18-564

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800349

Date of Tax Deed Application
Apr 27, 2018

This is to certify that **TLOA OF FLORIDA LLC**, holder of **Tax Sale Certificate Number 2016 / 7320**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County , State of Florida, to wit: **12-0308-000**

Cert Holder:
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

Property Owner:
STRAUGHN JOHN 1/2 INT
PAGE EDITH J &
142 STRAUGHN RD
MOLINO, FL 32577
BEG AT SW COR OF GOVT LT 4 N ALG W LI OF LT 742 5/ 10 FT E PARL TO S LI OF LT 2168 FT TO A POINT 66 (Full legal attached.)

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2016/7320	12-0308-000	06/01/2016	597.41	29.87	627.28

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2017/7113	12-0308-000	06/01/2017	540.03	6.25	27.00	573.28

Amounts Certified by Tax Collector (Lines 1-7):	**Total Amount Paid**
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	1,200.56
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	464.67
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	2,040.23

Amounts Certified by Clerk of Court (Lines 8-15):	**Total Amount Paid**
8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County
Date of Sale: November 5, 2018 By Candice Lewis
*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
12-0308-000 2016

BEG AT SW COR OF GOVT LT 4 N ALG W LI OF LT 742 5/ 10 FT E PARL TO S LI OF LT 2168 FT TO A POINT 66 F T WLY FROM POINT WHERE LI WOULD INTERSECT SWLY LI OF GRANT S PARL TO W LI OF LT 742 5/10 FT TO S LI OF LT W ALG S LI 2168 FT TO POB CASE #2295 OR 6261 P 1480 LESS W 594 FT LESS E 1362 FT OF S 33 FT LE SS OR 694 P 149 PAGE

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800349

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032,

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
12-0308-000	2016/7320	06-01-2016	BEG AT SW COR OF GOVT LT 4 N ALG W LI OF LT 742 5/ 10 FT E PARL TO S LI OF LT 2168 FT TO A POINT 66 F T WLY FROM POINT WHERE LI WOULD INTERSECT SWLY LI OF GRANT S PARL TO W LI OF LT 742 5/10 FT TO S LI OF LT W ALG S LI 2168 FT TO POB CASE #2295 OR 6261 P 1480 LESS W 594 FT LESS E 1362 FT OF S 33 FT LE SS OR 694 P 149 PAGE

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, ownership and encumbrance 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
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

Applicant's signature

04-27-2018
Application Date

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	142N314005000000
Account:	120308000
Owners:	STRAUGHN JOHN 1/2 INT PAGE EDITH J & CLAY-MAIDEN RUTH KATRINA 1/2 INT
Mail:	142 STRAUGHN RD MOLINO, FL 32577
Situs:	126 STRAUGHN RD 32577
Use Code:	IMPROV. AGRICULTURAL-RESIDENTIAL
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	MOLINO PARK/ERNEST WARD/NORTHVIEW
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2017	$6,389	$15,251	$21,640	$21,640
2016	$6,389	$15,824	$22,213	$22,213
2015	$12,639	$14,963	$27,602	$27,602

Disclaimer

Amendment 1/Portability Calculations

› File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/11/2007	6261	1480	$100	QC	View Instr

Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller

2017 Certified Roll Exemptions

None

Legal Description

BEG AT SW COR OF GOVT LT 4 N ALG W LI OF LT 742 5/10 FT E PARL TO S LI OF LT 2168 FT TO A POINT 66 FT WLY FROM POINT...

Extra Features

None

Parcel Information

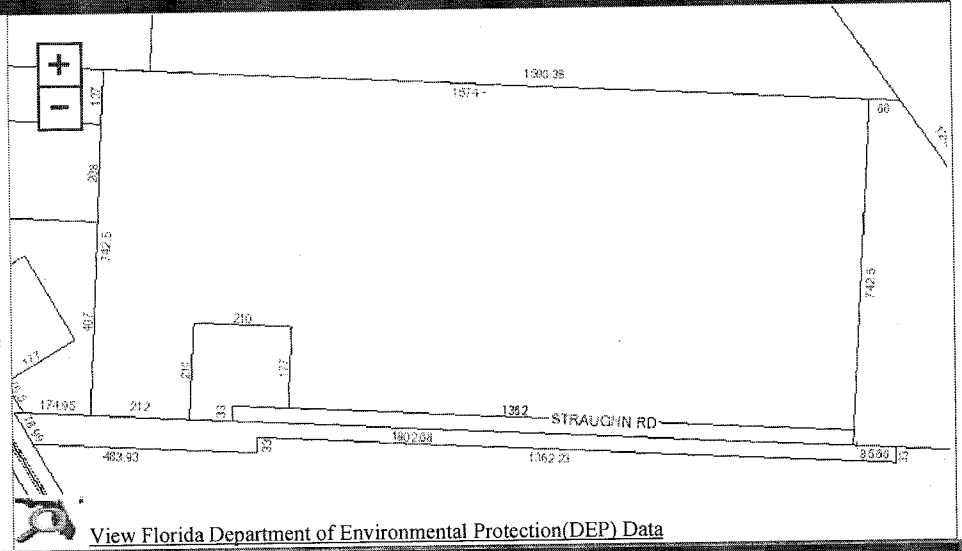
Launch Interactive Map

Section Map Id:
14-2N-31

Approx. Acreage:
25.8700

Zoned:
RR

Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

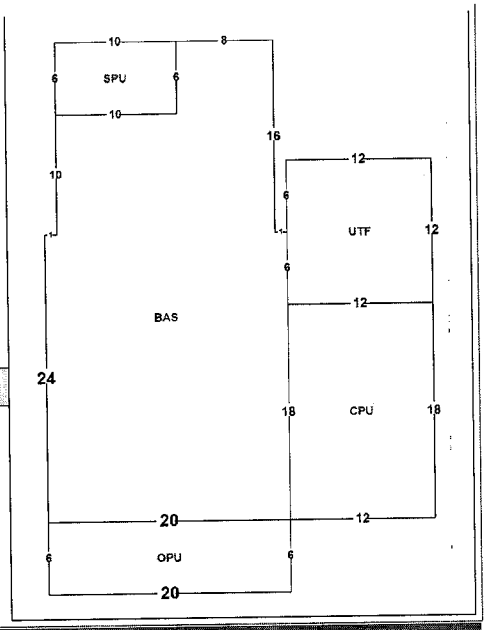
Buildings

Address:126 STRAUGHN RD, Year Built: 1950, Effective Year: 1950

Structural Elements

DECOR/MILLWORK-*BELOW AVERAGE*

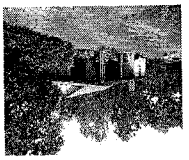
DWELLING UNITS-*1*
EXTERIOR WALL-*ASBESTOS SIDING*
FLOOR COVER-*PINE/SOFTWOOD*
FOUNDATION-*WOOD/NO SUB FLR*
HEAT/AIR-*NONE*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*3*
NO. STORIES-*1*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*



Areas - 1248 Total SF

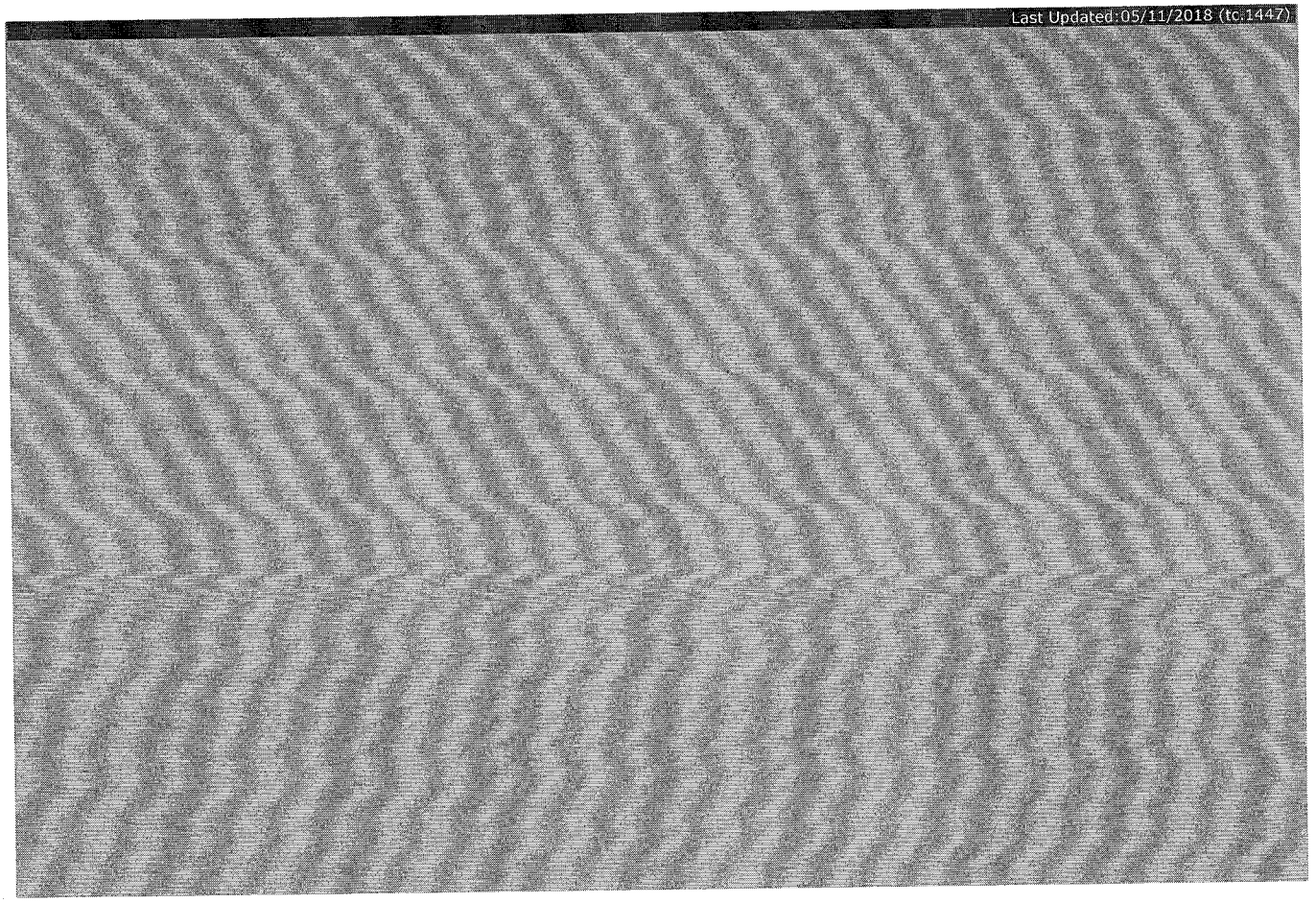
BASE AREA - *708*
CARPORT UNF - *216*
OPEN PORCH UNF - *120*
SCRN PORCH UNF - *60*
UTILITY FIN - *144*

Images



9/25/17

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.



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

May 15, 2018

TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON CT 06032

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. There are additional fees needed in order to process your application. If you have any questions, please feel free to contact me at (850) 595-3793.

TAX CERT	ADDITIONAL FEES
2016 TD 00194	$40.00 - Sheriff Fee
2016 TD 01670	$160.00 - Sheriff Fee
2016 TD 02770	$280.00 - Sheriff Fee
2016 TD ~~07185~~ 07320	$40.00 - Sheriff Fee

PLEASE REMIT $520.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Emily Hogg
Tax Deed Division

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: 120308000 Certificate Number: 007320 of 2016

Payor: JOHN STRAUGHN AND CHRISTOPHER PAGE 142 STRAUGHN RD MOLINO, FL 32577
Date 06/29/2018

Clerk's Check #	258901	Clerk's Total	$541.45
Tax Collector Check #	1	Tax Collector's Total	$2,260.70
		Postage	$60.00
		Researcher Copies	$40.00
		Total Received	~~$2,902.15~~

$2252.39

PAM CHILDERS
Clerk of the Circuit Court

Received By:
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

Case # 2016 TD 007320
Redeemed Date 06/29/2018
Name JOHN STRAUGHN AND CHRISTOPHER PAGE 142 STRAUGHN RD MOLINO, FL 32577

Clerk's Total = TAXDEED	$541.45
Due Tax Collector = TAXDEED	$2,260.70 2252.39
Postage = TD2	$60.00
ResearcherCopies = TD6	$40.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property | Property Sheet | Lien Holder's | Sold To | Redeem | Forms | Courtview | Benchmark

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 120308000 Certificate Number: 007320 of 2016

Redemption: No | Application Date: 04/27/2018 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/05/2018	Redemption Date 06/29/2018
Months	7	2
Tax Collector	$2,040.23	$2,040.23
Tax Collector Interest	$214.22	$61.21
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$2,260.70	$2,107.69 TC
Clerk Fee	$130.00	$130.00
Sheriff Fee	$160.00	$160.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$51.45	$14.70
Total Clerk	$541.45	$504.70 CH
Postage	$60.00	$0.00
Researcher Copies	$40.00	$0.00
Total Redemption Amount	$2,902.15	$2,612.39
	Repayment Overpayment Refund Amount	$289.76

Notes

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

July 9, 2018

TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON CT 06032

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 004869	$450.00	$20.25	$470.25
2016 TD 007320	$490.00	$14.70	$504.70

TOTAL $974.95

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502
Telephone 850-595-3793 • ehogg@EscambiaClerk.com

18-564

Redeemed

Southern Guaranty Title Company
4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 15590

August 10, 2018

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 08-10-1998, through 08-10-2018, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

   John Straughn, Edith S. Page and Ruth Katrina Clay-Maiden

2. The land covered by this Report is:

   LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

   SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

   SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: _____

August 10, 2018

PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION

File No.: 15590 August 10, 2018

142N314005000000 - Full Legal Description

BEG AT SW COR OF GOVT LT 4 N ALG W LI OF LT 742 5/10 FT E PARL TO S LI OF LT 2168 FT TO A POINT 66 FT WLY FROM POINT WHERE LI WOULD INTERSECT SWLY LI OF GRANT S PARL TO W LI OF LT 742 5/10 FT TO S LI OF LT W ALG S LI 2168 FT TO POB CASE #2295 OR 6261 P 1480 LESS W 594 FT LESS E 1362 FT OF S 33 FT LESS OR 694 P 149 PAGE

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

File No.: 15590

August 10, 2018

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. All Taxes Paid. The assessed value is $21,640.00. Tax ID 12-0308-000.

PLEASE NOTE THE FOLLOWING:

A. Subject to current year taxes.
B. Taxes and assessments due now or in subsequent years.
C. Subject to Easements, Restrictions and Covenants of record.
D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503
TEL. (850) 478-8121 FAX (850) 476-1437
Email: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-5-2018

TAX ACCOUNT NO.: 12-0308-000

CERTIFICATE NO.: 2016-7320

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
___	X	Notify City of Pensacola, P.O. Box 12910, 32521
___	X	Notify Escambia County, 190 Governmental Center, 32502
___	X	Homestead for ____ tax year.

John Straughn
Edith S. Page
Ruth Katrina Clay-Maiden
142 Straughn Rd.
Molino, FL 32577
and
126 Straughn Rd.
Molino, FL 32577

Certified and delivered to Escambia County Tax Collector,
this 13th day of August, 2018.

SOUTHERN GUARANTY TITLE COMPANY

by: Richard S. Combs, President

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

2

Recorded in Public Records 12/13/2007 at 04:00 PM OR Book 6261 Page 1480, Instrument #2007116368, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $0.70

This Instrument Prepared by:
Lisa English
C/O: Bill Thompson's Office Equipment Company
100 South Baylen Street, Pensacola, Florida 32502
850-434-2365
Parcel ID Number: **142N314005000000**

Space above this line for processing data

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 11th day of December 2007 by , Ella Mae Straughn and Edith J. Page ,whose post office address is 126 Straughn Road, Molino Florida 32577 first party,

To Edith S. Page and Ruth Katrina Clay-Malden, as joint tenants with rights of survivorship ,whose post office address is, 142 Straughn Road, Molino, Florida 32577, second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of $ 10.00 (Ten Dollars)

in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

½ INTEREST BEG AT SW COR OF GOVT LT 4 N ALG W LI OF LT 742 5/10 FT E PARL TO S LI OF LT 2168 FT TO A POINT 66 FT WLY FROM POINT WHERE LI WOULD INTERSECT SWLY LI OF GRANT S PARL TO W LI OF LT 742 5/10 FT TO S LI OF LT W ALG S LI 2168 FT TO POB CASE#2295 LESS W 594 FT LESS E 1362 FT OF S 33 FT LESS OR 694 P 149 PAGE

THE PREPARER OF THIS DEED REPRESENTS THAT HE/SHE HAS PREPARED THIS DEED AT THE DIRECTION OF THE GRANTOR AND/OR GRANTEE; THAT HE/SHE HAS PREPARED THIS DEED BASED SOLELY UPON THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR AND/OR GRANTEE; THAT NO TITLE SEARCH OR SURVEY HAS BEEN PERFORMED BY THE PREPARER; THAT THE PREPARER HAS NOT EXAMINED THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY; AND THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATION, WARRANTIES OR GUARANTEES WHATSOEVER AS TO THE VALIDITY OF THE TITLE OR OWNERSHIP OF SAID REAL PROPERTY BEING CONVEYED HEREIN ABOVE.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

IN Witness Whereof, the said first party has signed and sealed these presents the day and year first written.

Signed, sealed and delivered in the presence of:

Lynora Boone
Witness Signature(as to Grantor) Lynora Boone

Lisa English
Witness Signature (as to Grantor) Lisa English

Edith J. Page
Grantor Signature Edith J. Page

142 Straughn Road, Pensacola, Florida 32577
Post Office Address

State of Florida)
County of Escambia)

On December 11 2007, before me, Lisa English (notary), personally appeared, Edith Stroughn Page a/k/a/ Edith J. Paige, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Lisa English

Affiant _____ **Known** ✓ **Produced ID**

Type of ID Florida DL

NOTARY PUBLIC STATE OF FLORIDA
Lisa English
Commission # DD679466
Expires: JULY 11, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

(SEAL)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa English
Commission # DD679466
Expires: JULY 11, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Jacqueline Weeden
Witness Signature(as to Grantor)
Printed Name Jacqueline Weeden

Ella Mae Straughn
Grantor Signature Ella Mae Straughn

Erika M. Sigler
Witness Signature (as to Grantor)
Printed Name Erika M. Sigler

126 Straughn Road, Molino, Florida 32577
Post Office Address

State of Florida)
County of Escambia)

On 12th December, 2007, before me, Ella Mae Straughn (Notary), personally appeared, Ella Mae Straughn, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [signature]

Affiant _____ Known X Produced ID

Type of ID Driver license

NOTARY PUBLIC-STATE OF FLORIDA
Felice A. Weaden
Commission # DD421020
Expires: JUNE 09, 2009
Bonded Thru Atlantic Bonding Co., Inc.
(SEAL)

NOTARY PUBLIC-STATE OF FLORIDA
Felice A. Weaden
Commission # DD421020
Expires: JUNE 09, 2009
Bonded Thru Atlantic Bonding Co., Inc.