



# 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

0924-38

## 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 11, 2024
Property description	THOMAS HERMIA PHILIP ROBERT 1786 TROY AVE PVT BROOKLYN, NY 11234 2813 LANGLEY AVE C105 01-2331-045 UNIT C-105 LA CHATEAU CONDOMINIUM ALSO 1/36 INT IN COMMON ELEMENTS OR 7817 P 1375/1378/1381/1384	Certificate #	2022 / 199
		Date certificate issued	06/01/2022

## 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)
# 2022/199	06/01/2022	1,314.01	65.70	1,379.71
→Part 2: Total*				1,379.71

## 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)
# 2023/189	06/01/2023	1,473.80	6.25	87.81	1,567.86
Part 3: Total*					1,567.86

## 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)	2,947.57
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,463.94
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	4,786.51

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> Signature, Tax Collector or Designee	<u>Escambia, Florida</u> Date <u>April 22nd, 2024</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>09/04/2024</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: 2400183

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
01-2331-045	2022/199	06-01-2022	UNIT C-105 LA CHATEAU CONDOMINIUM ALSO 1/36 INT IN COMMON ELEMENTS OR 7817 P 1375/1378/1381/1384

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

04-11-2024  
Application Date

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



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 141S291180105003 <b>Account:</b> 012331045 <b>Owners:</b> THOMAS HERMIA PHILIP ROBERT <b>Mail:</b> 1786 TROY AVE PVT BROOKLYN, NY 11234 <b>Situs:</b> 2813 LANGLEY AVE C105 32504 <b>Use Code:</b> CONDO-RES UNIT <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>2023</td> <td>\$0</td> <td>\$107,800</td> <td>\$107,800</td> <td>\$91,306</td> </tr> <tr> <td>2022</td> <td>\$0</td> <td>\$97,020</td> <td>\$97,020</td> <td>\$83,006</td> </tr> <tr> <td>2021</td> <td>\$0</td> <td>\$75,460</td> <td>\$75,460</td> <td>\$75,460</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">File for Exemption(s) Online</a> <a href="#">Report Storm Damage</a>					Year	Land	Imprv	Total	Cap Val	2023	\$0	\$107,800	\$107,800	\$91,306	2022	\$0	\$97,020	\$97,020	\$83,006	2021	\$0	\$75,460	\$75,460	\$75,460																																																				
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<b>Extra Features</b> None																																																																																		
<b>Parcel Information</b>																																																																																		

[Launch Interactive Map](#)

Section  
Map Id:  
14-1S-29

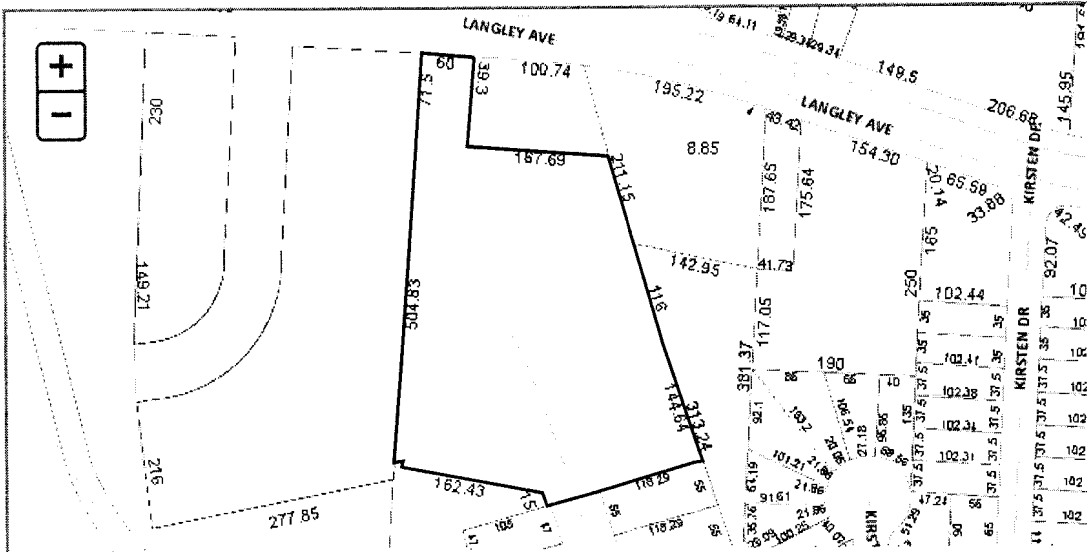
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Evacuation  
& Flood  
Information

Open  
Report



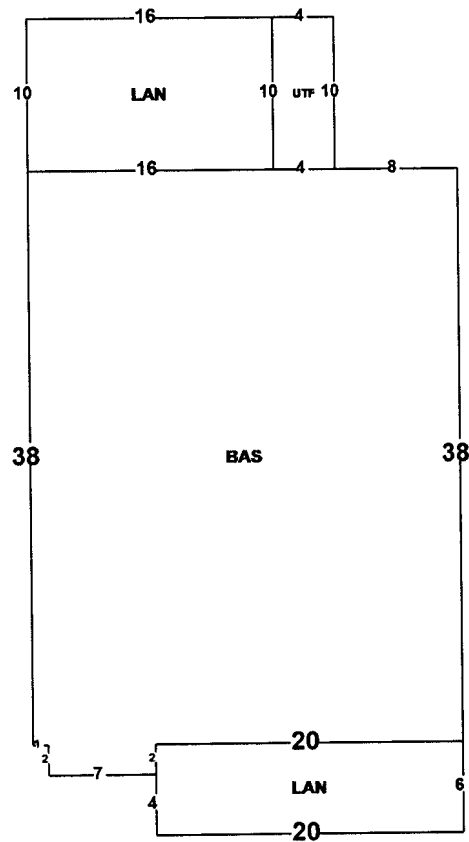
[View Florida Department of Environmental Protection\(DEP\) Data](#)

#### Buildings

Address: 2813 LANGLEY AVE C105, Year Built: 1984, Effective Year: 1984, PA Building ID#: 39238

##### Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-SHT.AVG.  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-WOOD FRAME/TRUS  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



Areas - 1398 Total SF

BASE AREA - 1078

LANAI - 280

UTILITY FIN - 40

Images

None

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: 04/24/2024 (tc.7365)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 00199**, 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:

**UNIT C-105 LA CHATEAU CONDOMINIUM ALSO 1/36 INT IN COMMON ELEMENTS OR 7817 P 1375/1378/1381/1384**

**SECTION 14, TOWNSHIP 1 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 012331045 (0924-38)**

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

**HERMIA THOMAS and ROBERT PHILIP**

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 **4th day of September 2024**.

Dated this 26th 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 #: 01-2331-045 CERTIFICATE #: 2022-199

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: May 14, 2004 to and including May 14, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: May 18, 2024

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

May 18, 2024

Tax Account #: **01-2331-045**

1. The Grantee(s) of the last deed(s) of record is/are: **HERMIA THOMAS and ROBERT PHILIP**  
  
**By Virtue of Warranty Deeds recorded 12/4/2017 in OR 7817/1375 and OR 7817/1378 and OR 7817/1381 and OR 7817/1384**
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. **Lien in favor of Emerald Coast Utilities Authority recorded 6/18/2019 - OR 8115/0001**
4. Taxes:  
  
**Taxes for the year(s) 2021-2023 are delinquent.**  
**Tax Account #: 01-2331-045**  
**Assessed Value: \$91,306.00**  
**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): **LA CHATEAU CONDOMINIUM ASSOCIATION, 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**

<b>TAX DEED SALE DATE:</b>	<u>SEPT 4, 2024</u>
<b>TAX ACCOUNT #:</b>	<u>01-2331-045</u>
<b>CERTIFICATE #:</b>	<u>2022-199</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>2023</u> tax year.

**LA CHATEAU CONDOMINIUM ASSOCIATION INC**  
**6901-A N. 9TH AVE #191**  
**PENSACOLA, FL 32504**

**EMERALD COAST UTILITIES AUTHORITY**  
**9255 STURDEVANT ST.**  
**PENSACOLA, FL 32514-0311**

**HERMIA THOMAS & ROBERT PHILIP**  
**2813 LANGLEY AVE, UNIT C105**  
**PENSACOLA, FL 32504**

**Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of May, 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**

**May 18, 2024**

**Tax Account #:01-2331-045**

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

**UNIT C-105 LA CHATEAU CONDOMINIUM ALSO 1/36 INT IN COMMON ELEMENTS OR 7817 P  
1375/1378/1381/1384**

**SECTION 14, TOWNSHIP 1 S, RANGE 29**

**TAX ACCOUNT NUMBER 01-2331-045(0924-38)**

**THIS INSTRUMENT PREPARED BY:**

Partnership Title Company, LLC  
1015 North 12<sup>th</sup> Avenue  
Pensacola, FL 32501  
File # 17FL-6871

73, 00, 00

**WARRANTY DEED**

TAX ID # 141S291180105003

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That **MICHAEL R. SCARRY**, as to an undivided one-fourth (1/4) interest, Grantor\*, whose address is: **7430 Lake Breeze Drive #104, Fort Myers, FL 33907**, 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: **HERMIA THOMAS and ROBERT PHILIP, as tenants in common**, Grantee\*, whose address is: **2813 Langley Avenue, Unit C105, Pensacola, FL 32504** 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:

**SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION**

**The property described in Exhibit "A" attached hereto and made part of is not the constitutional homestead of the Grantor as provided by the Florida Constitution.**

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

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

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

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal this 22<sup>nd</sup> day of November, 2017.

Signed, sealed and delivered  
in the presence of:

Witness #1 Sign:

Witness #1 Print Name:

Witness #2 Sign:

Witness #2 Print Name:

Michael R. Scarry  
MICHAEL R. SCARRY

STATE OF FLORIDA  
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me on this 22<sup>nd</sup> day of November, 2017, by Michael R. Scarry, who is personally known to me or who has produced Driver's License as identification, and who did take an oath.

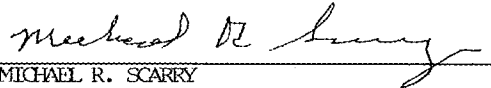
C. Denise Minton  
State of Florida - Notary Public  
Commission # GG 140035  
My Comm. Expires Oct. 10, 2021

C. Denise Minton  
NOTARY PUBLIC  
My commission expires:

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Unit C105, La Chateau Condominium, a condominium according to the Declaration of Condominium recorded in Official Records Book 1904, Page 823 of the public records of Escambia County, Florida. ("The Declaration") including as an appurtenance therein an undivided percentage interest in the common elements hereinafter mentioned as set forth in said Declaration.

  
MICHAEL R. SCARRY

**Residential Sales  
Abutting Roadway Maintenance Disclosure**

File No. 17FL-6853

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and, if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Langley Avenue  
Legal Address of Property: 2813 Langley Avenue, Unit C105, Pensacola, FL 32504

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

This form completed by: Partnership Title Company, LLC  
1015 North 12<sup>th</sup> Avenue  
Pensacola, FL 32501

As to Seller(s):

Michael R. Scarry  
MICHAEL R. SCARRY

[Signature]  
Witness Name: \_\_\_\_\_

[Signature]  
Witness Name: \_\_\_\_\_

\_\_\_\_\_  
JAMES SCARRY

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

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

\_\_\_\_\_  
THOMAS SCARRY

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

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

\_\_\_\_\_  
DENNIS SCARRY

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

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

As to Buyer(s):

X Hermia Thomas  
HERMIA THOMAS

X [Signature]  
Witness Name: CEWARDS

X [Signature]  
ROBERT PHILIP

X Carlae Alexander  
Witness Name: Carlae Alexander

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective 4/15/95

**THIS INSTRUMENT PREPARED BY:**

Partnership Title Company, LLC  
1015 North 12<sup>th</sup> Avenue  
Pensacola, FL 32501  
File # 17FL-6871

\$0.00 - ST

**WARRANTY DEED**

TAX ID # 141S291180105003

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That **JAMES SCARRY**, as to an undivided one-fourth (1/4) interest, Grantor\*, whose address is: #39 6675 Road, Montrose, CO 81401, 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: **HERMIA THOMAS and ROBERT PHILIP, as tenants in common**, Grantee\*, whose address is: 2813 Langley Avenue, Unit C105, Pensacola, FL 32504 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:

**SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION**

**The property described in Exhibit "A" attached hereto and made part of is not the constitutional homestead of the Grantor as provided by the Florida Constitution.**

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

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

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

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal this 29 day of November, 2017.

Signed, sealed and delivered  
in the presence of:

Witness #1 Sign: Kurt Sciffiny

Witness #1 Print Name: Kurt Sciffiny

Witness #2 Sign: Keifer Wolbert

Witness #2 Print Name: Keifer Wolbert

James Scarry  
JAMES SCARRY

STATE OF COLORADO  
COUNTY OF Montrose

THE FOREGOING INSTRUMENT was acknowledged before me on this 29 day of November, 2017, by James Scarry, who is personally known to me or who has produced Drivers License as identification, and who did take an oath.

JANE PHILLIPS  
NOTARY PUBLIC - STATE OF COLORADO  
Notary Identification # 20154029055  
My Commission Expires 7/24/2019

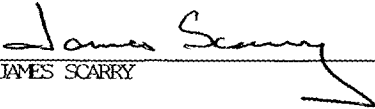
Jane Phillips  
NOTARY PUBLIC

My commission expires: 7/24/19

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Unit C105, La Chateau Condominium, a condominium according to the Declaration of Condominium recorded in Official Records Book 1904, Page 823 of the public records of Escambia County, Florida. ("The Declaration") including as an appurtenance therein an undivided percentage interest in the common elements hereinafter mentioned as set forth in said Declaration.

  
JAMES SCARRY

**Residential Sales  
Abutting Roadway Maintenance Disclosure**

File No. 17FL-6853

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and, if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Langley Avenue  
Legal Address of Property: 2813 Langley Avenue, Unit C105, Pensacola, FL 32504

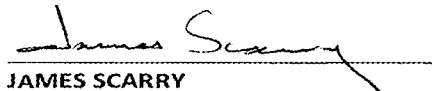
The County ( XX ) has accepted ( ) has not accepted the abutting roadway for maintenance.

This form completed by: Partnership Title Company, LLC  
1015 North 12<sup>th</sup> Avenue  
Pensacola, FL 32501


As to Seller(s):

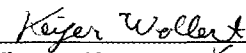
\_\_\_\_\_  
MICHAEL R. SCARRY

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

  
\_\_\_\_\_  
JAMES SCARRY

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

  
\_\_\_\_\_  
Witness Name: Kurt Sciffiny

  
\_\_\_\_\_  
Witness Name: Keifer Wollert

\_\_\_\_\_  
THOMAS SCARRY

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

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

\_\_\_\_\_  
DENNIS SCARRY

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

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

As to Buyer(s):

\_\_\_\_\_  
HERMIA THOMAS

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

\_\_\_\_\_  
ROBERT PHILIP

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

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective 4/15/95



**THIS INSTRUMENT PREPARED BY:**

Partnership Title Company, LLC  
1015 North 12<sup>th</sup> Avenue  
Pensacola, FL 32501  
File # 17FL-6871

\$0.70

**WARRANTY DEED**

TAX ID # 141S291180105003

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That **THOMAS SCARRY**, as to an undivided one-fourth (1/4) interest, Grantor\*, whose address is: **2935 Ashdown Forest Drive, Herndon, VA 20171**, 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: **HERMIA THOMAS and ROBERT PHILIP, as tenants in common**, Grantee\*, whose address is: **2813 Langley Avenue, Unit C105, Pensacola, FL 32504** 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:

**SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION**

**The property described in Exhibit "A" attached hereto and made part of is not the constitutional homestead of the Grantor as provided by the Florida Constitution.**

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

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

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

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal this 30 day of November, 2017.

Signed, sealed and delivered  
in the presence of:

Witness #1 Sign: [Signature]

Witness #1 Print Name: Soo J. Wu

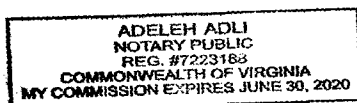
[Signature]  
THOMAS SCARRY

Witness #2 Sign: [Signature]

Witness #2 Print Name: Gina Adames

STATE OF VIRGINIA  
COUNTY OF Fairfax

THE FOREGOING INSTRUMENT was acknowledged before me on this 30 day of November, 2017, by Thomas Scarry, who is personally known to me or who has produced VA ID # B6600000 identification, and who did take an oath.




[Signature]  
NOTARY PUBLIC  
My commission expires: June/30/2020

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Unit C105, La Chateau Condominium, a condominium according to the Declaration of Condominium recorded in Official Records Book 1904, Page 823 of the public records of Escambia County, Florida. ("The Declaration") including as an appurtenance therein an undivided percentage interest in the common elements hereinafter mentioned as set forth in said Declaration.

  
\_\_\_\_\_  
THOMAS SCARRY

## Residential Sales Abutting Roadway Maintenance Disclosure

File No. 17FL-6853

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and, if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Langley Avenue  
Legal Address of Property: 2813 Langley Avenue, Unit C105, Pensacola, FL 32504

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

This form completed by: Partnership Title Company, LLC  
1015 North 12<sup>th</sup> Avenue  
Pensacola, FL 32501

As to Seller(s):

  
MICHAEL R. SCARRY

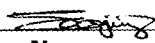
Witness Name: \_\_\_\_\_

  
JAMES SCARRY

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

  
THOMAS SCARRY

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

  
Witness Name: Son J. Wu

  
Witness Name: G. A. Lewis

  
DENNIS SCARRY

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

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

As to Buyer(s):

HERMIA THOMAS

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

ROBERT PHILIP

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

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective 4/15/95

**THIS INSTRUMENT PREPARED BY:**

Partnership Title Company, LLC  
1015 North 12<sup>th</sup> Avenue  
Pensacola, FL 32501  
File # 17FL-6871

\$0.00 - .70

**WARRANTY DEED**

TAX ID # 141S291180105003

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

KNOW ALL MEN BY THESE PRESENTS: That **DENNIS SCARRY**, as to an undivided one-fourth (1/4) interest, Grantor\*, whose address is: **15 Hopi Street, Crawfordville, FL 32327**, 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: **HERMIA THOMAS and ROBERT PHILIP, as tenants in common**, Grantee\*, whose address is: **2813 Langley Avenue, Unit C105, Pensacola, FL 32504** 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:

**SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION**

**The property described in Exhibit "A" attached hereto and made part of is not the constitutional homestead of the Grantor as provided by the Florida Constitution.**

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

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

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

**IN WITNESS WHEREOF**, grantor has hereunto set grantor's hand and seal this 30<sup>th</sup> day of **November**, 2017.

**Signed, sealed and delivered  
in the presence of:**

**Witness #1 Sign:** Angela S. Henderson

**Witness #1 Print Name:** Angela Henderson

**Witness #2 Sign:** Morelia Hernandez

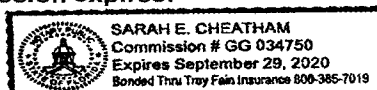
**Witness #2 Print Name:** Morelia Hernandez

Dennis Scarry  
**DENNIS SCARRY**

**STATE OF FLORIDA  
COUNTY OF** Leon

THE FOREGOING INSTRUMENT was acknowledged before me on this 30<sup>th</sup> day of **November**, 2017, by Dennis Scarry, who is personally known to me or who has produced \_\_\_\_\_ as identification, and who did take an oath.

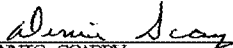
Sarah E. Cheatham  
**NOTARY PUBLIC Sarah Cheatham**  
My commission expires:



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Unit C105, La Chateau Condominium, a condominium according to the Declaration of Condominium recorded in Official Records Book 1904, Page 823 of the public records of Escambia County, Florida. ("The Declaration") including as an appurtenance therein an undivided percentage interest in the common elements hereinafter mentioned as set forth in said Declaration.

  
DENNIS SCARRY

## Residential Sales Abutting Roadway Maintenance Disclosure

File No. 17FL-6853

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and, if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Langley Avenue  
Legal Address of Property: 2813 Langley Avenue, Unit C105, Pensacola, FL 32504

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

This form completed by: Partnership Title Company, LLC  
1015 North 12<sup>th</sup> Avenue  
Pensacola, FL 32501

As to Seller(s):

MICHAEL R. SCARRY

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

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

JAMES SCARRY

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

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

THOMAS SCARRY

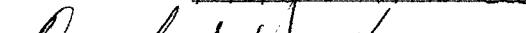
Witness Name: \_\_\_\_\_

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

  
DENNIS SCARRY

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

Witness Name: Morelia Hernandez

  
Witness Name: Angela Henderson

As to Buyer(s):

HERMIA THOMAS

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

ROBERT PHILIP

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

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective 4/15/95

Recorded in Public Records 6/18/2019 11:26 AM OR Book 8115 Page 1,  
Instrument #2019053373, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

This Instrument Was Prepared  
By And Is To Be Returned To:  
Processing,  
Emerald Coast Utilities Authority  
9255 Sturdevant Street  
Pensacola, Florida 32514-0311



## NOTICE OF LIEN

### STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

UNIT C-105 LA CHATEAU CONDOMINIUM ALSO 1/36 INT IN COMMON ELEMENTS OR 7817 P  
1375/1378/1381/1384

Customer: HERMIA M THOMAS

Account Number: 419550-49590

Amount of Lien: \$221.17, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 06/07/2019

EMERALD COAST UTILITIES AUTHORITY

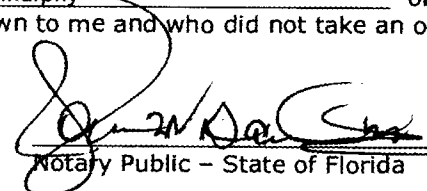
BY: 

### STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 7th day of June, 2019, by Sabrina Murphy of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



John W. Gaines, M  
Notary Public  
State of Florida  
My Commission Expires June 25, 2021  
Commission No. 110462

  
Notary Public - State of Florida

RWK:ls  
Revised 05/31/11

**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: 012331045 Certificate Number: 000199 of 2022**

**Payor: HERMIA THOMAS 1786 TROY AVE PVT BROOKLYN, NY 11234 Date 6/5/2024**

Clerk's Check # 1  
Tax Collector Check # 1

Clerk's Total \$490.20  
Tax Collector's Total \$5,151.75  
Postage \$37.00  
Researcher Copies \$0.00  
Recording \$10.00  
Prep Fee \$7.00  
Total Received \$5,695.95

*Reduced*  
**PAM CHILDERS  
Clerk of the Circuit Court**

*\$ 5103.04*  
**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>**