



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

0423-39

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154	Application date	Jul 14, 2022
Property description	COOPER JULIA 107 SHEPPARD ST CANTONMENT, FL 32533 107 SHEPPARD ST 11-3951-000 E1/2 OF LT 3 BLK U 1ST HARVESTERS HOMES UNIT 3 PB 2 P 44 OR 175 P 205/206 OR 1326 P 99	Certificate #	2020 / 6958
		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)
# 2020/6958	06/01/2020	632.02	31.60	663.62
→Part 2: Total*				663.62

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)
# 2022/5920	06/01/2022	699.43	6.25	34.97	740.65
# 2021/5479	06/01/2021	656.64	6.25	32.83	695.72
Part 3: Total*					1,436.37

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,099.99
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	2,474.99

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 July 27th, 2022
Signature, Tax Collector or Designee

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
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. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/03/2023</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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200483

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
11-3951-000	2020/6958	06-01-2020	E1/2 OF LT 3 BLK U 1ST HARVESTERS HOMES UNIT 3 PB 2 P 44 OR 175 P 205/206 OR 1326 P 99

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

07-14-2022
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

Printer Friendly Version

General Information		Assessments				
Parcel ID:	161N311000031021	Year	Land	Imprv	Total	Cap Val
Account:	113951000	2021	\$4,035	\$30,974	\$35,009	\$35,009
Owners:	COOPER JULIA	2020	\$4,035	\$28,695	\$32,730	\$32,730
Mail:	107 SHEPPARD ST CANTONMENT, FL 32533	2019	\$4,035	\$26,783	\$30,818	\$30,818
Situs:	107 SHEPPARD ST 32533	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2021 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
05/1979	1326	99	\$100	OT		Legal Description	
Official Records inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						E1/2 OF LT 3 BLK U 1ST HARVESTERS HOMES UNIT 3 PB 2 P 44 OR 175 P 205/206 OR 1326 P 99	
						Extra Features	
						None	

Parcel Information
Section Map Id:
16-1N-31-1
Approx. Acreage:
0.1284
Zoned:
LDR
Evacuation & Flood Information
[Open Report](#)

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

Buildings	
Address:107 SHEPPARD ST, Year Built: 1964, Effective Year: 1964, PA Building ID#: 8191	
Structural Elements	
DECOR/MILLWORK-AVERAGE	
DWELLING UNITS-1	

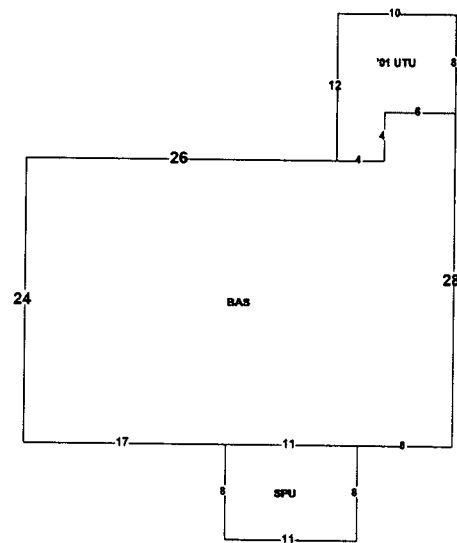
EXTERIOR WALL-CONCRETE BLOCK
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 1072 Total SF

BASE AREA - 888

SCRN PORCH UNF - 88

UTILITY UNF - 96



Images



9/3/2020 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:08/01/2022 {tc.3255}

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 06958**, 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:

E1/2 OF LT 3 BLK U 1ST HARVESTERS HOMES UNIT 3 PB 2 P 44 OR 175 P 205/206 OR 1326 P 99

SECTION 16, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113951000 (0423-39)

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

JULIA COOPER

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 April, which is the **3rd day of April 2023**.

Dated this 24th day of August 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



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 #: 11-3951-000 CERTIFICATE #: 2020-6958

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: January 9, 2003 to and including January 9, 2023 Abstractor: BYRON BROWN

BY

Michael A. Campbell,
As President
Dated: January 22, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 22, 2023

Tax Account #: **11-3951-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JULIA COOPER**

By Virtue of Warranty Deeds recorded 7/27/1964 in OR 175/205 and OR 175/206 and Divorce OR 1326/99

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. **MSBU Lien in favor of Escambia County recorded 10/7/1998 OR 4321/216**
- b. **Lien in favor of Escambia/Pensacola State Housing Initiatives Partnership (SHIP) Program Trust Fund recorded 9/13/2006 OR 5991/199**
- c. **Lien in favor of Emerald Coast Utilities Authority recorded 2/1/2017 OR 7660/1297**

4. Taxes:

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

Tax Account #: 11-3951-000

Assessed Value: \$38,509.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **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: APR 3, 2023

TAX ACCOUNT #: 11-3951-000

CERTIFICATE #: 2020-6958

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	
☐	☒	Notify City of Pensacola, P.O. Box 12910, 32521
☒	☐	Notify Escambia County, 190 Governmental Center, 32502
☐	☒	Homestead for <u>2022</u> tax year.

JULIA COOPER	CITY OF PENSACOLA
107 SHEPPARD ST	DEPARTMENT OF HOUSING
CANTONMENT, FL 32533	PO BOX 12910
	PENSACOLA, FL 32521-0031

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

Certified and delivered to Escambia County Tax Collector, this 22nd day of January, 2023.

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

January 22, 2023

Tax Account #:11-3951-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

E 1/2 OF LT 3 BLK U 1ST HARVESTERS HOMES UNIT 3 PB 2 P 44 OR 175 P 205/206 OR 1326 P 99

SECTION 16, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-3951-000(0423-39)

225
30
155
State of Florida
Escambia County

LIFE
175 PAGE 205
WARRANTY DEED

Form 143
PRINTED AND FOR SALE
HAYES PRINTING CO.
PENSACOLA, FLA.

Know All Men by These Presents: That Wo, Carroll and Ella M. Harding, Husband
and wife

for and in consideration of Ten Dollars and other good and valuable considerations

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
Rufus Cooper and wife, Julia Cooper

their heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the _____ County of Escambia _____ State of Florida
to-wit:

The East 1/2 of Lot 3, Block 'U', First Harvester's Homes Addition,
Unit No. 3, Escambia County, Florida



FILED
IN THE
CLERK'S
OFFICE
OF
ESCAMBIA COUNTY
JUL 27 11 20 AM '64
J. A. FLORES, CLERK
CIRCUIT COURT

223681

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exceptions and right of homestead.

And we covenant that we are well seized of an indefeasible
estate in fee simple in the said property, and ha ve a good right to convey the same; that it is free of lien or encum-
brance, and that their heirs, executors and administrators, the said grantee is their heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand s and seal s this 16th
day of July, A. D. 1964

Signed, sealed and delivered in the presence of
Virginia C. Strickland (SEAL)
Wm. C. Brown (SEAL)

(SEAL)
(SEAL)
(SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared _____, and
his wife, known to me, and known to me to be the individual s described by said name s and who executed the
foregoing instrument and acknowledged that h by executed the same for the uses and purposes therein set forth.
Given under my hand and official seal this 16th day of July, 1964

Virginia C. Strickland
Notary Public
My commission expires Oct. 8, 1966

WARRANTY DEED

175 PAGE 206

Printed and For Sale by
Mayer, Printing Company
Pensacola, Florida
Mayer Form D-1 - 25, 138

State of Florida,

Escambia County

KNOW ALL MEN BY THESE PRESENTS: THAT I, Dorothy Harding Johnson,
Divorced

for and in consideration of the sum of Ten Dollars no other considerations
DOLLARS

to in hand paid by Rufus Cooper and wife, Julia
Cooper the receipt whereof is hereby

acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey
unto the said Rufus Cooper and wife, Julia Cooper

Their heirs and assigns forever, the following described real estate, situate, lying and being in
County of Escambia State of Florida to-wit:

The East 1/2 of Lot 3, Block 'U', First
Harvester's Homes Addition, Unit # 3,
Escambia County, Florida



Together with the improvements thereon, and the hereditaments and appurtenances thereto belonging or in
anywise appertaining: TO HAVE AND TO HOLD the above described premises unto the said

Rufus Cooper wife Julia Cooper

heirs and assigns, forever, free from all exemption of homestead right or claim of the said
grantor. If any such right or claim possess: And I, the said grantor, for
me and my heirs, do covenant with the said grantees, Their heirs and
assigns, that I do well seized of the property, and have a good right to convey the same; that
it is free from any lien or incumbrance in law or equity, and that said grantor shall and will warrant
and by these presents forever defend the said premises unto the said grantees, Their heirs and
assigns, against the lawful claims of all and every person or persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this
23 day of July 1964

Signed, sealed and delivered in the presence of
Virginia Strickland
Alfred C. Green

Dorothy Johnson (SEAL)

_____ (SEAL)

State of Florida
County of Escambia

This day, before the undersigned personally appeared DOROTHY HARDING,
JOHNSON, Divorced
to me well known to be the individual described in and who executed the foregoing Deed of Conveyance, and
acknowledged that she executed the same for the uses and purposes therein expressed.

In TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 23
day of July A. D. 19 64

Virginia C. Strickland

NOTARY PUBLIC STATE OF FLORIDA at LARGE
MY COMMISSION EXPIRES OCT. 2, 1966
BONDED THROUGH FRED W. HESTER, CLERK



Jim Walter Corp
P.O. Box 5446
Pens

State of Florida
COUNTY _____
TO _____

Warranty Deed

Received this _____ day
of _____ A. D. 19 _____
at _____ o'clock _____ M.
and Recorded in Volume _____ Page _____
the _____ day of _____ 19____
By _____ Clerk Circuit Court.
D.C. _____
Notary Public, State of Florida

223682
FILED
JUL 27 11 20 AM '64
J.A. FLOWERS, CLERK
CIRCUIT COURT
IN DEPT. PUBLIC RECORDS
OF
ESCAMBIA CO. FLA. 04

OR BK 4321 P80216
Escambia County, Florida
INSTRUMENT 98-539346

NOTICE OF LIEN

REC'D Oct 07, 1998 02:02 pm
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-539346

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: COOPER RUFUS & JULIA
107 SHEPPARD ST
CANTONMENT FL 32533

ACCT.NO. 11 3951 000 000

AMOUNT \$366.40

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

E1/2 OF LT 3 BLK U
OR 175 P 205/206
1ST HARVESTERS HOMES UNIT 3
PB 2 P 44

PROP.NO. 16 1N 31 1000 031 021

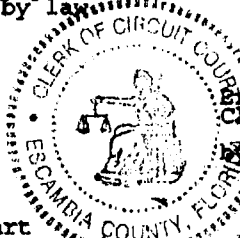
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$366.40. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

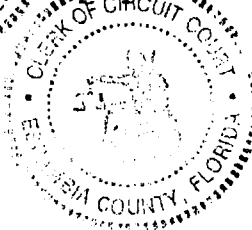
Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court

[Signature]
Deputy Clerk



Ernie Lee Magaha
Clerk of the Circuit Court
[Signature]
Deputy Finance Director



Recorded in Public Records 09/13/2006 at 03:33 PM OR Book 5991 Page 199,
Instrument #2006092861, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

REBUILD NORTHWEST FLC A, INC.
HHRP/Housing Repair Assistance Program

Administered by:
City of Pensacola
Department of Housing
P.O. Box 12910
Pensacola, Florida 32521-0031
Phone: (850) 453-7300
Fax: (850) 453-7483

LIEN AGREEMENT

Applicant Name (s)	Address of Property	(xx) Deferred Payment Grant
Julia Cooper	107 Sheppard St. Cantonment FL 32533-	
Total Amount of Lien*	Total Amount Due to Date	Date of Sale or Vacate
\$9645.10	\$	

*The total amount of the lien will not exceed \$15,000.00. The adjusted amount reflecting actual cost will be used when recording the lien.

Legal Description of Property:

161N31-1000-031-021 107 SHEPPARD STE 1/2 OF LT 3 BLK U OR 175 P
205/2051ST HARVESTERS HOMES UNIT 3 PB 2 P 44

I, the undersigned, owner occupant of said property do hereby agree that I will continue to occupy and maintain the rehabilitated housing unit for at least a five (5) year period from the date of execution of this lien agreement. I will not sell, transfer ownership or rent the property to any other person or persons during this five (5) year period. The lien will depreciate at the rate of twenty percent (20%) per year for a period of five (5) years. I understand that this lien will not be subordinated under any circumstances.

If the property is sold, ownership is transferred to another party or parties, or the property is converted to rental occupancy during the five (5) year period, I do hereby agree that I or my heir(s) will repay to the Escambia/Pensacola State Housing Initiatives Partnership (SHIP) Program Trust Fund, the undepreciated portion of the total lien amount cited above. If the property is sold, the undepreciated portion shall be paid lump sum from the proceeds of the sale. If the property is rented or transferred to another party, the undepreciated portion shall be considered a loan and a repayment plan will be established. The undepreciated portion to be repaid shall be calculated on a daily rate, based upon the number of days remaining in the five (5) year period, from the date of sale, rental or transfer of said property.

3/6/06
Date

Signature: Julia Cooper

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared Julia Cooper, who () is personally known to me or who (x) has produced 91 ID Card as identification and who () did (x) did not take an oath. Given under my hand and official seal on this day, 3 March 2006.

Margaret Hunter



Recorded in Public Records 2/1/2017 9:47 AM OR Book 7660 Page 1297,
Instrument #2017007479, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:

Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

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

E1/2 OF LT 3 BLK U 1ST HARVESTERS HOMES UNIT 3 PB 2 P 44 OR 175 P 205/206 OR 1326 P 99

Customer: JULIA COOPER

Account Number: 96161-77482

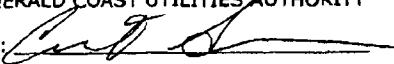
Amount of Lien: \$262.95, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

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

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

Dated: 011317

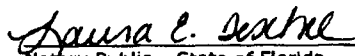
EMERALD COAST UTILITIES AUTHORITY

BY: 

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 13 day of January, 2017, by CARROLL ADAMS of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

 Laura E. Teuchel
Notary Public
State of Florida
My Commission Expires 08/11/2018
Commission No. PF 908719


Notary Public - State of Florida

RWK:ls
Revised 05/31/11

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06958 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 16, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JULIA COOPER
107 SHEPPARD ST
CANTONMENT, FL 32533

CITY OF PENSACOLA
TREASURY DIVISION
P O BOX 12910
PENSACOLA FL 32521

ESCAMBIA COUNTY / COUNTY ATTORNEY ECUA
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9255 STURDEVANT ST
PENSACOLA, FL 32514

WITNESS my official seal this 16th day of February 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 3, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC CAPITAL ONE NA AS COLLATER holder of Tax Certificate No. 06958, 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:

E1/2 OF LT 3 BLK U 1ST HARVESTERS HOMES UNIT 3 PB 2 P 44 OR 175 P 205/206 OR 1326 P 99

SECTION 16, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113951000 (0423-39)

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

JULIA COOPER

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 April, which is the **3rd day of April 2023**.

Dated this 16th day of February 2023.

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

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Post Property:

107 SHEPPARD ST 32533



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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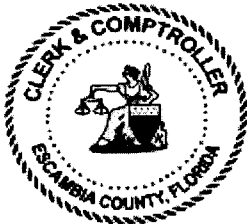
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Personal Services:

JULIA COOPER
107 SHEPPARD ST
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0423-39

Document Number: ECSO23CIV007161NON

Agency Number: 23-004010

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06958 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JULIA COOPER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

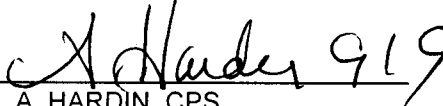
Non-Executed

Received this Writ on 2/28/2023 at 9:14 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for JULIA COOPER , Writ was returned to court UNEXECUTED on 3/6/2023 for the following reason:

PER NEIGHBOR OF 107 SHEPPARD STREET, SUBJECT IS DECEASED. PER SISTER-IN-LAW AT 112 ROBINSON STREET, SUBJECT HAS BEEN DECEASED FOR 8 YEARS. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

WARNING

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Dated this 16th day of February 2023.

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.

Personal Services:

JULIA COOPER
107 SHEPPARD ST
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

JULIA COOPER
107 SHEPPARD ST
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0423-39

Document Number: ECSO23CIV007060NON

Agency Number: 23-004057

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06958 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE JULIA COOPER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/28/2023 at 9:16 AM and served same at 8:54 AM on 3/2/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERK'S OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

004057

WARNING

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Post Property:

107 SHEPPARD ST 32533



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

JULIA COOPER [0423-39]
107 SHEPPARD ST
CANTONMENT, FL 32533

9171 9690 0935 0128 2255 66

CITY OF PENSACOLA [0423-39]
TREASURY DIVISION
P O BOX 12910
PENSACOLA FL 32521

9171 9690 0935 0128 2255 59

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0423-39]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 2255 42

ECUA [0423-39]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0128 2255 35

*contact -
Family*

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



RECEIVED FL 32502
MAR 20 2008 3 PM 10

quadrant

FIRST-CLASS MAIL
(M)

\$007.51

02/24/08 09:00 AM
043M3121204

US POSTAGE

9171 9690 0935 0128 2255 66

CLERK OF THE CIRCUIT COURT
MAR 20 2008 3 PM 10
JULIA COOPER [0423-39]
107 SHEPPARD ST
CANTONMENT, FL 32533

DATE

TIME

09:00 AM

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

DATE

02/24/08 09:00 AM

02/24/08 09:00 AM

32502-3253

32502-134707



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc

2022

REAL ESTATE

TAXES



Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
11-3951-000	06		161N311000031021

COOPER JULIA
107 SHEPPARD ST
CANTONMENT, FL 32533

PROPERTY ADDRESS:
107 SHEPPARD ST

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

20/6958

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	38,509	0	38,509	254.79
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	43,375	0	43,375	85.10
BY STATE LAW	3.3120	43,375	0	43,375	143.66
WATER MANAGEMENT	0.0261	38,509	0	38,509	1.01
SHERIFF	0.6850	38,509	0	38,509	26.38
M.S.T.U. LIBRARY	0.3590	38,509	0	38,509	13.82
ESCAMBIA CHILDRENS TRUST	0.4365	38,509	0	38,509	16.81

TOTAL MILLAGE 13.3971

AD VALOREM TAXES \$541.57

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
E1/2 OF LT 3 BLK U 1ST HARVESTERS HOMES UNIT 3 PB 2 P 44 OR 175 P 205/206 OR 132 See Additional Legal on Tax Roll	FP FIRE PROTECTION		125.33
NON-AD VALOREM ASSESSMENTS			\$125.33

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$666.90

If Paid By Please Pay	Mar 31, 2023 \$666.90	Apr 28, 2023 \$686.91	May 31, 2023 \$721.91		
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RETAIN FOR YOUR RECORDS

2022 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES
OUTSTANDING

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

PAY ONLY ONE AMOUNT	
AMOUNT IF PAID BY	Mar 31, 2023 666.90
AMOUNT IF PAID BY	Apr 28, 2023 686.91
AMOUNT IF PAID BY	May 31, 2023 721.91
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
11-3951-000
PROPERTY ADDRESS
107 SHEPPARD ST

COOPER JULIA
107 SHEPPARD ST
CANTONMENT, FL 32533

1 113951000 2022 1

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

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 113951000 Certificate Number: 006958 of 2020

Payor: TERRY COOPER 2218 WILLAMONT AVE COLUMBUS OH 43219 Date 3/30/2023

Clerk's Check #	0	Clerk's Total	\$317.56
Tax Collector Check #	1	Tax Collector's Total	\$2,815.36
		Postage	\$27.52
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,377.44

\$3,293.48
+ 83.77 card fee
3,377.25

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



**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 006958

Redeemed Date 3/30/2023

Name TERRY COOPER 2218 WILLAMONT AVE COLUMBUS OH 43219

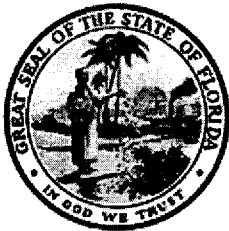
Clerk's Total = TAXDEED	\$517.56 3,248.96
Due Tax Collector = TAXDEED	\$2,815.36
Postage = TD2	\$27.52
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 113951000 Certificate Number: 006958 of 2020

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 4/3/2023	Redemption Date 3/30/2023
Months	9	8
Tax Collector	\$2,474.99	\$2,474.99
Tax Collector Interest	\$334.12	\$297.00
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,815.36	\$2,778.24 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$61.56	\$54.72
Total Clerk	\$517.56	\$510.72 CBT
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$27.52	\$27.52
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$3,377.44	\$3,333.48 - 40 = \$3,293.48
	Repayment Overpayment Refund Amount	\$43.96
Book/Page	8848	1875

Julia Cooper

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 8848, Page 1875, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06958, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **113951000 (0423-39)**

DESCRIPTION OF PROPERTY:

E1/2 OF LT 3 BLK U 1ST HARVESTERS HOMES UNIT 3 PB 2 P 44 OR 175 P 205/206 OR 1326 P 99

SECTION 16, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: JULIA COOPER

Dated this 30th day of March 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

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UNIT 3 PB 2 P 44 OR 175 P 205/206 OR 1326 P
99

SECTION 16, TOWNSHIP 1 N, RANGE 31 W
TAX ACCOUNT NUMBER 113951000 (0423-39)

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

JULIA COOPER

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 April, which is the 3rd day of April 2023.

Dated this 24th day of February 2023.

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

4WR3/8-3/29TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of **2020-TD-06958** in the Escambia County Court was published in said newspaper in and was printed and released on March 8, 2023; March 15, 2023; March 22, 2023; and March 29, 2023.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of March, 2023, by MALCOLM BALLINGER, who is personally known to me.

X

, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024