

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800335

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032,

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
09-2118-000	2016/4759	06-01-2016	LT 3 BLK C AVONDALE S/D PB 5 P 32 OR 7203 P 34

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
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

04-27-2018
Application Date

Applicant's signature

18-550

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800335

Date of Tax Deed Application

Apr 27, 2018

This is to certify that **TLOA OF FLORIDA LLC**, holder of **Tax Sale Certificate Number 2016 / 4759**, 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: **09-2118-000**

Cert Holder:

TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

Property Owner:

DUVAL MARQUITA A 2/3 INT
DUVAL MARY DIANNE 1/3 INT
11 KENNINGTON DR
PENSACOLA, FL 32507-1026

LT 3 BLK C AVONDALE S/D PB 5 P 32 OR 7203 P 34

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
2016/4759	09-2118-000	06/01/2016	863.23	43.16	906.39

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
2017/4671	09-2118-000	06/01/2017	916.77	6.25	45.84	968.86

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

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

Total Amount Paid

1,875.25

0.00

813.03

200.00

175.00

3,063.28

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
19. Total Amount to Redeem

6.25

Done this the 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County


Date of Sale: November 5, 2018

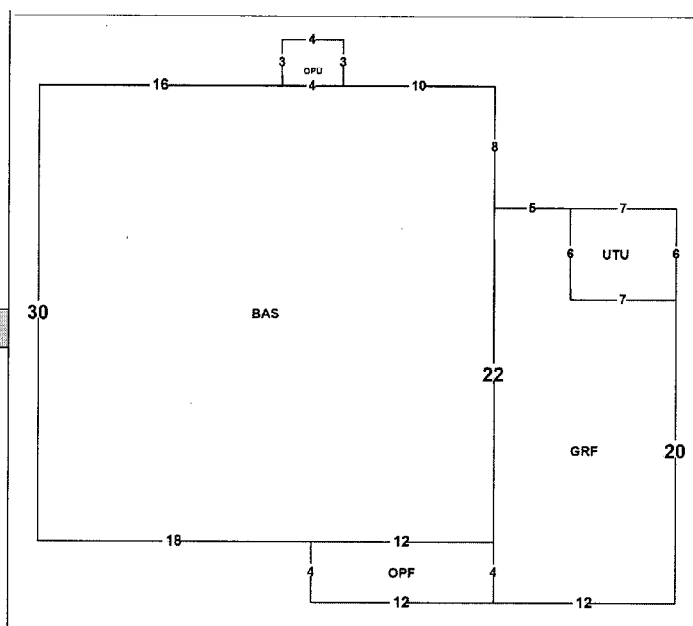
By



*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
 09-2118-000 2016

FOUNDATION-SLAB ON GRADE
HEAT/AIR-HEAT W/DUCTS
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 - 1272 Total SF
BASE AREA - 900
GARAGE FIN - 270
OPEN PORCH FIN - 48
OPEN PORCH UNF - 12
UTILITY UNF - 42



Images



7/7/14

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: 05/11/2018 (tc.93708)



Chris Jones Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

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[Printer Friendly Version](#)

General Information

Reference: 012S312000030003
Account: 092118000
Owners: DUVAL MARQUITA A 2/3 INT
 DUVAL MARY DIANNE 1/3 INT
Mail: 11 KENNINGTON DR
 PENSACOLA, FL 32507-1026
Situs: 5676 WICKFORD LN 32526
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): BELLVIEW/BELLVIEW/PINE FOREST
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2017	\$9,500	\$36,848	\$46,348	\$46,348
2016	\$9,500	\$37,357	\$46,857	\$46,857
2015	\$9,500	\$35,326	\$44,826	\$44,826

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/14/2015	7398	1381	\$100	QC	View Instr
07/11/2014	7203	34	\$100	CJ	View Instr
01/1994	3514	134	\$35,000	WD	View Instr
01/1968	379	370	\$9,400	WD	View Instr

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

2017 Certified Roll Exemptions

None

Legal Description

LT 3 BLK C AVONDALE S/D PB 5 P 32 OR 7203 P 34 OR
 7398 P 1381

Extra Features

None

Parcel Information

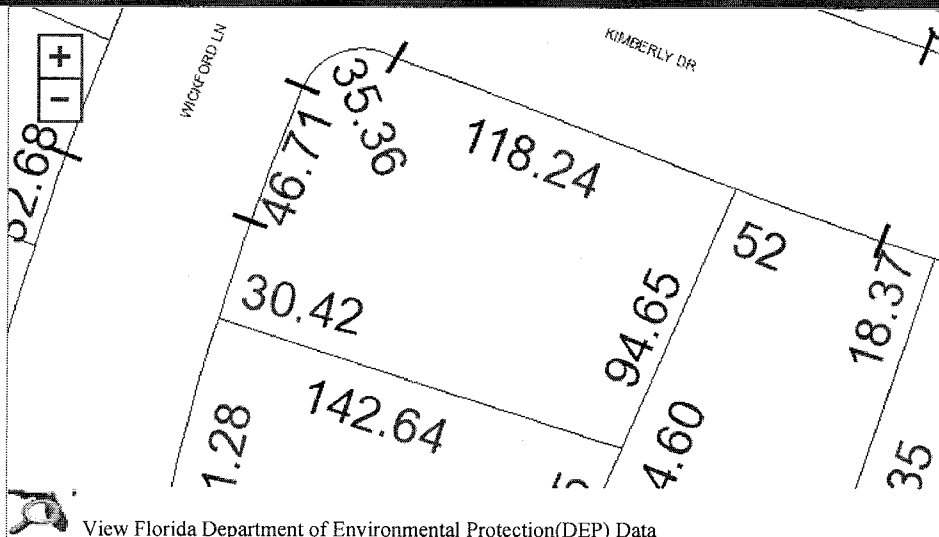
[Launch Interactive Map](#)

Section Map Id:
 01-2S-31-2

Approx. Acreage:
 0.3287

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 5676 WICKFORD LN, Year Built: 1960, Effective Year: 1960

Structural Elements
 DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-SIDING-SHT.AVG.
 FLOOR COVER-CARPET



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 092118000 Certificate Number: 004759 of 2016

Redemption
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/05/2018"/>	Redemption Date <input type="text" value="08/27/2018"/>
Months	7	4
Tax Collector	<input type="text" value="\$3,063.28"/>	<input type="text" value="\$3,063.28"/>
Tax Collector Interest	\$321.64	\$183.80
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,391.17	<input type="text" value="\$3,253.33"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$47.25	\$27.00
Total Clerk	\$497.25	<input type="text" value="\$477.00"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,988.42	\$3,730.33
	Repayment Overpayment Refund Amount	\$258.09

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 004759
Redeemed Date 08/29/2018

Name MARQUITA A DUVAL 5676 WICKFORD LN PENSACOLA FL 32526

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$3,391.17 # 3410.33
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$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
FAMILY LAW
JURY ASSEMBLY
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MIS
OPERATIONAL SERVICES
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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

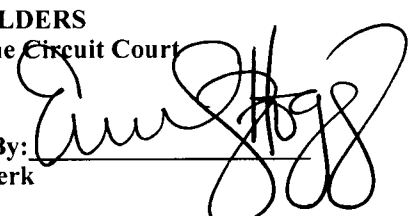
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 092118000 Certificate Number: 004759 of 2016**

Payor: MARQUITA A DUVAL 5676 WICKFORD LN PENSACOLA FL 32526 Date 08/29/2018

Clerk's Check #	1	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$8,391.17
		Postage	\$0.00
		Researcher Copies	\$0.00
		Total Received	\$3,948.42

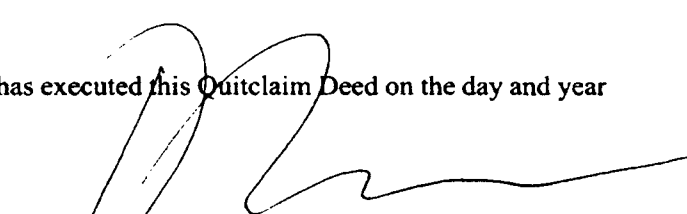
\$3410.33

PAM CHILDERS
Clerk of the Circuit Court

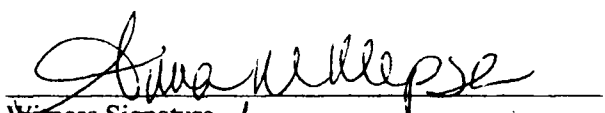
Received By: 
Deputy Clerk

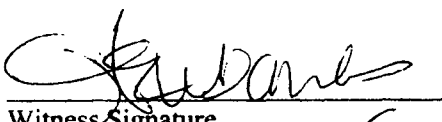
**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year first written above.


MELVIN H. DUVAL, JR. (a/k/a Melvin H. Duval)

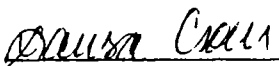
WITNESSES:


Witness Signature
Print Name: Anna Killepse

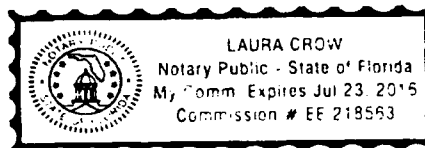

Witness Signature
Print Name: Hope Eubanks

STATE OF FLORIDA)
COUNTY OF Chalco)

The foregoing instrument was acknowledged before me, this 14 day of August, 2015, by Melvin H. Duval, Jr., who is personally known to me or who has produced a FLA driver's license as identification.


NOTARY PUBLIC
Printed Name: Laura Crow

(Seal)



Prepared by:
KRISTEN MARKS, ESQ.
101 E. Government Street
Pensacola, Florida 32502
(850) 439-1191

QUITCLAIM DEED

This Quitclaim Deed made this 14th day of August, 2015, by **Melvin H. Duval, Jr. (a/k/a Melvin H. Duval)**, of 73 E. Kathy Lane, Freeport, Florida 32439, as **Grantor**, to **Marquita A. Duval (a/k/a Marquita Ann Duval, f/k/a Marquita Ann Cayton)**, of 11 Kennington Drive, Pensacola, Florida 32507, as **Grantee**.

NOW THEREFORE, Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand, paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim to Grantee forever, all the right, title, interest, claim and demand which she has in and to those real properties located in Escambia County, Florida, and more particularly described as follows:

Parcel 1: 11 Kennington Drive, Pensacola, Florida; Parcel id no. 372S309001070007

Lot 7, Block 7, First Addition to Corry Heights, a subdivision of a portion of Section 37, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 2, Page 64, of the Public Records of said County.

Parcel 2: 5676 Wickford Lane, Pensacola, Florida 32526; Parcel id no. 012S312000030003

✓ **Lot 3, Block "C", Avondale Subdivision Part "A", according to the plat thereof, recorded in Plat Book 5, Page 32, of the Public Records of Escambia County, Florida.**

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-5-2018

TAX ACCOUNT NO.: 09-2118-000

CERTIFICATE NO.: 2016-4759

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

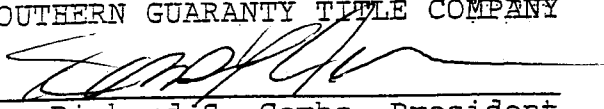
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Marquita A. Duval
Mary Dianne Duval
11 Kennington Dr.
Pensacola, FL 32507
and
5676 Wickford Lane
Pensacola, FL 32526

Certified and delivered to Escambia County Tax Collector,
this 13th day of August, 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.: 14576

August 10, 2018

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

1. Taxes for the year 2015-2017 delinquent. The assessed value is \$46,348.00. Tax ID 09-2118-000.

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.: 14576

August 10, 2018

Lot 3, Block C, Avondale Subdivision Parat "A", as per plat thereof, recorded in Plat Book 5, Page 32, of the Public Records of Escambia County, Florida

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18- 550

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14576

August 10, 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 08-09-1998, through 08-09-2018, and said search reveals the following:

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

Marquita A. Duval and Mary Dianne Duval

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: 

August 10, 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 •

September 4, 2018

TLOA OF FLORIDA LLC
11 TALCORR NOTCH RD
FARMINGTON CT 06032

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 004434	\$450.00	\$27.00	\$477.00
2016 TD 004759	\$450.00	\$27.00	\$477.00

TOTAL \$954.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division