



# 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

0123-41

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 21, 2022		
Property description	TOW CHARLES F & CARLA ANN 5301 SAUFLEY FIELD RD PENSACOLA, FL 32526 5301 SAUFLEY FIELD RD 09-2734-000 BEG AT NW COR OF LT 2 E 1215 FT FOR POB CONT E 128 FT 90 DEG RT 210 FT DEFLECT 90 DEG RT 128 FT DEFL (Full legal attached.)	Certificate #	2020 / 4913		
		Date certificate issued	06/01/2020		
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)	
# 2020/4913	06/01/2020	427.56	21.38	448.94	
→ Part 2: Total*				448.94	
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)
# 2021/3870	06/01/2021	439.87	6.25	21.99	468.11
Part 3: Total*					468.11
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)				917.05	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				397.65	
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)				1,689.70	
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:			Escambia, Florida Date May 6th, 2022		

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.	21,915.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>01/09/2023</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.

BEG AT NW COR OF LT 2 E 1215 FT FOR POB CONT E 128 FT 90 DEG RT 210 FT DEFLECT 90 DEG RT 128 FT DEFLECT 90 DEG RT 210 FT TO POB LESS RD R/W OR 3191 P 224/226/227

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200202

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226,

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
09-2734-000	2020/4913	06-01-2020	BEG AT NW COR OF LT 2 E 1215 FT FOR POB CONT E 128 FT 90 DEG RT 210 FT DEFLECT 90 DEG RT 128 FT DEFLECT 90 DEG RT 210 FT TO POB LESS RD R/W OR 3191 P 224/226/227

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  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226

04-21-2022  
Application Date

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



# Chris Jones

## Escambia County Property Appraiser


[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)

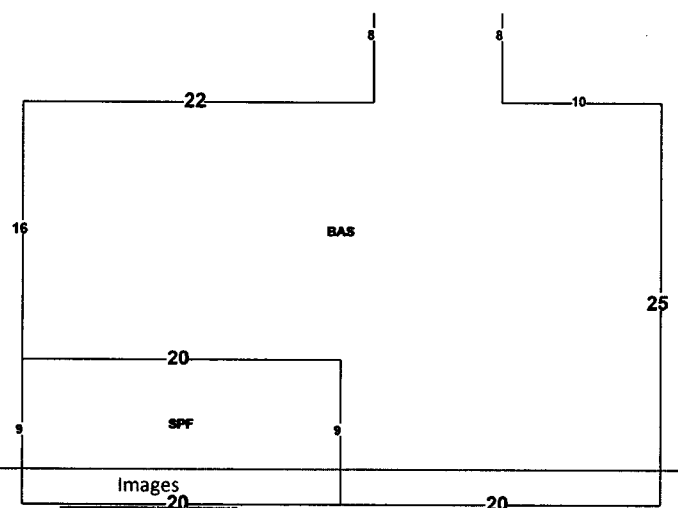
[←](#) Nav. Mode 
 ☒ Account 
 ☐ Parcel ID 
 [➔](#)

[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 0225312103000000 <b>Account:</b> 092734000 <b>Owners:</b> TOW CHARLES F & CARLA ANN <b>Mail:</b> 5301 SAUFLEY FIELD RD PENSACOLA, FL 32526 <b>Situs:</b> 5301 SAUFLEY FIELD RD 32526 <b>Use Code:</b> SINGLE FAMILY RESID <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>2021</td> <td>\$21,150</td> <td>\$36,866</td> <td>\$58,016</td> <td>\$43,830</td> </tr> <tr> <td>2020</td> <td>\$21,150</td> <td>\$32,292</td> <td>\$53,442</td> <td>\$43,225</td> </tr> <tr> <td>2019</td> <td>\$21,150</td> <td>\$30,138</td> <td>\$51,288</td> <td>\$42,254</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Market Value Breakdown Letter</a> <a href="#">Tax Estimator</a> <a href="#">File for New Homestead Exemption Online</a>		Year	Land	Imprv	Total	Cap Val	2021	\$21,150	\$36,866	\$58,016	\$43,830	2020	\$21,150	\$32,292	\$53,442	\$43,225	2019	\$21,150	\$30,138	\$51,288	\$42,254				
Year	Land	Imprv	Total	Cap Val																									
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<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>03/1992</td> <td>3191</td> <td>227</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>03/1992</td> <td>3191</td> <td>226</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>02/1992</td> <td>3191</td> <td>224</td> <td>\$17,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller				Sale Date	Book	Page	Value	Type	Official Records (New Window)	03/1992	3191	227	\$100	WD		03/1992	3191	226	\$100	WD		02/1992	3191	224	\$17,000	WD		<b>2021 Certified Roll Exemptions</b> HOMESTEAD EXEMPTION  <b>Legal Description</b> BEG AT NW COR OF LT 2 E 1215 FT FOR POB CONT E 128 FT 90 DEG RT 210 FT DEFLECT 90 DEG RT 128 FT DEFLECT 90 DEG RT...  <b>Extra Features</b> FRAME BUILDING	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																								
03/1992	3191	227	\$100	WD																									
03/1992	3191	226	\$100	WD																									
02/1992	3191	224	\$17,000	WD																									
<b>Parcel Information</b> <div style="float: right;"><a href="#">Launch Interactive Map</a></div> <div style="clear: both;"></div> <div style="display: flex;"> <div style="flex: 1;"> <b>Section Map Id:</b> 02-25-31-1  <b>Approx. Acreage:</b> 0.5512  <b>Zoned:</b>  HDMU  <b>Evacuation &amp; Flood Information</b>  <a href="#">Open Report</a> </div> <div style="flex: 2;"> </div> </div> <div style="text-align: center; margin-top: 10px;"> <a href="#">View Florida Department of Environmental Protection(DEP) Data</a> </div>																													
<b>Buildings</b> Address: 5301 SAUFLEY FIELD RD, Year Built: 1941, Effective Year: 1941, PA Building ID#: 101063 <b>Structural Elements</b> DECOR/MILLWORK-BELOW AVERAGE																													

DWELLING UNITS-1  
EXTERIOR WALL-SIDING-SHT.AVG.  
FLOOR COVER-PINE/SOFTWOOD  
FOUNDATION-WOOD/NO SUB FLR  
HEAT/AIR-CENTRAL H/AC  
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 - 1064 Total SF  
BASE AREA - 884  
SCRN PORCH FIN - 180



8/30/2019 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/12/2022 (tc.5676)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 04913**, issued the **1st day of June, A.D., 2020** 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:

**BEG AT NW COR OF LT 2 E 1215 FT FOR POB CONT E 128 FT 90 DEG RT 210 FT DEFLECT 90 DEG RT 128 FT DEFLECT 90 DEG RT 210 FT TO POB LESS RD R/W OR 3191 P 224/226/227**

**SECTION 02, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 092734000 (0123-41)**

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

**CHARLES F TOW and CARLA ANN TOW**

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 **second Monday** in the month of **January**, which is the **9th day of January 2023**.

Dated this 20th day of May 2022.

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: 092734000 Certificate Number: 004913 of 2020**

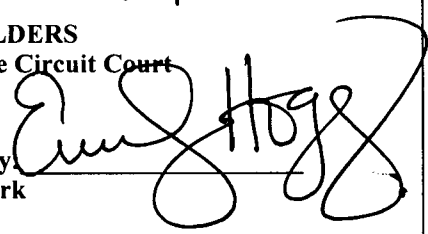
**Payor: CHARLES TOW 5301 SAUFLEY FIELD RD PENSACOLA, FL 32526      Date 10/21/2022**

Clerk's Check #	3017463	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$1,924.06
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,518.62</del>

**\$2,025.06**

**\$2,042.06**

**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  
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 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 # 2020 TD 004913**

**Redeemed Date 10/21/2022**

**Name CHARLES TOW 5301 SAUFLEY FIELD RD PENSACOLA, FL 32526**

Clerk's Total = TAXDEED	\$517.56	<b>\$2025.06</b>
Due Tax Collector = TAXDEED	\$1,924.06	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

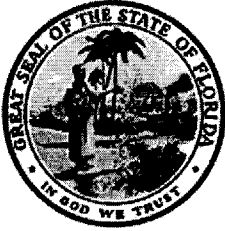
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets





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

**Tax Deed - Redemption Calculator**

**Account: 092734000 Certificate Number: 004913 of 2020**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="1/9/2023"/>	Redemption Date <input type="text" value="10/21/2022"/>
Months	9	6
Tax Collector	<input type="text" value="\$1,689.70"/>	<input type="text" value="\$1,689.70"/>
Tax Collector Interest	\$228.11	\$152.07
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,924.06	<input type="text" value="\$1,848.02"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$61.56	\$41.04
Total Clerk	\$517.56	<input type="text" value="\$497.04"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,518.62	\$2,362.06
	Repayment Overpayment Refund Amount	\$156.56
Book/Page	<input type="text" value="8789"/>	<input type="text" value="1261"/>

## 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 8789, Page 1261, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04913, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 092734000 (0123-41)

DESCRIPTION OF PROPERTY:

**BEG AT NW COR OF LT 2 E 1215 FT FOR POB CONT E 128 FT 90 DEG RT 210 FT DEFLECT 90  
DEG RT 128 FT DEFLECT 90 DEG RT 210 FT TO POB LESS RD R/W OR 3191 P 224/226/227**

**SECTION 02, TOWNSHIP 2 S, RANGE 31 W**

NAME IN WHICH ASSESSED: CHARLES F TOW and CARLA ANN TOW

Dated this 21st day of October 2022.



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 #: 09-2734-000 CERTIFICATE #: 2020-4913

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: October 1, 2002 to and including October 1, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: October 21, 2022

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

October 21, 2022

Tax Account #: **09-2734-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CHARLES F TOW AND CARLA ANN TOW**

**By Virtue of Warranty Deed recorded 6/16/1992 in OR 3191/224, Warranty Deed recorded 6/16/1992 in OR 3191/226 and Warranty Deed recorded 6/16/1992 in OR 3191/227**

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. **Judgment in favor of Resurgence Financial LLC recorded 11/1/2007 OR 6242/259**
- b. **Tax Lien in favor of Internal Revenue Service recorded 3/7/2011 OR 6696/1530**

4. Taxes:

**Taxes for the year(s) 2019-2021 are delinquent.**

**Tax Account #: 09-2734-000**

**Assessed Value: \$43,830.00**

**Exemptions: HOMESTEAD**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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

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

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

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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** JAN 9, 2023  
**TAX ACCOUNT #:** 09-2734-000  
**CERTIFICATE #:** 2020-4913

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2021</u> tax year.

**CHARLES F TOW & CARLA ANN TOW**  
**5301 SAUFLEY FIELD RD**  
**PENSACOLA, FL 32526**

**CHARLES F TOW AND CARLA ANN TOW**  
**5165 REGALO DRIVE**  
**PENSACOLA, FL 32526**

**RESURGENCE FINANCIAL LLC**  
**4100 COMMERCIAL AVE**  
**NORTHBROOK, IL 60062**

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

Certified and delivered to Escambia County Tax Collector, this 21st day of October, 2022.

**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**

**October 21, 2022**

**Tax Account #:09-2734-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT NW COR OF LT 2 E 1215 FT FOR POB CONT E 128 FT 90 DEG RT 210 FT DEFLECT 90  
DEG RT 128 FT DEFLECT 90 DEG RT 210 FT TO POB LESS RD R/W OR 3191 P 224/226/227**

**SECTION 02, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-2734-000(0123-41)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY**

3191R 224

12 + 150  
1000

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

This instrument was prepared by:  
David L. Dees  
Attorney at Law  
418 N. Palafox Street  
Pensacola, Florida 32501

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Nellie M. Wehner, a married woman, individually and as Personal Representative of the Estate of Lena B. Ard aka Lena Brewton Ard, deceased, Daniel H. Ard, a married man, and Joyce Ard, a widow and unremarried woman, for and in consideration of the sum of Seventeen Thousand (\$17,000.00) Dollars, receipt whereof is hereby acknowledged, have granted, bargained and sold to Charles F. Tow and Carla Ann Tow, Husband and Wife, of 5165 Regalo Drive, Pensacola, Florida 32526, their heirs and assigns forever, the following described real property, to-wit:

Commence at the Northwest corner of Lot 2, Section 2, Township 2 South, Range 11 West, Escambia County, Florida; thence East along the North line of said Lot 2 a distance of 1215.00 feet for the Point of Beginning; thence continue along same course a distance of 128.00 feet; thence deflect 90 degrees Right a distance of 210.00 feet; thence deflect 90 degrees Right a distance of 128.00 feet; thence deflect 90 degrees Right a distance of 210.00 feet to the Point of Beginning. Less portion in road right-of-way. Subject to an easement for ingress and egress across the East 15.00 feet of the above described property.

THE GRANTORS, JOINTLY AND INDIVIDUALLY, HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF ANY OF THE GRANTORS.

And the above grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28th day of February, 1992.

Signed, sealed and delivered in the presence of:

Julie F. Dees  
Julie F. Dees, Witness as to  
Nellie M. Wehner, Daniel H.  
Ard and Joyce Ard

Nellie M. Wehner  
Nellie M. Wehner, individually  
and as Personal Representative of  
the Estate of Lena B. Ard aka  
Lena Brewton Ard, deceased,  
Grantor

David L. Dees  
David L. Dees, Witness as to  
Nellie M. Wehner, Daniel H.  
Ard and Joyce Ard

Daniel H. Ard  
Daniel H. Ard, Grantor

Joyce Ard  
Joyce Ard, Grantor

DAVID L. DEES  
ATTORNEY AT LAW  
P.O. BOX 1000  
PENSACOLA, FLORIDA 32501  
122-10  
JAN, 1992 2847

3191N 225

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MAR 16 11 AM '92  
800596

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28th day of February, 1992, by Nellie M. Wehner, individually and as personal representative of the Estate of Lena B. Ard aka Lena Brewton Ard. Ms. Wehner, who is personally known to me, took an oath that the facts alleged in the instrument are true to the best of her knowledge and belief.

*Hazel L. Bray*  
Hazel L. Bray, Notary Public  
My Commission expires August 27, 1995

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28th day of February, 1992, by Daniel H. Ard, who furnished Tennessee Driver License No. TN 73715431 as identification, and who took an oath that the facts alleged in the instrument are true to the best of his knowledge and belief.

*Hazel L. Bray*  
Hazel L. Bray, Notary Public  
My Commission expires August 27, 1995

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28th day of February, 1992, by Joyce Ard, who is personally known to me, and who took an oath that the facts alleged in the instrument are true to the best of her knowledge and belief.

*Hazel L. Bray*  
Hazel L. Bray, Notary Public  
My Commission expires August 27, 1995

DAVID L. DEES  
ATTORNEY AT LAW  
P. O. BOX 128012  
PENSACOLA, FLORIDA  
32512  
(904) 432-2017



3191K 226

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

This instrument was prepared by:  
David L. Dees  
Attorney at Law  
418 N. Palafox Street  
Pensacola, Florida 32501

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Clara J. Potts, a widow and unmarried woman, for and in consideration of the sum of Seventeen Thousand (\$17,000.00) Dollars, receipt whereof is hereby acknowledged, has granted, bargained and sold to Charles F. Tow and Carla Ann Tow, Husband and Wife, of 5165 Regalo Drive, Pensacola, Florida 32526, their heirs and assigns forever, the following described real property, to-wit:

Commence at the Northwest corner of Lot 2, Section 2, Township 2 South, Range 31 West, Escambia County, Florida; thence East along the North line of said Lot 2 a distance of 1215.00 feet for the Point of Beginning; thence continue along same course a distance of 128.00 feet; thence deflect 90 degrees Right a distance of 210.00 feet; thence deflect 90 degrees Right a distance of 128.00 feet; thence deflect 90 degrees Right a distance of 210.00 feet to the Point of Beginning. Less portion in road right-of-way. Subject to an easement for ingress and egress across the East 15.00 feet of the above described property.

THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11 day of March, 1992.

Signed, sealed and delivered in the presence of:

Carolyn R. Frankfurter  
Witness  
\*Carolyn R. Frankfurter  
\*Please print or type name of above witness

Clara J. Potts  
Clara J. Potts, Grantor

Toni Stewart  
Witness  
\*Toni Stewart  
\*Please print or type name of above witness

D.S. PD. 40  
DATE 4-10-92  
JCE A. FLOWERS, COMPTROLLER  
BY: [Signature] D.C.  
OFF. REG. 59-2043320-27-01

STATE OF ILLINOIS  
COUNTY OF McLEAN

The foregoing instrument was acknowledged before me this 11 day of March, 1992, by Clara J. Potts, who is personally known to me, and who took an oath that the facts alleged in the instrument are true to the best of her knowledge and belief.

OFFICIAL SEAL  
MARY ALICE WILLS  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES 1/30/94

[Signature]  
Notary Public  
My Commission expires 1-30-94  
\*MARY ALICE WILLS  
\*Please print or type name of Notary

DAVID L. DEES  
ATTORNEY AT LAW  
418 N. PALAFOX STREET  
PENSACOLA, FLORIDA 32501  
(904) 432-2807

3191N 227

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

This instrument was prepared by:  
David L. Dees  
Attorney at Law  
418 N. Palafox Street  
Pensacola, Florida 32501

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Elsie J. Henson, a married woman, for and in consideration of the sum of Seventeen Thousand (\$17,000.00) Dollars, receipt whereof is hereby acknowledged, has granted, bargained and sold to Charles F. Tow and Carla Ann Tow, Husband and Wife, of 5165 Regalo Drive, Pensacola, Florida 32526, their heirs and assigns forever, the following described real property, to-wit:

Commence at the Northwest corner of Lot 2, Section 2, Township 2 South, Range 31 West, Escambia County, Florida; thence East along the North line of said Lot 2 a distance of 1215.00 feet for the Point of Beginning; thence continue along same course a distance of 128.00 feet; thence deflect 90 degrees Right a distance of 210.00 feet; thence deflect 90 degrees Right a distance of 128.00 feet; thence deflect 90 degrees Right a distance of 210.00 feet to the Point of Beginning. Less portion in road right-of-way. Subject to an easement for ingress and egress across the Road 15.00 feet of the above described property.

THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9 day of March, 1992.

Signed, sealed and delivered in the presence of:

Julie F. Dees  
Julie F. Dees, Witness

David L. Dees  
David L. Dees, Witness

Elsie J. Henson  
Elsie J. Henson, Grantor

U.S. PD.  
DATE 6-16-95  
JCE A. FLOWERS, COMPTROLLER  
BY Thom U.C.  
CENT. REG. 80-2043226-27-01

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 9th day of March, 1992, by Elsie J. Henson, who is personally known to me, and who took an oath that the facts alleged in the instrument are true to the best of her knowledge and belief.

Hazel L. Bray, Notary Public  
My Commission expires August 1, 1995

DAVID L. DEES  
ATTORNEY AT LAW  
P.O. BOX 12002  
PENSACOLA, FLORIDA  
32502  
(904) 932-2801

Recorded in Public Records 07/09/2007 at 11:43 AM OR Book 6178 Page 209,  
Instrument #2007064714, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA  
COUNTY, FLORIDA

CIVIL DIVISION

CASE NO: 2007-SC-1072

RESURGENCE FINANCIAL, LLC.,  
Plaintiff,

vs.

CHARLES F TOW,  
Defendant,

ERNIE LEE MAGAHA  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

JUL 11 - 5 P 2 00

COUNTY CIVIL DIVISION  
PENSACOLA, FLORIDA

**FINAL JUDGMENT**

IT IS ADJUDGED THAT, pursuant to Fla. Sm. Cl. R. 7.170(a) and (b), Plaintiff, RESURGENCE FINANCIAL, LLC., (who's address is: 4100 COMMERCIAL AVE, NORTHBROOK, IL 60062 ) recover from Defendant, CHARLES F TOW, Social Security Number [REDACTED] the sum of \$1,474.43 on principal, \$220.00 for attorney's fees, costs in the sum of \$195.00 and prejudgment interest of \$475.34, that shall bear interest at the rate of 11%, for which let execution issue.

It is further ordered and adjudged that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to plaintiff's attorney within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete form 7.343 and return it to the plaintiff's attorney.

DONE AND ORDERED in ESCAMBIA County, Florida this 5<sup>th</sup> day of July

2007.


  
COUNTY COURT JUDGE

Copies furnished to:

JOSEPH F. ROSEN, Esq.  
Attorney for Plaintiff  
Pollack & Rosen, P.A.  
800 Douglas Road, Suite 450  
Coral Gables, Florida 33134  
Telephone No: 305-448-0008

CHARLES F TOW  
5301 SAUFLEY FIELD RD  
PENSACOLA FL 32526-1627

CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY FLORIDA

BY  DC  
DATE 10/31/2007

Case: 2007 SC 001072

00029614276

Dkt: GC1033 Pg#:

Form 668 (Y)(c) (Rev. February 2004)	3351 Department of the Treasury - Internal Revenue Service <b>Notice of Federal Tax Lien</b>
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

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050	Serial Number 761273111	For Optional Use by Recording Office
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As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer CHARLES F TOW

Residence 5301 SAUFLEY FIELD RD  
PENSACOLA, FL 32526-1627

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
6672	06/30/2003	XXX-XX- 	02/21/2005	03/23/2015	19039.63
6672	09/30/2003	XXX-XX- 	02/21/2005	03/23/2015	45954.64
6672	12/31/2003	XXX-XX- 	02/21/2005	03/23/2015	27464.77

Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595	Total \$ 92459.04
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This notice was prepared and signed at BALTIMORE, MD, on this,

the 01st day of March, 2011.

Signature for J. GREGORY		Title REVENUE OFFICER (850) 475-7325	23-09-2410
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 408)

Part 1 - kept by Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 80025X