

20-362

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900623

Date of Tax Deed Application
Aug 29, 2019

This is to certify that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**, holder of **Tax Sale Certificate Number 2017 / 4612**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **09-1749-400**

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

Property Owner:
NEWMAN RODERICK J & SHIRLEY A
5555 BRADLEY ST
PENSACOLA, FL 32526
LTS 87 & 88 LESS E 200 FT & ALL LT 89 BELLEVUE HEIGHTS OR
4175/4335 P 146/275 LESS OR 4370 P 882 KEE (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
2017/4612	09-1749-400	06/01/2017	1,459.12	72.96	1,532.08

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
2019/4462	09-1749-400	06/01/2019	1,479.78	6.25	73.99	1,560.02
2018/4650	09-1749-400	06/01/2018	1,473.04	6.25	73.65	1,552.94

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

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

4,645.04
0.00
0.00
200.00
175.00
5,020.04

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

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

84675.00

6.25

Done this the 24th day of September, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: August 3, 2020

By

Shirley A. Cassidy

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

09-1749-400 2017

LTS 87 & 88 LESS E 200 FT & ALL LT 89 BELLEVUE HEIGHTS OR 4175/4335 P 146/275 LESS OR 4370 P 882 KEENAN

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900623

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
09-1749-400	2017/4612	06-01-2017	LTS 87 & 88 LESS E 200 FT & ALL LT 89 BELLEVUE HEIGHTS OR 4175/4335 P 146/275 LESS OR 4370 P 882 KEENAN

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

08-29-2019
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ● Account ○ Reference

Printer Friendly Version

General Information	
Reference:	381S312100000087
Account:	091749400
Owners:	NEWMAN SHIRLEY A
Mail:	5555 BRADLEY ST PENSACOLA, FL 32526
Situs:	5555 BRADLEY ST 32526
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2019	\$41,801	\$127,549	\$169,350	\$126,384
2018	\$41,801	\$120,160	\$161,961	\$124,028
2017	\$41,801	\$109,968	\$151,769	\$121,477

Disclaimer

Tax Estimator

> [File for New Homestead Exemption Online](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/1997	4175	146	\$110,000	WD	View Instr
12/1987	2490	333	\$100	QC	View Instr
01/1987	2335	845	\$100	QC	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2019 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	

Legal Description	
LTS 87 & 88 LESS E 200 FT & ALL LT 89 BELLEVUE HEIGHTS OR 4175/4335 P 146/275 LESS OR 4370 P 882 KEENAN	

Extra Features	
FRAME BUILDING METAL SHED	

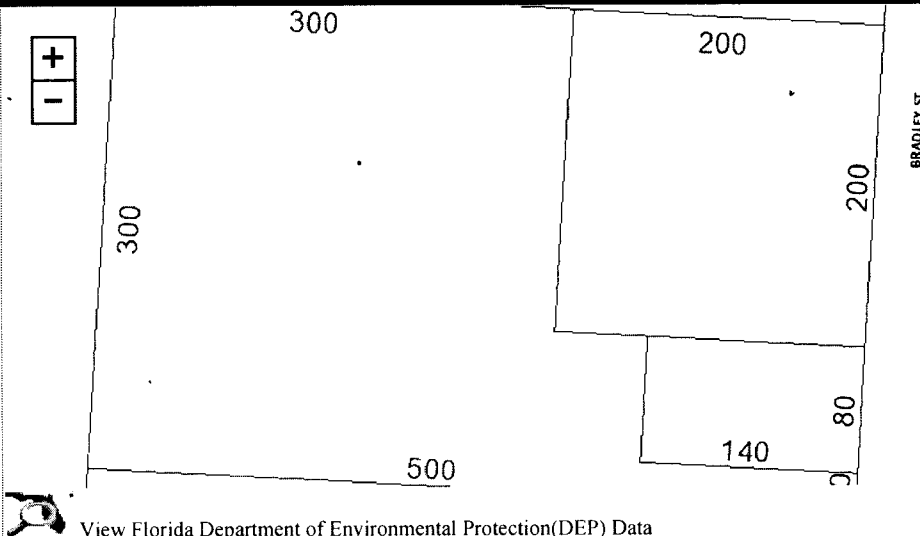
Parcel Information [Launch Interactive Map](#)

Section Map
Id:
38-1S-31-1

Approx.
Acreage:
2.2000

Zoned:
LDR

Evacuation
& Flood
Information
[Open Report](#)



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

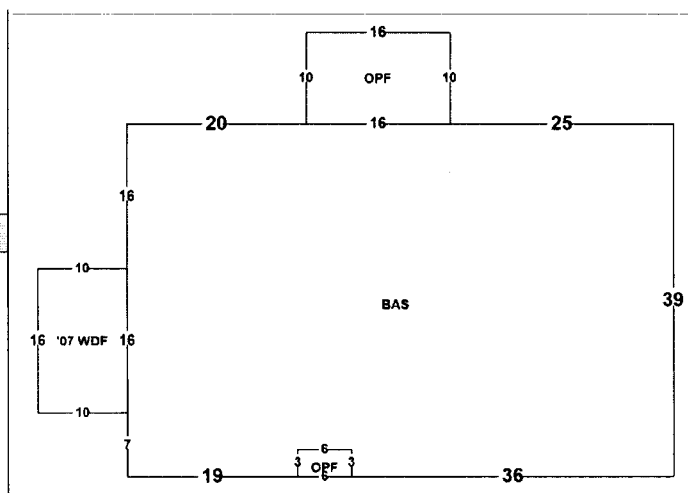
Buildings

Address: 5555 BRADLEY ST, Year Built: 1982, Effective Year: 1982

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-VINYL/CORK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2699 Total SF
BASE AREA - 2361
OPEN PORCH FIN - 178
WOOD DECK FIN - 160



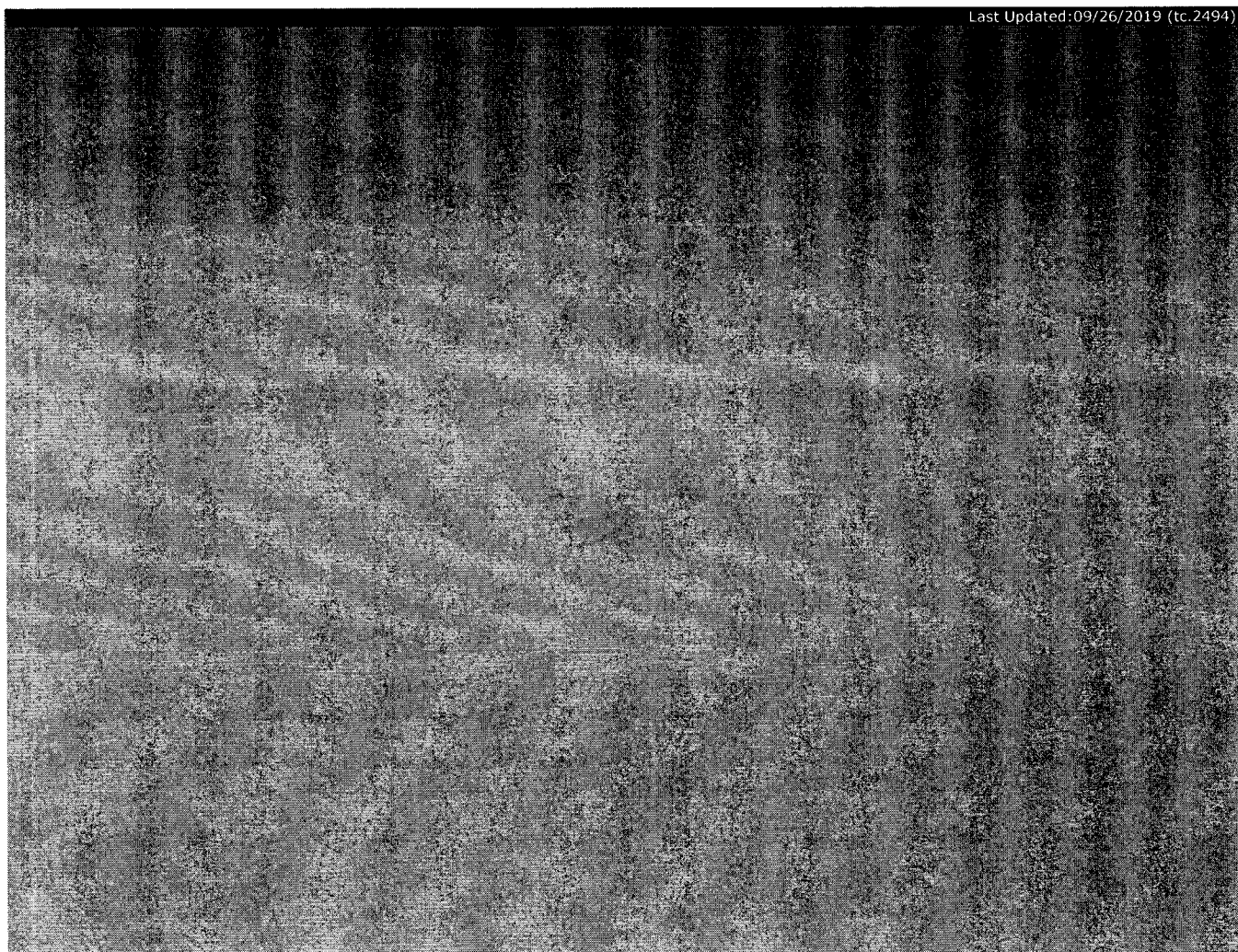
Images



9/11/19

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:09/26/2019 (tc.2494)



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 04612**, issued the **1st day of June, A.D., 2017** 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:

LTS 87 & 88 LESS E 200 FT & ALL LT 89 BELLEVUE HEIGHTS OR 4175/4335 P 146/275 LESS OR 4370 P 882 KEENAN

SECTION 38, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091749400 (20-362)

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

RODERICK J NEWMAN and SHIRLEY A NEWMAN

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 Monday** in the month of August, which is the **3rd day of August 2020**.

Dated this 30th day of September 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 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: 091749400 Certificate Number: 004612 of 2017**

Payor: REGIONS MORTGAGE PO BOX 18001 HATTIESBURG MS 39404 Date 04/21/2020

Clerk's Check #	742923	Clerk's Total	\$551.06
Tax Collector Check #	1	Tax Collector's Total	\$5,929.90
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,597.96

Handwritten: \$6580.96

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: _____
 Deputy Clerk

Handwritten signature of Pam Childers

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

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

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

Case # 2017 TD 004612

Redeemed Date 04/21/2020

Name REGIONS MORTGAGE PO BOX 18001 HATTIESBURG MS 39404

Clerk's Total = TAXDEED	\$551.06	\$ 6580.96
Due Tax Collector = TAXDEED	\$5,929.90	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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No Information Available - See Dockets



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

Tax Deed - Redemption Calculator

Account: 091749400 Certificate Number: 004612 of 2017

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/03/2020"/>	Redemption Date <input type="text" value="04/21/2020"/>
Months	12	8
Tax Collector	<input type="text" value="\$5,020.04"/>	<input type="text" value="\$5,020.04"/>
Tax Collector Interest	\$903.61	\$602.40
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,929.90	<input type="text" value="\$5,628.69"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
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	\$84.06	\$56.04
Total Clerk	\$551.06	<input type="text" value="\$523.04"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$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	\$6,597.96	\$6,168.73
	Repayment Overpayment Refund Amount	$429.23 + 120 + 200 =$ <input type="text" value="\$749.25"/>
Book/Page	<input type="text" value="8174"/>	<input type="text" value="1311"/>

Redeemer

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8174, Page 1311, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04612, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 091749400 (20-362)

DESCRIPTION OF PROPERTY:

LTS 87 & 88 LESS E 200 FT & ALL LT 89 BELLEVUE HEIGHTS OR 4175/4335 P 146/275 LESS
OR 4370 P 882 KEENAN

SECTION 38, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: RODERICK J NEWMAN and SHIRLEY A NEWMAN

Dated this 21st day of April 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-362

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15927

May 5, 2020

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 05-05-2000, through 05-05-2020, and said search reveals the following:

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

Regions Bank

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: 

May 5, 2020

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15927

May 5, 2020

Lots 87, 88, and 89, in subdivision known as Bellevue Heights, a subdivision of a portion of Section 38, Township 1 South, Range 31 West, as shown on plat of said subdivision in Plat Book 1 at page 66 of the public records of Escambia County, Florida,

Less and except: 100 feet wide and 200 feet deep of Lots 87 and 88 both parallel to Bradley Street in front of the lots,

Also less and except that portion previously conveyed by deed recorded in O.R. Book 4370, Page 882, public records of said County, being more particularly described as follows: 80 feet wide and 140 feet deep of Lot 89, parallel to Bradley Street in front of Lot, Bellevue Heights, a subdivision of a portion of Section 38, Township 1 South, Range 31 West, as shown on plat of said subdivision in Plat Book 1 at page 66 of the public records of Escambia County, Florida,

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15927

May 5, 2020

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

1. All Taxes Paid. The assessed value is \$169,350.00. Tax ID 09-1749-400.

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: August 3, 2020

TAX ACCOUNT NO.: 09-1749-400

CERTIFICATE NO.: 2017-4612

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.

Regions Bank
c/o Massey Law Group PA
P.O. Box 262
St. Petersburg, FL 33731
and
1900 Fifth Ave. North
Birmingham, AL 35203

Certified and delivered to Escambia County Tax Collector,
this 5th day of May, 2020.

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.

**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL ACTION**

CASE NO. 2019 CA 001189

REGIONS BANK
Plaintiff

VS.

NEWMAN, RODERICK J ; NEWMAN, SHIRLEY A ; TENANT 1 ; TENANT
2
Defendant

CERTIFICATE OF TITLE

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been executed and filed in this action on March 03, 2020, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida was sold to

REGIONS BANK
c/o MASSEY LAW GROUP, P.A. P.O. BOX 262 ST. PETERSBURG, FL, 33731

- SEE ATTACHMENT -

The successful bid was in the amount of \$106500.00.

WITNESS my hand and the official seal on this 17 day of March, 2020, as Clerk of the Circuit Court.



Pam Childers
Clerk of the Circuit Court

BY: Lempert Williams
Deputy Clerk

Conformed copies to all parties

Lots 87, 88, and 89, in subdivision known as Bellevue Heights, a subdivision of a portion of Section 38, Township 1 South, Range 31 West, as shown on plat of said subdivision in Plat Book 1 at page 66 of the public records of Escambia County, Florida,

Less and except: 100 feet wide and 200 feet deep of Lots 87 and 88 both parallel to Bradley Street in front of the lots,

Also less and except that portion previously conveyed by deed recorded in O.R. Book 4370, Page 882, public records of said County, being more particular described as follows: 80 feet wide and 140 feet deep of Lot 89, parallel to Bradley Street in front of Lot, Bellevue Heights, a subdivision of a portion of Section 38, Township 1 South, Range 31 West, as shown on plat of said subdivision in Plat Book 1 at page 66 of the public records of Escambia County, Florida,

The street address of which is 5555 Bradley Street, Pensacola, Florida 32526.