

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800674

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
11-1320-000	2016/6508	06-01-2016	BEG 12 FT N AND 318 45/100 FT E OF SW COR OF NW1/4 OF SW1/4 OF SEC 5 N 198 FT E 200 FT S 198 FT W 20 0 FT TO POB OR 4682 P 1240 CASE #2006-CP-1156 LESS OR 31 P 19 COUNTY RD

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

BEG 12 FT N AND 318 45/100 FT E OF SW COR OF NW1/4 OF SW1/4 OF SEC 5 N 198 FT E 200 FT S 198 FT W 20 0 FT TO POB OR
4682 P 1240 CASE #2006-CP-1156 LESS OR 31 P 19 COUNTY RD

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800674

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 / 6508**, 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: **11-1320-000**

Cert Holder:

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

Property Owner:

JACKSON SANDRA M
PO BOX 445
CENTURY, FL 32535-0445
 BEG 12 FT N AND 318 45/100 FT E OF SW COR OF NW1/4 OF
 SW1/4 OF SEC 5 N 198 FT E 200 FT S 198 FT W 20 (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
2016/6508	11-1320-000	06/01/2016	962.34	48.12	1,010.46

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
2018/6435	11-1320-000	06/01/2018	990.72	6.25	49.54	1,046.51
2017/6298	11-1320-000	06/01/2017	1,008.61	6.25	50.43	1,065.29

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
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)

3,122.26

0.00

0.00

200.00

175.00

3,497.26

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 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.

11-1320-000 2016



Chris Jones

Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

← Navigate Mode ● Account ○ Reference

Printer Friendly Version

General Information

Reference: 055N303207000000
Account: 111320000
Owners: JACKSON SANDRA M
Mail: PO BOX 445
 CENTURY, FL 32535-0445
Situs: 130 HECKER RD 32535
Use Code: MORTUARY/CREMATORY
Taxing Authority: CENTURY CITY LIMITS
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	\$4,298	\$48,461	\$52,759	\$52,759
2017	\$4,298	\$47,221	\$51,519	\$51,519
2016	\$4,298	\$47,282	\$51,580	\$51,580

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/2001	4672	1240	\$7,200	WD	View Instr
07/2000	4583	1586	\$100	CT	View Instr
12/1987	2489	425	\$30,000	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

BEG 12 FT N AND 318 45/100 FT E OF SW COR OF NW1/4
 OF SW1/4 OF SEC 5 N 198 FT E 200 FT S 198 FT W 200 FT
 TO POB OR...

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

Section Map Id:
 05-5N-30-2

Approx. Acreage:
 0.8700

Zoned:

Evacuation & Flood Information
[Open Report](#)

Buildings

Address: 130 HECKER RD, Year Built: 1907, Effective Year: 1970

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-SIDING-SHT.AVG.
 FLOOR COVER-PINE/STWOOD
 FOUNDATION-WOOD/NO SUB FLR

HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-12
STRUCTURAL FRAME-WOOD FRAME



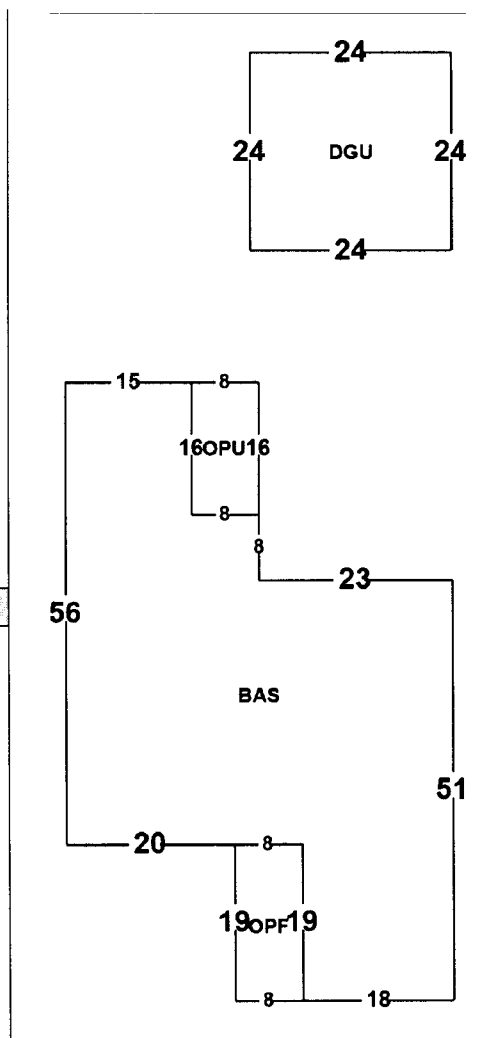
Areas - 3094 Total SF

BASE AREA - 2238

DET GARAGE UNF - 576

OPEN PORCH FIN - 152

OPEN PORCH UNF - 128



Images



2/29/16

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

Last Updated:09/11/2018 (tc.24233)



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
11-1320-000	02		055N303207000000

INSTALLMENT 2 (SEP) 2018

JACKSON SANDRA M

PO BOX 445

CENTURY, FL 32535-0445

PROPERTY ADDRESS:

130 HECKER RD

EXEMPTIONS:

19-208

PRIOR YEAR(S) TAXES OUTSTANDING

14/06508

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	52,759	0	52,759	349.08
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	52,759	0	52,759	112.11
BY STATE LAW	4.2000	52,759	0	52,759	221.59
WATER MANAGEMENT	0.0338	52,759	0	52,759	1.78
CENTURY	0.9204	52,759	0	52,759	48.56
M.S.T.U. LIBRARY	0.3590	52,759	0	52,759	18.94

TOTAL MILLAGE

14.2547

AD VALOREM TAXES

\$752.06

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

BEG 12 FT N AND 318 45/100 FT E OF SW COR OF
NW1/4 OF SW1/4 OF SEC 5 N 198 FT E
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

\$877.39

If Paid By Please Pay	Oct 31, 2018 \$0.00				
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RETAIN FOR YOUR RECORDS

2018 Real Estate Property Taxes

INSTALLMENT 2 (SEP) 2018

ACCOUNT NUMBER
11-1320-000
PROPERTY ADDRESS
130 HECKER RD

JACKSON SANDRA M

PO BOX 445

CENTURY, FL 32535-0445

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

PRIOR YEAR(S) TAXES
OUTSTANDING

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

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Oct 31, 2018 0.00
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

Paid 10/02/2018 Receipt # 209-18-00259546 \$218.89

Paid By JACKSON-MCMURREY



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 111320000 Certificate Number: 006508 of 2016

Redemption ☐ Yes ☒ No
 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="01/04/2019"/>
Months	7	5
Tax Collector	<input type="text" value="\$3,497.26"/>	<input type="text" value="\$3,497.26"/>
Tax Collector Interest	\$367.21	\$262.29
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,870.72	<input type="text" value="\$3,785.80"/> 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	\$4,467.97	\$4,249.55
	Repayment Overpayment Refund Amount	\$218.42
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 006508

Redeemed Date 01/04/2019

Name SANDRA JACKSON PO BOX 445 CENTURY, FL 32535-0445

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$3,870.72 3969.55
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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 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: 111320000 Certificate Number: 006508 of 2016**

Payor: SANDRA JACKSON PO BOX 445 CENTURY, FL 32535-0445 Date 01/04/2019

Clerk's Check #	62342	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$3,870.72
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$0.00
		Prep Fee	\$0.00
		Total Received	\$4,467.97

\$3969.55

**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>**

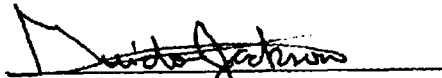
obligation of every prior mortgage or the lease. Failure of Mortgagor to do so shall constitute a default under this mortgage. Upon failure of Mortgagor to do so, Mortgagee may (but shall not be required to) make such payments or perform such covenants or obligations, and the cost thereof, with interest thereon from the date of payment at a rate of two percent (2%) higher than the Note or at the maximum rate allowed by law, whichever is lesser, shall be payable on demand by Mortgagee and shall be secured by this mortgage.

IN WITNESS WHEREOF, Mortgagor has executed these presents, this the date and year first above written.

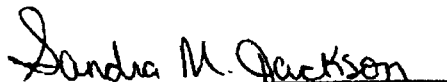
Signed, sealed and delivered
in the presence of:



TYPE/PRINT: Ulrike Edge

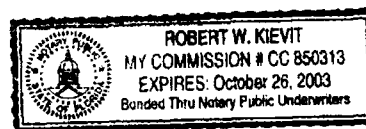

GUIDO JACKSON

TYPE/PRINT: Robert W. Kievit


SANDRA M. JACKSON

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17th day of April, 2003, by GUIDO JACKSON and SANDRA M. JACKSON, who is personally known to me or produced FLORIDA PRIVATE, INC. as identification.


Notary Public - State of Florida

✓ THIS INSTRUMENT PREPARED BY:
Robert W. Kievit of
KIEVIT, KELLY & ODOM
Attorneys at Law
15 West Main Street
Pensacola, Florida 32501

RCD Apr 17, 2003 10:08 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-083121

is required by Mortgagee, by an insurance company or companies approved by Mortgagee. Mortgagor shall furnish Mortgagee with such policy or policies of insurance which shall show Mortgagee as a loss payee thereon. If Mortgagor shall fail to keep said buildings insured Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at a rate two percent (2%) higher than the Note or at the maximum rate allowed by law, whichever is lesser, shall be payable upon demand by Mortgagee and shall be secured by this mortgage. If any sum becomes payable under such policy, Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit Mortgagor to use it for other purposes, without impairing the lien of this mortgage.

4. To pay all expenses reasonably incurred by Mortgagee because of failure of Mortgagor to comply with the agreements in the Note or this mortgage, including reasonable attorneys' fees through all appeals. The cost thereof, with interest thereon from the date of payment at a rate two percent (2%) higher than the Note or at the maximum rate allowed by law, whichever is lesser, shall be payable upon demand by Mortgagee and shall be secured by this mortgage.

5. That if default be made in the payment of any installment of principal or interest or any part thereof, and such default is not cured within ten (10) days of the date on which such payment is due, or if failure be made to perform any of the covenants or agreements contained in the Note or this mortgage other than a failure to pay principal and interest when due and such default is not cured within fifteen (15) days after Mortgagee gives notice of such default, then at the option of Mortgagee, the principal sum remaining unpaid with accrued interest shall at once become due and payable without notice, and this mortgage shall at once become foreclosable upon the exercise of said option, time being of the essence of this contract, and said principal sum and accrued interest shall bear interest at the maximum rate allowed by law from such time until paid. Failure to exercise this option shall not constitute a waiver of the right to exercise the same at any other time.

6. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of Mortgagor or the adequacy of the security.

7. Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other payment hereunder which would render this instrument usurious as to Mortgagor under the laws of the State of Florida.

8. If all or any part of the mortgaged property is sold or transferred by Mortgagor without the prior written consent of Mortgagee, excluding (a) the creation of a lien or encumbrance subordinate to this mortgage, (b) a transfer by devise, descent, or by operation of law upon the death of a Mortgagor or (c) the grant of any leasehold interest of three years or less not containing an option to purchase, Mortgagee may, at Mortgagee's option, declare all sums secured by this mortgage to be immediately due and payable.

9. If this is a junior mortgage, or if this is a mortgage on a leasehold estate, Mortgagor shall pay all installments of principal and interest and perform each and every covenant and

DOC 210.00
INTANG 120.00
TEC 15.00
345.00

OR BK 5113 PG1378
Escambia County, Florida
INSTRUMENT 2003-083121

MTG DOC STAMPS PD @ ESC CO \$ 210.00

04/17/03 ERNIE LEE MAGNIA, CLERK

By: Sally Arnold

INTANGIBLE TAX PD @ ESC CO \$ 120.00

04/17/03 ERNIE LEE MAGNIA, CLERK

By: Sally Arnold

MORTGAGE

STATE OF FLORIDA
COUNTY OF ESCAMBIA

GUIDO JACKSON and SANDRA M. JACKSON, husband and wide, hereinafter called "Mortgagor", in consideration of the principal sum specified in the promissory note hereafter described, received from TOWN OF CENTURY, hereinafter called "Mortgagee" (which terms Mortgagor and Mortgagee include the plural as well as the singular, whenever the context so permits or requires), hereby, on the 7 day of April, 2003, mortgages to Mortgagee the real property in Escambia County, Florida, described as:

All that certain lot or parcel of land situate in Escambia County, Florida, known and described as a parcel of property in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 5, Township 5 North, Range 30 West, described as follows:

Begin 12 feet North and 318.45 feet East of the Southwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 5, and thence run North 198 feet; thence run East 200 feet; thence run South 198 feet and thence run West 200 feet to the Point of Beginning.

as security for the payment of the following:

One (1) Promissory Note (the "Note") of even date herewith in the original principal sum of \$60,000, together with interest on the unpaid balance at six percent (6%) per annum, said principal and interest payable in one hundred eighty (180) monthly installments beginning August 7, 2003.

AND Mortgagor mortgages hereby all title hereafter acquired as well as title heretofore acquired and does fully warrant the title to the mortgaged property and will defend the same against the lawful claims of all persons whomsoever, and Mortgagor further agrees:

1. To make all payments required by the Note and this mortgage promptly when due.
2. To pay all taxes, assessments, liens and encumbrances on the mortgaged property promptly when due. If they are not promptly paid Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at a rate two percent (2%) higher than the Note or at the maximum rate allowed by law, whichever is lesser, shall be payable on demand by Mortgagee and shall be secured by this mortgage.
3. To keep all buildings now or hereafter present on the mortgaged property insured for their full insurable replacement value against loss or damage by fire, windstorm, extended coverage and other perils, and including insurance against damage by flood, if such insurance is available and

DR BK 4672 P61242
Escambia County, Florida
INSTRUMENT 2001-821098

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 130 Hecker Road

Legal Address of Property: 130 Hecker Road, Century, Florida

The County (x) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: First American Title Insurance Company
7201 N. 9th Ave, Suite A-4
Pensacola, Florida 32504

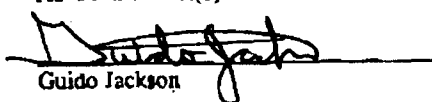
AS TO SELLER(S):


TCF Consumer Financial Services, Inc.

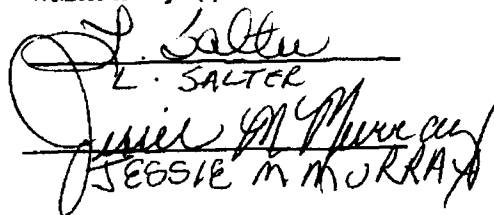
Witness to Seller(s)

TCF Financial Services,

AS TO BUYER(S):


Guido Jackson

Witness to Buyer(s)


L. SALTER
JESSIE M. MURRAY

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

RCD Mar 12, 2001 08:16 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-821098

OR BK 4672 PG1241
Escambia County, Florida
INSTRUMENT 2001-821098

Clyde E. Wagner as Vice President of TCF Consumer Financial Services, Inc., d/b/a TCF Financial Services and d/b/a TCF Consumer Financial Services, a Corporation existing under the laws of the State of Minnesota, on behalf of the corporation. He/She is personally known to me or who has produced a drivers license as identification and who did take an oath.

Shannon A. Hubbell
Print Name: Shannon A Hubbell
Notary Public
My commission expires:



FROM Record & Return To
First American Title Insurance Co.
7201 N. 9th Avenue, Suite A-4
Pensacola, FL 32504

2001.03-06 14:30 #959 P.05/07

OR BK 4672 P61240
Escambia County, Florida
INSTRUMENT 2001-821098

#0049150

PREPARED BY AND TO BE RETURNED TO:
Linda G. Salter
First American Title Insurance Company
7201 North 9th Avenue, Suite A-4
Pensacola, Florida 32504
File No. 0049150

NEED REC STAMPS PD & EIS CO 1 50.40
03/12/01 EMITE LEE HARRIS, CLERK

SPECIAL WARRANTY DEED

MADE THIS 2nd day of March, 2001.

Between TCF Consumer Financial Services, Inc., d/b/a TCF Financial Services, and d/b/a TCF Consumer Financial Services, whose post office address is: 801 Marquette Avenue, 2nd Floor, a corporation existing under the laws of the State of Minnesota, hereinafter called the GRANTOR, and Guido Jackson and Sandra M. Jackson, husband and wife, whose post office address is: 912 W. Lloyd Street Genway, Florida, hereinafter called GRANTEE.

PEN5A002A 32501

WITNESSETH, that the said Grantor for and in consideration of the sum of TEN and NO/100 -- (\$10.00) -- and other good and valuable considerations, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, their heirs and assigns forever, the following described land, situate, lying and being in the County of Escambia, State of Florida, to wit:

All that certain lot or parcel of land situate in Escambia County, Florida, known and described as a parcel of property in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 5, Township 5 North, Range 30 West, described as follows:

Begin 12 feet North and 318.45 feet East of the Southwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 5, and thence run North 198 feet; thence run East 200 feet; thence run South 198 feet and thence run West 200 feet to the Point of Beginning.

Parcel Identification Number: 05-5N-30-3207-000-000

Subject to easements, restrictions and reservations of record, and real property taxes for the year 2001 and subsequent years, which are not yet due and payable.

AND the said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever claiming or to claim the same, by, through and under Grantor herein.

In Witness whereof, the said Grantor has hereunto set its hand and seal this day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

TCF Consumer Financial Services,
Inc./d/b/a TCF Financial Services, and d/b/a TCF Consumer Financial Services

WITNESS: Jon D. Nelson

WITNESS: Shannon A. Hubbell

BY:

ITS:

Chloe E. Wagner
Vice President

Corporate Seal

STATE OF Minnesota

COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 2nd day of March, 2001, by,

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: 3-4-2019

TAX ACCOUNT NO.: 11-1320-000

CERTIFICATE NO.: 2016-6508

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.

Sandra M. Jackson
P.O. Box 445
Century, FL 32535
and
130 Hecker Rd.
Century, FL 32535

Town of Century
P.O. Box 790
Century, FL 32535

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.: 14908

December 6, 2018

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

1. That certain mortgage executed by Guido Jackson and Sandra M. Jackson in favor of Town of Century dated 04/07/2003 and recorded 04/17/2003 in Official Records Book 5113, page 1378 of the public records of Escambia County, Florida, in the original amount of \$60,000.00.
2. Taxes for the year 2015-2017 delinquent. The assessed value is \$52,759.00. Tax ID 11-1320-000.

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.: 14908

December 6, 2018

055N303207000000 - Full Legal Description

BEG 12 FT N AND 318 45/100 FT E OF SW COR OF NW1/4 OF SW1/4 OF SEC 5 N 198 FT E 200 FT S 198 FT W 200 FT TO POB OR 4682 P 1240 CASE #2006-CP-1156 LESS OR 31 P 19 COUNTY RD

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-208
Redeemed

PROPERTY INFORMATION REPORT

File No.: 14908

December 6, 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 12-06-1998, through 12-06-2018, and said search reveals the following:

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

Sandra M. Jackson, widow of Guido Jackson

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 6, 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 15, 2019

TLGFY LLC CAPITAL ONE NA AS COLLATER
PO BOX 54347
NEW ORLEAN S 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 006508	\$450.00	\$33.75	\$483.75
2016 TD 003024	\$530.00	\$39.75	\$569.75

TOTAL \$1,053.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division



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 14, 2019

SANDRA JACKSON
PO BOX 445
CENTURY FL 32535

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER	REFUND
2016 TD 006508	\$40.00

TOTAL \$40.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division