

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800661

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
07-4390-000	2016/3948	06-01-2016	LT 12 LESS OR 724 P 891 AND LT 13 ALSO BEG AT NE C OR OF LT 11 SLY ALG E LI OF SD LT 22 FT TO N LI OF A MASONRY WALL OF BLDG WLY ALG N LI OF SD WALL 25 /100 FT TO COR OF SD WALL SELY ALG W WALL OF BLDG 15 FT TO INTER OF WALL AND E LI OF SD LT NLY ALG E LI OF LT 15 FT TO POB BEING A PORTION OF LT 11 BL K 7 WESTERLY HGTS PB 2 P 14 OR 1284 P 715 CA 178

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

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

08-28-2018
Application Date

Applicant's signature

LT 12 LESS OR 724 P 891 AND LT 13 ALSO BEG AT NE COR OF LT 11 SLY ALG E LI OF SD LT 22 FT TO N LI OF A MASONRY WALL OF BLDG WLY ALG N LI OF SD WALL 25 /100 FT TO COR OF SD WALL SELY ALG W WALL OF BLDG 15 FT TO INTER OF WALL AND E LI OF SD LT NLY ALG E LI OF LT 15 FT TO POB BEING A PORTION OF LT 11 BL K 7 WESTERLY HGTS PB 2 P 14 OR 1284 P 715 CA 178

19-195

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800661

Date of Tax Deed Application
Aug 28, 2018

This is to certify that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**, holder of **Tax Sale Certificate Number 2016 / 3948**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **07-4390-000**

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

Property Owner:
HALL DEBORAH MCCURLEY
4109 SNAPPER AVE
MILTON, FL 32583
LT 12 LESS OR 724 P 891 AND LT 13 ALSO BEG AT NE C OR OF
LT 11 SLY ALG E LI OF SD LT 22 FT TO N LI O (Full legal
attached.)

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

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

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2016/3948	07-4390-000	06/01/2016	2,848.29	142.41	2,990.70

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

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2018/3940	07-4390-000	06/01/2018	3,005.45	6.25	150.27	3,161.97
2017/3860	07-4390-000	06/01/2017	2,992.93	6.25	149.65	3,148.83

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

	Total Amount Paid
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	9,301.50
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	9,676.50

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

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

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

Date of Sale: March 4, 2019

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
07-4390-000 2016



Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

← Navigate Mode Account Reference
→

Printer Friendly Version

General Information

Reference: 382S301000012007
Account: 074390000
Owners: HALL DEBORAH MCCURLEY
Mail: 4109 SNAPPER AVE
 MILTON, FL 32583
Situs: 4009 NAVY BLVD 32507
Use Code: WAREHOUSE, DISTRIBUT
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
2018	\$91,693	\$72,106	\$163,799	\$163,799
2017	\$91,693	\$67,478	\$159,171	\$159,171
2016	\$91,693	\$64,005	\$155,698	\$155,698

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/1978	1284	715	\$100	WD	View Instr
01/1978	1282	591	\$78,000	WD	View Instr

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

2018 Certified Roll Exemptions
 None

Legal Description

LT 12 LESS OR 724 P 891 AND LT 13 ALSO BEG AT NE COR OF LT 11 SLY ALG E LI OF SD LT 22 FT TO N LI OF A MASONRY...

Extra Features
 None

Parcel Information [Launch Interactive Map](#)

Section Map Id:
CA178

Approx. Acreage:
0.7386

Zoned:
HC/LI

Evacuation & Flood Information
[Open Report](#)

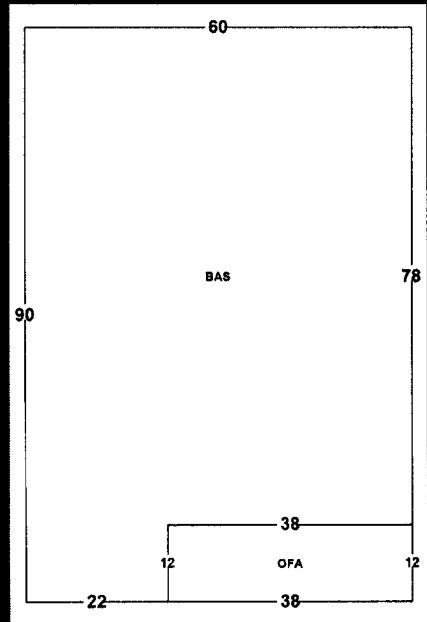
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 4009 NAVY BLVD, Year Built: 1946, Effective Year: 1950

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE

 Areas - 5400 Total SF



Address: 4007 NAVY BLVD, Year Built: 1960, Effective Year: 1960

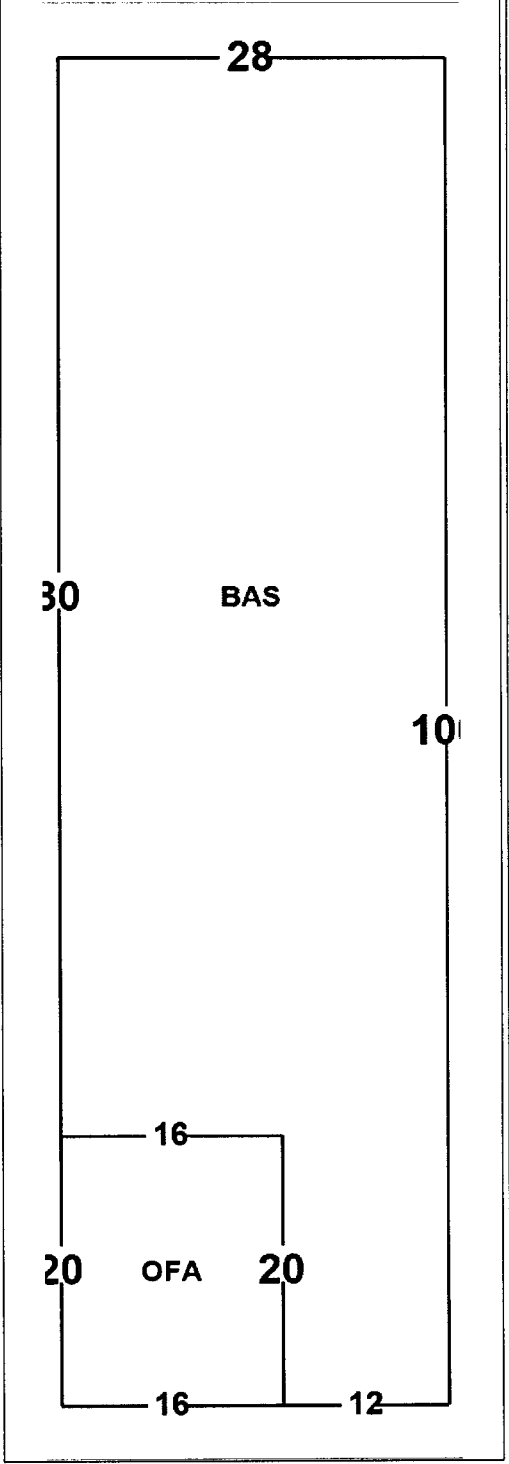
Structural Elements

[The text in this section is extremely faint and illegible due to heavy noise and low contrast. It appears to be a list of structural elements or a table of data.]

Areas - 2800 Total SF

BASE AREA - 2480

OFFICE AVG - 320



Images



6/1/17



6/1/17

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



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



SCAN TO PAY ONLINE

2018 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
07-4390-000	06		382S301000012007

HALL DEBORAH MCCURLEY
4109 SNAPPER AVE
MILTON, FL 32583

PROPERTY ADDRESS:
4009 NAVY BLVD

EXEMPTIONS:

19-195
16/03948

PRIOR YEAR(S) TAXES OUTSTANDING

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	163,799	0	163,799	1,083.78
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	163,799	0	163,799	348.07
BY STATE LAW	4.2000	163,799	0	163,799	687.96
WATER MANAGEMENT	0.0338	163,799	0	163,799	5.54
SHERIFF	0.6850	163,799	0	163,799	112.20
M.S.T.U. LIBRARY	0.3590	163,799	0	163,799	58.80
TOTAL MILLAGE	14.0193			AD VALOREM TAXES	\$2,296.35

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LT 12 LESS OR 724 P 891 AND LT 13 ALSO BEG AT NE COR OF LT 11 SLY ALG E LI OF SD See Additional Legal on Tax Roll	FP FIRE PROTECTION	431.32
NON-AD VALOREM ASSESSMENTS		\$431.32

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$2,727.67

If Paid By	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
Please Pay	2,618.56	2,645.84	2,673.12	2,700.39	2,727.67

RETAIN FOR YOUR RECORDS

2018 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

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

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2018
	2,618.56
AMOUNT IF PAID BY	Dec 31, 2018
	2,645.84
AMOUNT IF PAID BY	Jan 31, 2019
	2,673.12
AMOUNT IF PAID BY	Feb 28, 2019
	2,700.39
AMOUNT IF PAID BY	Mar 31, 2019
	2,727.67

DO NOT FOLD, STAPLE, OR MUTILATE

**PRIOR YEAR(S) TAXES
OUTSTANDING**

HALL DEBORAH MCCURLEY
4109 SNAPPER AVE
MILTON, FL 32583



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 074390000 Certificate Number: 003948 of 2016

Redemption
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/04/2019"/>	Redemption Date <input type="text" value="01/03/2019"/>
Months	7	5
Tax Collector	<input type="text" value="\$9,676.50"/>	<input type="text" value="\$9,676.50"/>
Tax Collector Interest	\$1,016.03	\$725.74
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$10,698.78	<input type="text" value="\$10,408.49"/> TC
Record TDA Notice	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
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	\$47.25	\$33.75
Total Clerk	\$497.25	<input type="text" value="\$483.75"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
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	\$11,296.03	\$10,892.24
	Repayment Overpayment Refund Amount	\$403.79
Book/Page	<input type="text"/>	<input type="text"/>

Notes

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2016 TD 003948
Redeemed Date 01/03/2019

Name STEVEN HALL 4109 SNAPPER AVE MILTON FL 32583

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$10,598.78 10,572.24
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00
Release TDA Notice (Recording) = RECORD2	\$0.00
Release TDA Notice (Prep Fee) = TD4	\$0.00

• 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
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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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: 074390000 Certificate Number: 003948 of 2016

Payor: STEVEN HALL 4109 SNAPPER AVE MILTON FL 32583 Date 01/03/2019

Clerk's Check #	2825590	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$10,498.78
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$0.00
		Prep Fee	\$0.00
		Total Received	\$11,296.03

10,572.24

\$10,572.24

PAM CHILDERS
 Clerk of the Circuit Court

Received By: _____
 Deputy Clerk

OR BK 4317 PG 0218
Escambia County, Florida
INSTRUMENT 98-532494

RCD Oct 05, 1998 03:49 pm
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-532494

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: HALL DEBORAH MCCURLEY
3717 NAVY BLVD
PENSACOLA FL 32507

ACCT.NO. 07 4390 000 000

AMOUNT \$717.86

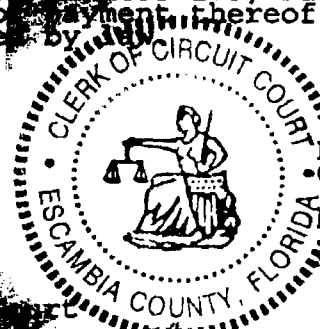
THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

LT 12 LESS OR724 P 891 AND
ALL OF LT 13 ALSO BEG
AT NE COR OF LT 11 SLY ALG
E LI OF SD LT 22 FT TO N LI
OF A MASONARY WALL OF BLDG
WLY ALG N LI OF SD WALL
PROP.NO. 38 2S 30 1000 012 007

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 \$717.86. 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

Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court

by *Margaret B. Annally*
Deputy Clerk

Handwritten signature of Ernie Lee Magaha
Handwritten signature of Margaret B. Annally
Seal of the Clerk of the Circuit Court, Escambia County, Florida (faint)

LESS AND EXCEPT:

Parcel A: That portion of Lot 12, Block 7, Westerly Heights, Escambia County, Florida, according to plat filed in Plat Book 2, at Page 14, of the public records of said county, described as follows: Beginning at the Northwest corner of said lot; thence Southerly along the West line of said lot, 22 feet to a masonry wall; thence Easterly along said wall, 0.5 feet; thence Northerly parallel with said West line, 22 feet, more or less to the North line of said lot; thence Westerly along said North line, 0.5 feet, more or less, to the point of beginning. The purpose of this conveyance is to create a tenancy by the entirety.

SLH

920770

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLORIDA
DEC 19 3 21 PM '78
JAMES A. BLOOM, COUNTY CLERK
ESCAMBIA COUNTY

7/15/78

State of Florida
Escambia County

This instrument was prepared by:
✓ Charles C. Sherrill of
SHERRILL & MOORE
Suite 801 - Charter Bank Tower
Pensacola, Florida

Form 141
PRINTED AND FOR SALE
MAYES PRINTING CO.
PENSACOLA, FLA.

WARRANTY DEED

Know All Men by These Presents: That Steven L. Hall

for and in consideration of Ten and no/100 Dollars and other good and valuable considerations DOLLARS the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Deborah McCurley Hall, his wife,

her 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:

Lots 12 and 13, Block 7, Westerly Heights Subdivision, a subdivision of a portion of Sections 37 and 38, Township 2 South, Range 30 West, in Escambia County, Florida, according to the plat recorded in Plat Book 2 at Page 14 of the public records of said county.

ALSO: Parcel B: That portion of Lot 11, Block 7, Westerly Heights, Escambia County, Florida, according to plat filed in Plat Book 2, at Page 14 of the records of said county, described as follows: Commencing at the NE corner of said lot; thence Southerly along the East line of said lot, 22 feet to a masonry wall; thence Westerly along said wall, & its Westerly extension, 0.25 feet; thence Southerly parallel with said East line, 15 feet; thence Easterly at right angles, 0.25 feet to said East line; thence Northerly along said East line, 15 feet, more or less to the point of beginning.

(continued on reverse hereof)

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And I covenant that I am well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that my heirs, executors and administrators, the said grantee her 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, I have hereunto set my hand and seal this 12th day of August, A. D. 1978.

Signed, sealed and delivered in the presence of Steven L. Hall (SEAL) (SEAL) (SEAL) (SEAL)



State of Florida
Escambia County

Before the subscriber personally appeared Steven L. Hall

his wife known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this day of 19



Notary Public My commission expires

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: 3-4-2019

TAX ACCOUNT NO.: 07-4390-000

CERTIFICATE NO.: 2016-3948

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

- Notify City of Pensacola, P.O. Box 12910, 32521
221 Palafox Place, 4th Floor/
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for tax year.

Deborah McCurley Hall
4109 Snapper Ave.
Milton, FL 32583
and
4009 Navy Blvd.
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 7th day of December, 2018.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14895

December 5, 2018

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

1. MSBU Lien filed by Escambia County in O.R. Book 4317, page 218.
2. Taxes for the year 2015-2017 delinquent. The assessed value is \$163,799.00. Tax ID 07-4390-000.

PLEASE NOTE THE FOLLOWING:

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

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14895

December 5, 2018

382S301000012007 - Full Legal Description

LT 12 LESS OR 724 P 891 AND LT 13 ALSO BEG AT NE COR OF LT 11 SLY ALG E LI OF SD LT 22 FT TO N LI OF
A MASONRY WALL OF BLDG WLY ALG N LI OF SD WALL 25/100 FT TO COR OF SD WALL SELY ALG W
WALL OF BLDG 15 FT TO INTER OF WALL AND E LI OF SD LT NLY ALG E LI OF LT 15 FT TO POB BEING A
PORTION OF LT 11 BLK 7 WESTERLY HGTS PB 2 P 14 OR 1284 P 715 CA 178

Southern Guaranty Title Company

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

19-195
Redeemed

PROPERTY INFORMATION REPORT

File No.: 14895

December 5, 2018

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

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 12-05-1998, through 12-05-2018, and said search reveals the following:

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

Deborah McCurley Hall

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF


4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

By: 

December 5, 2018



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

January 10, 2019

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

Dear Certificate Holder:

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

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 005048	\$450.00	\$33.75	\$483.75
2016 TD 000749	\$450.00	\$27.00	\$477.00
2016 TD 008305	\$450.00	\$33.75	\$483.75
2016 TD 004416	\$450.00	\$40.50	\$490.50
2016 TD 005073	\$450.00	\$40.50	\$490.50
2016 TD 003948	\$450.00	\$33.75	\$483.75
2016 TD 002888	\$450.00	\$40.50	\$490.50

TOTAL \$3,399.75

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division