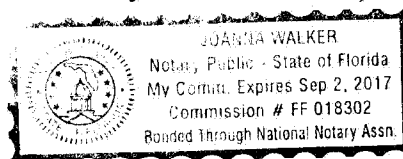
9 The execution of the foregoing order was acknowledged before me on December 9, 2016, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This Order was Prepared by:
Joanna Walker
Administrative Officer
Code Enforcement Authority
City of Pensacola, Florida
Post Office Box 12910
Pensacola, FL 32521-0001

Joanna Walker
(Signature of Notary and Administrative Officer)

Joanna Walker
(Printed Name of Notary & Admin. Officer)

3



CLAIM OF LIEN FOR ASSESSMENTS

LA MIRAGE HOMEOWNER'S ASSOCIATION of PENSACOLA, INC. (Lienor) makes this claim of lien for unpaid assessments and interest at the rate of 12% simple interest per annum, with attorney's fees and costs incurred by the Lienor incident to the collection of the assessments or enforcement of this lien, which are granted by the Amended Declaration of Covenants, Conditions and Restrictions for La Mirage, a Residential Subdivision, recorded in Book 2598, Pages 006-0013 of the public records of Escambia County, Florida upon the following described property in Escambia County, Florida:

Lot 12, Block "B", La Mirage, a subdivision of a portion of Sections 9 and 11, Township 1 South, Range 29 West, Escambia County, Florida, according to the Plat recorded in Plat Book 12 at Page 100 of the Public Records of Escambia County Florida.
Property Postal Address: **4421 La Jolla, Pensacola, FL 32504**

The name of the owner of the described property is:

Sonja L. Schaefer

4421 La Jolla

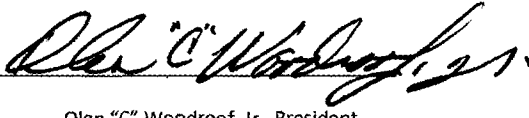
Pensacola, Florida 32504

The Claim of Lien For Assessments is to secure the payment of amounts due to the Lienor in the amount of \$106.98 as of July 04, 2010, plus any attorney's fees and costs incurred by the Lienor incident to the collection of the amount, plus interest and additional fees that may accrue subsequent to the recording of this lien and prior to entry of a final judgment of foreclosure.

LA MIRAGE HOMEOWNER'S ASSOCIATION of PENSACOLA, INC.

P.O. Box 10631

Pensacola, Florida 32524

By 

Olen "C" Woodroof, Jr., President

STATE OF FLORIDA

COUNTY OF ESCAMBIA



BEFORE ME, the undersigned authority, personally appeared Olen "C" Woodroof, Jr. to me, known to be the person described in and who executed the foregoing instrument and he/she acknowledged before me that he/she executed the same.
WITNESS my hand and official seal in the County and State last aforesaid the 11th day of July, 2010.

My commission expires NOV. 7, 2011



Dorothy J. Bare
Notary Public - State of Florida
My Commission No. DD732445
My Commission expires November 7, 2011

CLAIM OF LIEN FOR ASSESSMENTS

La Mirage Homeowners Association Of Pensacola, Inc. (Lienor) makes this claim of lien for unpaid assessments and interest at the rate of 12% simple interest per annum, with attorney's fees and costs incurred by the Lienor incident to the collection of the assessments or enforcement of this lien, which are granted by the Amended Declaration of Covenants, Conditions and Restrictions for La Mirage, a Residential Subdivision, recorded in Book 2598, Pages 006-0013 of the public records of Escambia County, Florida upon the following described property in Escambia County, Florida:

Lot 12, Block "B", La Mirage, a subdivision of a portion of Sections 9 and 11, Township 1 South, Range 29 West, Escambia County, Florida, according to the Plat recorded in Plat Book 12 at Page 100 of the Public Records of Escambia County, Florida, Property Postal Address: 4421 La Jolla, Pensacola, Fl 32504.

The name of the owner of the described property is:

Sonja L. Schaefer
4421 La Jolla
Pensacola, Fl 32504

The Claim of Lien For Assessments is to secure the payment of amounts due to the Lienor in the amount of \$717.54 as of April 27, 2015, plus any attorney's fees and costs incurred by the Lienor incident to the collection of the amount, plus interest and additional fees that may accrue subsequent to the recording of this lien and prior to entry of a final judgment of foreclosure.

La Mirage Homeowners Association
Post Office Box 10631
Pensacola, Fl 32524

By: Caroline Mugarian
Caroline Mugarian, Treasurer

State of Florida
County of Escambia

Before me, the undersigned authority, personally appeared CAROLINE MUGARIAN
To me, known to be the person described in and who executed the foregoing instrument
and he/she acknowledged before me that he/she executed the same.

Witness my hand and official seal in the County and State last aforesaid the 27th day of

April 2015.

My commission expires



Prepared By:
John "Jay" A. Fraiser, Esq.
127 Palafox Place, Suite 200
Pensacola, FL 32502-5813
RPBZ-1327-003

CLAIM OF LIEN

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

This is a claim of lien for unpaid assessments, together with reasonable attorney's fees and costs incurred by the undersigned Association, whose address is c/o NFI Property Management Solutions, LLC, 4400 Bayou Boulevard, Suite 35, Pensacola, FL 32503, incident to the collection of the assessments and enforcement of this lien, which is granted by §720.3085, Florida Statutes, and the Declaration of Covenants, Conditions, and Restrictions, recorded on December 20, 1985, in Official Records Book 2158, Page 116 of the public records of Escambia County, Florida, and all supplements and amendments thereto, for the following described property:

Lot 12, Block B, LA MIRAGE, being a portion of Section 9 & 11, Township 1 South, Range 29 West, Escambia County, Florida, according to Plat recorded in Plat Book 12 Page 100 of the Public Records of said county.

The property address is 4421 La Jolla, Pensacola, FL 32504. The record title owner of the property is Sonja L. Schaefer, whose mailing address is 4421 La Jolla, Pensacola, FL 32504.

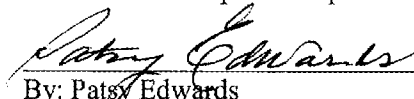
This Claim of Lien is to secure the payment of assessments against the owner or owners by the undersigned Association in the following amounts, as well as all amounts which may accrue subsequent to this date:

<u>Item</u>	<u>Amount</u>
Assessments	\$2,642.60
Attorney's Fees	\$250.00
Mailing Costs	<u>\$44.40</u>
Total Due:	\$2,937.00

In addition, pursuant to the Association's governing documents and Florida Statutes, the foregoing assessments will bear an interest at the rate of twelve percent (12%) per annum, from the date each assessment became due, administrative late fees, reasonable attorney's fees, and costs incident to the collection and enforcement of this lien.


EXECUTED this 16th day of FEBRUARY, 2021.

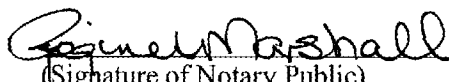
**LA MIRAGE HOMEOWNERS
ASSOCIATION OF PENSACOLA, INC.,**
a Florida not-for-profit corporation


By: Patsy Edwards
Its: Property Manager and Authorized Agent

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Sworn to and subscribed before me by means of [X] physical presence or [] online notarization, this 16th day of FEBRUARY, 2021, by Patsy Edwards as the Property Manager and Authorized Agent for La Mirage Homeowners Association of Pensacola, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me.

 Regina Marshall
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG914490
Expires 4/24/2021


(Signature of Notary Public)
Notary Public, State of Florida
Print Name: REGINA MARSHALL
My Commission Expires: _____

I HEREBY CERTIFY that a true copy of the foregoing Claim of Lien has been furnished by Certified Mail, Return Receipt # 70171070000045848860 and U.S. Mail to Sonja L. Schaefer, 4421 La Jolla, Pensacola, FL 32504 on this 19 day of FEBRUARY 2021.



John "Jay" A. Fraiser, Jr.
Anna-Marie Forshee
Moorhead Real Estate Law Group
127 Palafox Place, Suite 200
Pensacola, FL 32502
Attorneys for La Mirage Homeowners
Association of Pensacola, Inc.

Form 668 (Y)(c) (Rev. February 2004)		3866 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien			
Area: WAGE & INVESTMENT AREA #2 Lien Unit Phone: (800) 829-7650		Serial Number 476819008		For Optional Use by Recording Office	
As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.					
Name of Taxpayer SONJA L SCHAEFER					
Residence 4421 LA JOLLA PENSACOLA, FL 32504-7839					
IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2001	XXX-X	12/04/2006	01/03/2017	4061.62
1040	12/31/2002	XXX-X	12/04/2006	01/03/2017	1960.29
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 6021.91

This notice was prepared and signed at BALTIMORE, MD, on this,

the 24th day of September, 2008.

Signature <u>R. A. Mitchell</u> for DEBRA K. HURST	Title ACS (800) 829-7650	12-00-0000
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

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

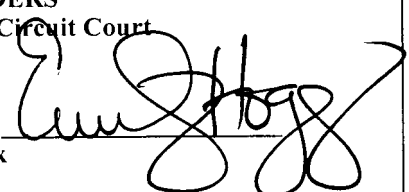
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 012300415 Certificate Number: 000177 of 2022

Payor: SONJA L SCHAEFER 4421 LA JOLLA PENSACOLA, FL 32504 Date 10/10/2024

Clerk's Check #	1	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$9,957.18
		Postage	\$7.40
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$10,542.30

\$9,867.68
~~\$10,542.30~~
\$9,884.68

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>

Cash \$8,700.00

Credit card \$1,184.68
 +41.46 card fee
 \$1,226.14

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT 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

Case # 2022 TD 000177

Redeemed Date 10/10/2024

Name SONJA L SCHAEFER 4421 LA JOLLA PENSACOLA, FL 32504

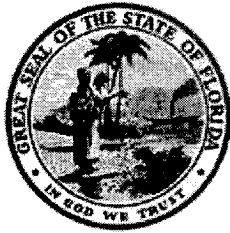
Clerk's Total = TAXDEED	\$510.72	\$9,867.68
Due Tax Collector = TAXDEED	\$9,857.18	
Postage = TD2	\$57.40	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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: 012300415 Certificate Number: 000177 of 2022

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/4/2024"/>	Redemption Date <input type="text" value="10/23/2024"/> 
Months	8	6
Tax Collector	<input type="text" value="\$8,884.76"/>	<input type="text" value="\$8,884.76"/>
Tax Collector Interest	\$1,066.17	\$799.63
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$9,957.18	<input type="text" value="\$9,690.64"/> 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	\$54.72	\$41.04
Total Clerk	\$510.72	<input type="text" value="\$497.04"/> 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="\$57.40"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$10,542.30	\$10,204.68
	Repayment Overpayment Refund Amount	\$337.62
Book/Page	<input type="text" value="9139"/>	<input type="text" value="117"/>