

19-213

## Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1800679

**Date of Tax Deed Application**  
Aug 28, 2018

This is to certify that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**, holder of **Tax Sale Certificate Number 2016 / 8495**, 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: **14-4189-500**

**Cert Holder:**  
**TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**  
**PO BOX 54347**  
**NEW ORLEANS, LA 70154**

**Property Owner:**  
**BRIGHT RAMONA LYNDA**  
**2623 BRANDON RD**  
**COLLEGE PARK, GA 30337**  
LT 19 AND E 20 FT OF LT 20 BLK 74 1ST ADDN TO NORT H HILL  
HIGHLANDS PLAT DB 64 P 572 OR 4415 P 754 A (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  |
|-------------------------|----------------|------------|----------------------------|----------|--------|
| 2016/8495               | 14-4189-500    | 06/01/2016 | 692.11                     | 34.61    | 726.72 |
| 2017/8320               | 14-4189-500    | 06/01/2017 | 689.74                     | 34.49    | 724.23 |

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  |
|-------------------------|----------------|------------|----------------------------|---------------------|----------|--------|
| 2018/8490               | 14-4189-500    | 06/01/2018 | 689.45                     | 6.25                | 34.47    | 730.17 |

### Amounts Certified by Tax Collector (Lines 1-7):

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

### Total Amount Paid

2,181.12  
0.00  
0.00  
200.00  
175.00  
  
2,556.12

### Amounts Certified by Clerk of Court (Lines 8-15):

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
19. Total Amount to Redeem

### Total Amount Paid

12.50

Done this the 4th day of September, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: March 4, 2019

By



\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
14-4189-500 2016

LT 19 AND E 20 FT OF LT 20 BLK 74 1ST ADDN TO NORT H HILL HIGHLANDS PLAT DB 64 P 572 OR 4415 P 754 AN D S 10 FT OF ADJ VAC  
ALLEY ORDINANCE 04-05 OR 5779 P 792 CA 107

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800679

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER  
PO BOX 54347  
NEW ORLEANS, LA 70154,

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                                                                                                                                                                |
|----------------|-----------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14-4189-500    | 2016/8495       | 06-01-2016 | LT 19 AND E 20 FT OF LT 20 BLK 74 1ST<br>ADDN TO NORT H HILL HIGHLANDS PLAT<br>DB 64 P 572 OR 4415 P 754 AND S 10 FT<br>OF ADJ VAC ALLEY ORDINANCE 04-05 OR<br>5779 P 792 CA 107 |

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  
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER  
PO BOX 54347  
NEW ORLEANS, LA 70154

08-28-2018  
Application Date

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



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)

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

[Printer Friendly Version](#)

| General Information                                                          |                                           | Assessments                                             |             |              |              |                |
|------------------------------------------------------------------------------|-------------------------------------------|---------------------------------------------------------|-------------|--------------|--------------|----------------|
| <b>Reference:</b>                                                            | 000S009050190074                          | <b>Year</b>                                             | <b>Land</b> | <b>Imprv</b> | <b>Total</b> | <b>Cap Val</b> |
| <b>Account:</b>                                                              | 144189500                                 | 2018                                                    | \$9,000     | \$25,062     | \$34,062     | \$34,062       |
| <b>Owners:</b>                                                               | BRIGHT RAMONA LYNDA                       | 2017                                                    | \$8,850     | \$22,894     | \$31,744     | \$31,744       |
| <b>Mail:</b>                                                                 | 2623 BRANDON RD<br>COLLEGE PARK, GA 30337 | 2016                                                    | \$8,850     | \$22,478     | \$31,328     | \$31,328       |
| <b>Situs:</b>                                                                | 1100 W LEE ST 32501                       | <a href="#">Disclaimer</a>                              |             |              |              |                |
| <b>Use Code:</b>                                                             | SINGLE FAMILY RESID                       | <a href="#">Amendment 1/Portability Calculations</a>    |             |              |              |                |
| <b>Taxing Authority:</b>                                                     | PENSACOLA CITY LIMITS                     | <a href="#">File for New Homestead Exemption Online</a> |             |              |              |                |
| <b>Tax Inquiry:</b>                                                          | <a href="#">Open Tax Inquiry Window</a>   |                                                         |             |              |              |                |
| Tax Inquiry link courtesy of Scott Lunsford<br>Escambia County Tax Collector |                                           |                                                         |             |              |              |                |

| Sales Data                                                                                                      |      |      |       |      |                               |
|-----------------------------------------------------------------------------------------------------------------|------|------|-------|------|-------------------------------|
| Sale Date                                                                                                       | Book | Page | Value | Type | Official Records (New Window) |
| 05/1999                                                                                                         | 4415 | 754  | \$800 | QC   | <a href="#">View Instr</a>    |
| Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and Comptroller |      |      |       |      |                               |

| 2018 Certified Roll Exemptions                                                                                          |  |
|-------------------------------------------------------------------------------------------------------------------------|--|
| None                                                                                                                    |  |
| Legal Description                                                                                                       |  |
| LT 19 AND E 20 FT OF LT 20 BLK 74 1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 P 572 OR 4415 P 754 AND S 10 FT OF ADJ... |  |
| Extra Features                                                                                                          |  |
| None                                                                                                                    |  |

| Parcel Information                        |                             | Launch Interactive Map |  |  |  |  |
|-------------------------------------------|-----------------------------|------------------------|--|--|--|--|
| <b>Section Map Id:</b>                    | CA107                       |                        |  |  |  |  |
| <b>Approx. Acreage:</b>                   | 0.1722                      |                        |  |  |  |  |
| <b>Zoned:</b>                             | R-1AAA                      |                        |  |  |  |  |
| <b>Evacuation &amp; Flood Information</b> | <a href="#">Open Report</a> |                        |  |  |  |  |



View Florida Department of Environmental Protection (DEP) Data

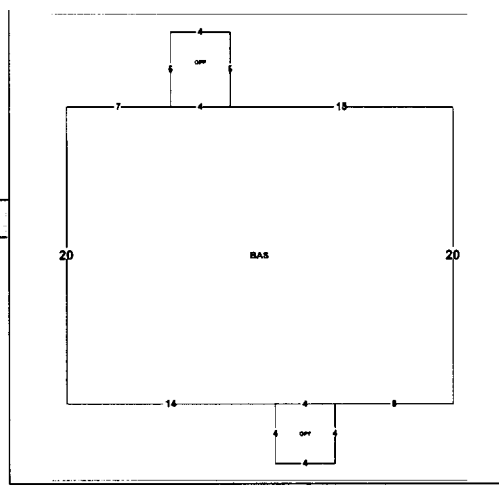
### Buildings

Address: 1100 W LEE ST, Year Built: 1986, Effective Year: 1986

**Structural Elements**  
 DECOR/ MILLWORK/ AVERAGE  
 DWELLING UNITS  
 EXTERIOR WALL- SIDING- SHIT AVG  
 FLOOR COVER- HARDWOOD/ PARQUET  
 FOUNDATION- WOOD/ SUB FLOOR  
 HEAT/ AIR- CENTRAL H/ AC  
 INTERIOR WALL- DRYWALL- PLASTER

NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 556 Total SF  
BASE AREA - 520  
OPEN PORCH FIN - 36



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:09/11/2018 (tc.26053)

**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: 144189500 Certificate Number: 008495 of 2016**

**Payor: RAMONA L BRIGHT 2623 BRANDON RD COLLEGE PARK GA 30337      Date 10/30/2018**

|                       |   |                       |                       |
|-----------------------|---|-----------------------|-----------------------|
| Clerk's Check #       | 1 | Clerk's Total         | <del>\$497.25</del>   |
| Tax Collector Check # | 1 | Tax Collector's Total | <del>\$2,837.01</del> |
|                       |   | Postage               | <del>\$60.00</del>    |
|                       |   | Researcher Copies     | <del>\$40.00</del>    |
|                       |   | Total Received        | <del>\$3,434.26</del> |

**\$ 2788.80**

**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>**

**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



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

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

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2016 TD 008495**

**Redeemed Date 10/30/2018**

**Name RAMONA L BRIGHT 2623 BRANDON RD COLLEGE PARK GA 30337**

|                             |            |         |
|-----------------------------|------------|---------|
| Clerk's Total = TAXDEED     | \$497.25   |         |
| Due Tax Collector = TAXDEED | \$2,837.01 | 2788.80 |
| 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



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

**Tax Deed - Redemption Calculator**

**Account: 144189500 Certificate Number: 008495 of 2016**

Redemption ☐ Yes ☒ No
 Application Date 
 Interest Rate

|                         |                                                      |                                                                                                                                             |
|-------------------------|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
|                         | Final Redemption Payment ESTIMATED                   | Redemption Overpayment ACTUAL                                                                                                               |
|                         | Auction Date <input type="text" value="03/04/2019"/> | Redemption Date <input type="text" value="10/30/2018"/>  |
| Months                  | 7                                                    | 2                                                                                                                                           |
| Tax Collector           | <input type="text" value="\$2,556.12"/>              | <input type="text" value="\$2,556.12"/>                                                                                                     |
| Tax Collector Interest  | \$268.39                                             | \$76.68                                                                                                                                     |
| Tax Collector Fee       | <input type="text" value="\$12.50"/>                 | <input type="text" value="\$12.50"/>                                                                                                        |
| Total Tax Collector     | \$2,837.01                                           | <input type="text" value="\$2,645.30"/> TC                                                                                                  |
| Clerk Fee               | <input type="text" value="\$130.00"/>                | <input type="text" value="\$130.00"/>                                                                                                       |
| Sheriff Fee             | <input type="text" value="\$120.00"/>                | <input type="text" value="\$120.00"/>                                                                                                       |
| Legal Advertisement     | <input type="text" value="\$200.00"/>                | <input type="text" value="\$200.00"/>                                                                                                       |
| App. Fee Interest       | \$47.25                                              | \$13.50                                                                                                                                     |
| Total Clerk             | \$497.25                                             | <input type="text" value="\$463.50"/> CH                                                                                                    |
| Postage                 | <input type="text" value="\$60.00"/>                 | <input type="text" value="\$0.00"/>                                                                                                         |
| Researcher Copies       | <input type="text" value="\$40.00"/>                 | <input type="text" value="\$0.00"/>                                                                                                         |
| Total Redemption Amount | \$3,434.26                                           | \$3,108.80                                                                                                                                  |
|                         | Repayment Overpayment Refund Amount                  | \$325.46                                                                                                                                    |

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 •

November 7, 2018

TLGFY LLC CAPITAL ONE NA AS COLLATER  
PO BOX 54347  
NEW ORLEANS LA 70154

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.

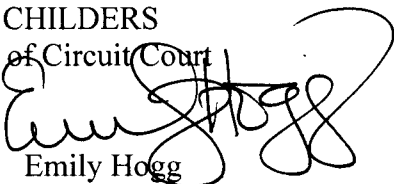
| TAX CERT       | APP FEES | INTEREST | TOTAL    |
|----------------|----------|----------|----------|
| 2016 TD 000449 | \$450.00 | \$20.25  | \$470.25 |
| 2016 TD 002696 | \$450.00 | \$20.25  | \$470.25 |
| 2016 TD 001866 | \$450.00 | \$20.25  | \$470.25 |
| 2016 TD 003374 | \$450.00 | \$13.50  | \$463.50 |
| 2016 TD 002329 | \$450.00 | \$20.25  | \$470.25 |
| 2016 TD 008495 | \$450.00 | \$13.50  | \$463.50 |
| 2016 TD 004861 | \$450.00 | \$20.25  | \$470.25 |
| 2016 TD 005380 | \$450.00 | \$20.25  | \$470.25 |
| 2016 TD 004304 | \$450.00 | \$20.25  | \$470.25 |

**TOTAL \$4,218.75**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division



# Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc

## 2018 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY ONLINE

| ACCOUNT NUMBER | MILLAGE CODE | ESCROW CODE | PROPERTY REFERENCE NUMBER |
|----------------|--------------|-------------|---------------------------|
| 14-4189-500    | 16           |             | 000S009050190074          |

BRIGHT RAMONA LYNDA  
2623 BRANDON RD  
COLLEGE PARK, GA 30337

PROPERTY ADDRESS:

1100 W LEE ST

EXEMPTIONS:

19-213  
14/08495  
Redlined

PRIOR YEAR(S) TAXES OUTSTANDING

| AD VALOREM TAXES     |                |                |                  |                         |                 |
|----------------------|----------------|----------------|------------------|-------------------------|-----------------|
| TAXING AUTHORITY     | MILLAGE RATE   | ASSESSED VALUE | EXEMPTION AMOUNT | TAXABLE AMOUNT          | TAXES LEVIED    |
| COUNTY               | 6.6165         | 34,062         | 0                | 34,062                  | 225.37          |
| PUBLIC SCHOOLS       |                |                |                  |                         |                 |
| BY LOCAL BOARD       | 2.1250         | 34,062         | 0                | 34,062                  | 72.38           |
| BY STATE LAW         | 4.2000         | 34,062         | 0                | 34,062                  | 143.06          |
| PENSACOLA            | 4.2895         | 34,062         | 0                | 34,062                  | 146.11          |
| WATER MANAGEMENT     | 0.0338         | 34,062         | 0                | 34,062                  | 1.15            |
| M.S.T.U. LIBRARY     | 0.3590         | 34,062         | 0                | 34,062                  | 12.23           |
| <b>TOTAL MILLAGE</b> | <b>17.6238</b> |                |                  | <b>AD VALOREM TAXES</b> | <b>\$600.30</b> |

| LEGAL DESCRIPTION                                                                                                      | NON-AD VALOREM ASSESSMENTS                |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| LT 19 AND E 20 FT OF LT 20 BLK 74 1ST ADDN TO<br>NORTH HILL HIGHLANDS PLAT DB 64 P<br>See Additional Legal on Tax Roll | SW STORMWATER(CITY OF PENSACOLA) 31.79    |
|                                                                                                                        | <b>NON-AD VALOREM ASSESSMENTS \$31.79</b> |

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$632.09

| If Paid By<br>Please Pay | Nov 30, 2018<br>\$606.81 | Dec 31, 2018<br>\$613.13 | Jan 31, 2019<br>\$619.45 | Feb 28, 2019<br>\$625.77 | Mar 31, 2019<br>\$632.09 |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

RETAIN FOR YOUR RECORDS

### 2018 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford**

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

**PRIOR YEAR(S) TAXES  
OUTSTANDING**

BRIGHT RAMONA LYNDA  
2623 BRANDON RD  
COLLEGE PARK, GA 30337

Payments in U.S. funds from a U.S. bank

### PAY ONLY ONE AMOUNT

|                   |                        |
|-------------------|------------------------|
| AMOUNT IF PAID BY | Nov 30, 2018<br>606.81 |
| AMOUNT IF PAID BY | Dec 31, 2018<br>613.13 |
| AMOUNT IF PAID BY | Jan 31, 2019<br>619.45 |
| AMOUNT IF PAID BY | Feb 28, 2019<br>625.77 |
| AMOUNT IF PAID BY | Mar 31, 2019<br>632.09 |

DO NOT FOLD, STAPLE, OR MUTILATE

1 144189500 2018 7

**Southern Guaranty Title Company**

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

19-213  
Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 14913

December 6, 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 12-06-1998, through 12-06-2018, and said search reveals the following:

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

Ramona Lynda Bright

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

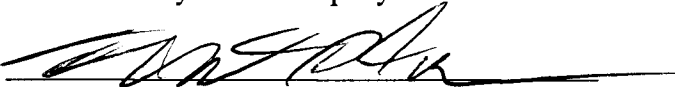
4. Taxes:

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: 

December 6, 2018

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 14913

December 6, 2018

**000S009050190074 - Full Legal Description**

LT 19 AND E 20 FT OF LT 20 BLK 74 1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 P 572 OR 4415 P 754  
AND S 10 FT OF ADJ VAC ALLEY ORDINANCE 04-05 OR 5779 P 792 CA 107

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14913

December 6, 2018

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

1. Taxes for the year 2015-2017 delinquent. The assessed value is \$34,062.00. Tax ID 14-4189-500.

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: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 3-4-2019

TAX ACCOUNT NO.: 14-4189-500

CERTIFICATE NO.: 2016-8495

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

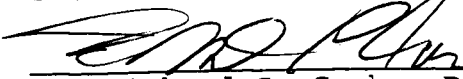
    X Notify Escambia County, 190 Governmental Center, 32502

    X Homestead for     tax year.

Ramona Lynda Bright  
2623 Brandon Rd.  
College Park, GA 30337  
and  
1100 W. Lee St.  
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,  
this 7th day of December, 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.

Space Below For Recorder's Use

OR BK 4415 PG0754  
Escambia County, Florida  
INSTRUMENT 99-611468

DEED DOC STAMPS PD @ ESC CO \$ 5.60

05/25/99 ENNIE LEE WARDEN, CLERK

By: *[Signature]*QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 24<sup>th</sup> day of May, 1999, by BERTHA MAE NUBY, a widowed woman, whose address is 1100 W. Lee Street, Pensacola, FL 32501, whose Social Security number is [REDACTED] (Grantor) to RAMONA LYNDIA BRIGHT, a divorced woman, whose address is 2623 Brandon Road, College Park, GA 30337, and whose Social Security number is [REDACTED] (Grantee).

WITNESSETH, that the said first party, does hereby remise, release and quit-claim unto the said 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 Escambia County, State of Florida, to-wit:

Street Address:  
1100 W. Lee Street, Pensacola, Florida 32501

Legal Description:  
Lot 19 and the east 20 feet of Lot 20, Block 74, North Hill Highlands, a subdivision according to Plat Deed Book 82, Page 244, of the Public Records of Escambia County, Florida.

Tax Parcel Identification No.:  
00-08-00-9050-190-074

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 above written.

Signed, sealed and delivered  
in presence of:

*Jacqueline Jones*  
Witness  
Jacqueline Jones  
Print Name

*Bertha Nuby*  
BERTHA MAE NUBY  
1100 W. Lee Street  
Pensacola, FL 32501

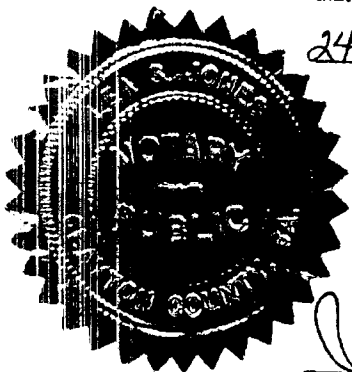
Don S. Woodall  
 Witness  
DON S. WOODALL  
 Print Name

OR BK 4415 PG0755  
 Escambia County, Florida  
 INSTRUMENT 99-611468

STATE OF GEORGIA }  
 COUNTY OF FULTON }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, appeared BERTHA MAE NUBY, [ ] who is personally known to me or ☒ who has produced SENIOR CITIZENS T.D. as identification and who ☒ did not take an oath, who executed the foregoing instrument and she acknowledged before me that she executed the same.

24th WITNESS my hand and official seal in the County and State last aforesaid this day of May, 1999.



Lee S. Jones  
 NOTARY PUBLIC  
 State of Georgia at Large  
 My Commission Expires: 14 February 2003

Gerry Peterson  
 Witness  
GERRY PETERSON  
 Print Name

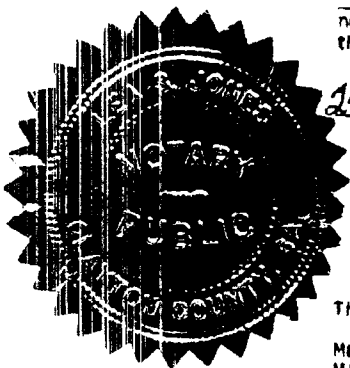
Ramona Lynda Bright  
 RAMONA LYNDA BRIGHT  
 2823 Brandon Road  
 College Park, GA 30337

Wiss's Kellam  
 Witness  
Wiss's Kellam  
 Print Name

STATE OF GEORGIA }  
 COUNTY OF FULTON }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, appeared RAMONA LYNDA BRIGHT, [ ] who is personally known to me or ☒ who has produced SENIOR CITIZENS T.D. as identification and who ☒ did not take an oath, who executed the foregoing instrument and she acknowledged before me that she executed the same.

24th WITNESS my hand and official seal in the County and State last aforesaid this day of May, 1999.



Lee S. Jones  
 NOTARY PUBLIC  
 State of Georgia at Large  
 My Commission Expires: 14 February 2003

This instrument was prepared by:

Mark Lee Smith, Esquire  
 MARK LEE SMITH, P.A.  
 224 E. Garden Street, Ste. 3  
 Pensacola, FL 32501  
 (850) 489-1677  
 Florida Bar No.: 656690

PAGE TWO OF TWO

RCD May 25, 1999 02:59 pm  
 Escambia County, Florida

Ernie Lee Magaha  
 Clerk of the Circuit Court  
 INSTRUMENT 99-611468