

20-323

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900666

Date of Tax Deed Application
Aug 29, 2019

This is to certify that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**, holder of **Tax Sale Certificate Number 2017 / 1140**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **03-0826-566**

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

Property Owner:
EVANS JASMYNE L &
TYSON MARK A &
1520 KYLE DR
PENSACOLA, FL 32505
BEG AT SE COR OF GOVT LT 1 N 88 DEG 23 MIN 00 SEC W ALG S
LI OF LT 1 39 80/100 FT TO PT ON WLY R/W L (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
2017/1140	03-0826-566	06/01/2017	903.62	45.18	948.80

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
2019/1161	03-0826-566	06/01/2019	922.71	6.25	46.14	975.10

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	1,923.90
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. Property Information 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)	2,298.90

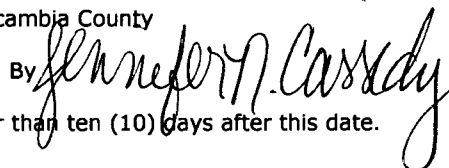
Amounts Certified by Clerk of Court (Lines 8-15):

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.	56940.00
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, if applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 20th day of September, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: July 6, 2020

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
03-0826-566 2017

BEG AT SE COR OF GOVT LT 1 N 88 DEG 23 MIN 00 SEC W ALG S LI OF LT 1 39 80/100 FT TO PT ON WLY R/W LI ROLLING HILLS RD (33 FT R/W) OR 108 P 488 N 32 DEG 17 MIN 30 SEC W ALG R/W 937 98/100 FT S 57 DEG 42 MIN 30 SEC W 120 FT N 83 DEG 49 MIN 50 SEC W 172 44/100 FT S 05 DEG 24 MIN 10 SEC W 324 90/100 FT FOR POB S 05 DEG 24 MIN 10 SEC W 84 FT TO PT ON CURVED NLY R/W LI KYLE DR (66 FT R/W) BEING CONCAVE SLY & HAVING RADIUS 982 47/100 FT ELY ALG CURVED R/W LI HAVING RADIUS 982 47/100 FT AN ARC DIST 115 70/100 FT (CH=115 63/100 FT CH BRG= N 89 DEG 20 MIN 10 SEC E TO WLY R/W LI CO RD (66 FT R/W) N 10 DEG 36 MIN 10 SEC E ALG R/W LI 13 60/100 FT TO PC GO ALG A CURVE TO LEFT HAVING RADIUS 547 97/100 FT AN ARC DIST 101 99/100 FT (CH=101 84/100 FT CH BRG= N 05 DEG 16 MIN 15 SEC E) S 74 DEG 56 MIN 00 SEC W 123 83/100 FT TO POB OR 1923 P 151 OR 6324 P 815

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900666

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
03-0826-566	2017/1140	06-01-2017	BEG AT SE COR OF GOVT LT 1 N 88 DEG 23 MIN 00 SEC W ALG S LI OF LT 1 39 80/100 FT TO PT ON WLY R/W LI ROLLING HILLS RD (33 FT R/W) OR 108 P 488 N 32 DEG 17 MIN 30 SEC W ALG R/W 937 98/100 FT S 57 DEG 42 MIN 30 SEC W 120 FT N 83 DEG 49 MIN 50 SEC W 172 44/100 FT S 05 DEG 24 MIN 10 SEC W 324 90/100 FT FOR POB S 05 DEG 24 MIN 10 SEC W 84 FT TO PT ON CURVED NLY R/W LI KYLE DR (66 FT R/W) BEING CONCAVE SLY & HAVING RADIUS 982 47/100 FT ELY ALG CURVED R/W LI HAVING RADIUS 982 47/100 FT AN ARC DIST 115 70/100 FT (CH=115 63/100 FT CH BRG= N 89 DEG 20 MIN 10 SEC E TO WLY R/W LI CO RD (66 FT R/W) N 10 DEG 36 MIN 10 SEC E ALG R/W LI 13 60/100 FT TO PC GO ALG A CURVE TO LEFT HAVING RADIUS 547 97/100 FT AN ARC DIST 101 99/100 FT (CH=101 84/100 FT CH BRG= N 05 DEG 16 MIN 15 SEC E) S 74 DEG 56 MIN 00 SEC W 123 83/100 FT TO POB OR 1923 P 151 OR 6324 P 815

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

08-29-2019
Application Date

Applicant's signature



Chris Jones
Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode Account Reference →

Printer Friendly Version

General Information	
Reference:	241S301101027001
Account:	030826566
Owners:	EVANS JASMYNE L & TYSON MARK A & TYSON MARISSA R & MATHIS CORA
Mail:	1520 KYLE DR PENSACOLA, FL 32505
Situs:	1520 KYLE DR 32505
Use Code:	SINGLE FAMILY RESID
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
2019	\$6,175	\$107,705	\$113,880	\$89,482
2018	\$6,175	\$101,087	\$107,262	\$87,814
2017	\$6,175	\$93,321	\$99,496	\$86,008

Disclaimer

Tax Estimator

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

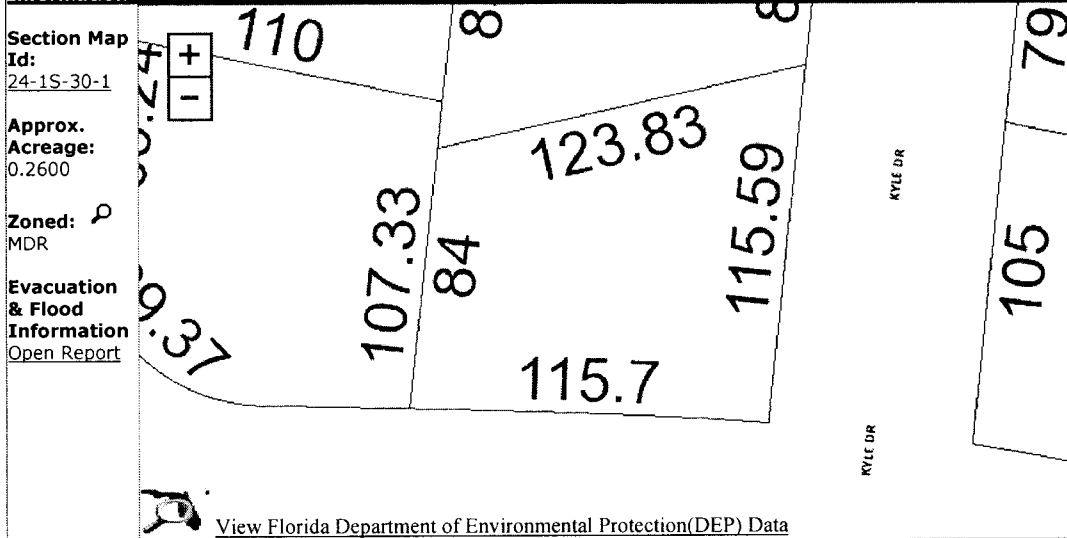
Sales Data					Official Records (New Window)
Sale Date	Book	Page	Value	Type	
05/07/2008	6324	815	\$100	QC	View Instr
06/1984	1923	151	\$100	WD	View Instr
04/1984	1897	391	\$7,500	WD	View Instr

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

2019 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	
Legal Description	
BEG AT SE COR OF GOVT LT 1 N 88 DEG 23 MIN 00 SEC W ALG S LI OF LT 1 39 80/100 FT TO PT ON WLY R/W LI ROLLING HILLS...	
Extra Features	
None	

Parcel Information

[Launch Interactive Map](#)




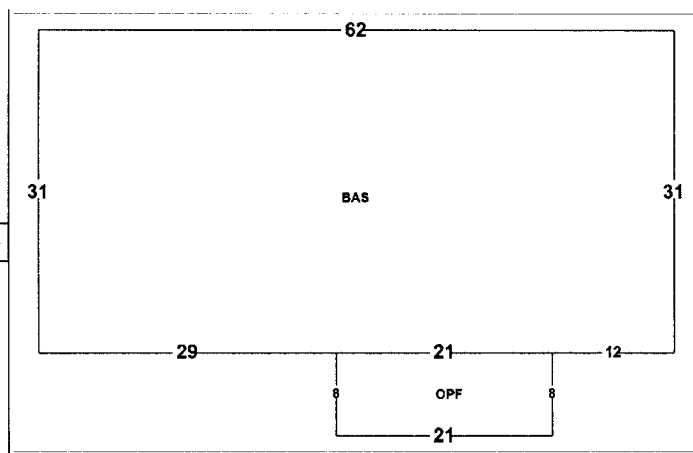
Buildings

Address: 1520 KYLE DR, Year Built: 2010, Effective Year: 2010

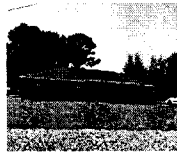
Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACENENEER
FLOOR COVER-VINYL/CORK
FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2090 Total SF
BASE AREA - 1922
OPEN PORCH FIN - 168



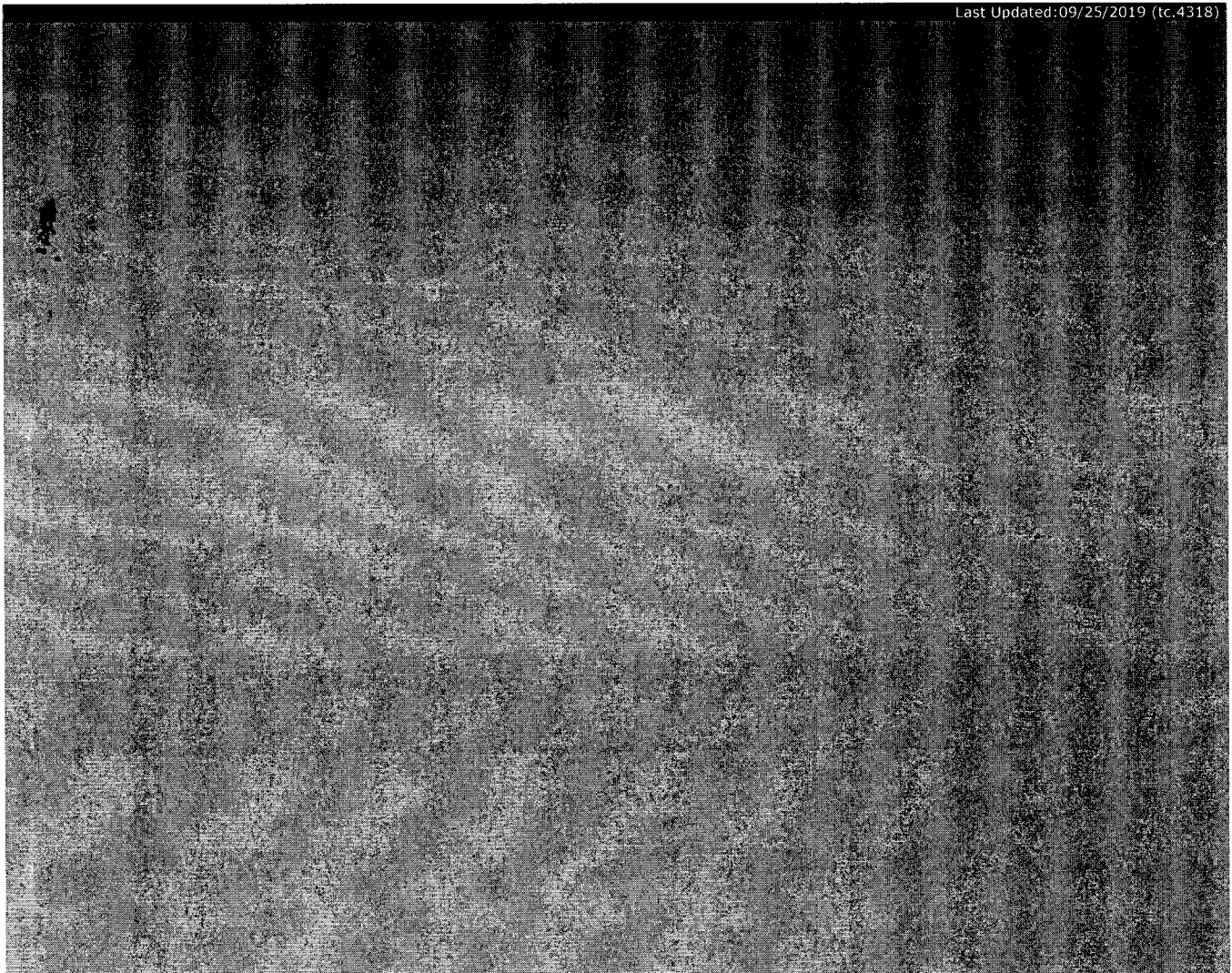
Images



10/14/10

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:09/25/2019 (tc.4318)



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 01140**, issued the **1st day of June, A.D., 2017** 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:

(see attached)

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030826566 (20-323)

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

JASMYNE L EVANS and MARK A TYSON and MARISSA R TYSON and CORA MATHIS

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 July, which is the **6th day of July 2020**.

Dated this 30th day of September 2019.

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

LEGAL DESCRIPTION

BEG AT SE COR OF GOVT LT 1 N 88 DEG 23 MIN 00 SEC W ALG S LI OF LT 1 39 80/100 FT TO PT ON WLY R/W LI ROLLING HILLS RD (33 FT R/W) OR 108 P 488 N 32 DEG 17 MIN 30 SEC W ALG R/W 937 98/100 FT S 57 DEG 42 MIN 30 SEC W 120 FT N 83 DEG 49 MIN 50 SEC W 172 44/100 FT S 05 DEG 24 MIN 10 SEC W 324 90/100 FT FOR POB S 05 DEG 24 MIN 10 SEC W 84 FT TO PT ON CURVED NLY R/W LI KYLE DR (66 FT R/W) BEING CONCAVE SLY & HAVING RADIUS 982 47/100 FT ELY ALG CURVED R/W LI HAVING RADIUS 982 47/100 FT AN ARC DIST 115 70/100 FT (CH=115 63/100 FT CH BRG= N 89 DEG 20 MIN 10 SEC E TO WLY R/W LI CO RD (66 FT R/W) N 10 DEG 36 MIN 10 SEC E ALG R/W LI 13 60/100 FT TO PC GO ALG A CURVE TO LEFT HAVING RADIUS 547 97/100 FT AN ARC DIST 101 99/100 FT (CH=101 84/100 FT CH BRG= N 05 DEG 16 MIN 15 SEC E) S 74 DEG 56 MIN 00 SEC W 123 83/100 FT TO POB OR 1923 P 151 OR 6324 P 815



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

October 2, 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. There are additional fees needed in order to process your application. If you have any questions, please feel free to contact me at (850) 595-3793.

TAX CERT	ADDITIONAL FEES
2017 TD 01140	\$80.00 - Sheriff Fee
2017 TD 01552	\$40.00 - Sheriff Fee
2017 TD 07088	\$40.00 - Sheriff Fee
2017 TD 07986	\$40.00 - Sheriff Fee

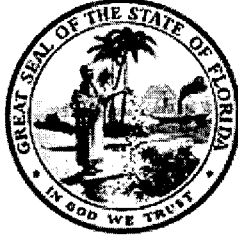
PLEASE REMIT \$200.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg
Tax Deed Division

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

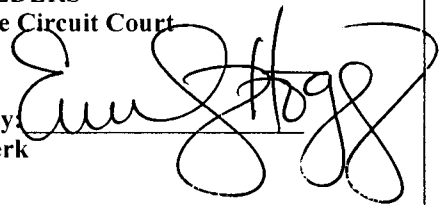
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 030826566 Certificate Number: 001140 of 2017

Payor: AUBREY MATHIS 1503 KYLE DR PENSACOLA FL 32505 Date 11/05/2019

Clerk's Check #	188340	Clerk's Total	\$637.26	2580.22
Tax Collector Check #	1	Tax Collector's Total	\$2,684.47	
		Postage	\$60.00	
		Researcher Copies	\$40.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$3,438.73	

2597.22

PAM CHILDERS
 Clerk of the Circuit Court

Received By: 
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
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 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 # 2017 TD 001140
Redeemed Date 11/05/2019

Name AUBREY MATHIS 1503 KYLE DR PENSACOLA FL 32505

Clerk's Total = TAXDEED	\$637.26	2580.22
Due Tax Collector = TAXDEED	\$2,684.47	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 030826566 Certificate Number: 001140 of 2017

Redemption Yes
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/06/2020"/>	Redemption Date <input type="text" value="11/20/2019"/>
Months	11	3
Tax Collector	<input type="text" value="\$2,298.90"/>	<input type="text" value="\$2,298.90"/>
Tax Collector Interest	\$379.32	\$103.45
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,684.47	<input type="text" value="\$2,408.60"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$200.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$90.26	\$21.02
Total Clerk	\$637.26	<input type="text" value="\$488.02"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,438.73	\$2,913.62
	Repayment Overpayment Refund Amount	\$525.11
Book/Page	<input type="text" value="8174"/>	<input type="text" value="873"/>

Notes

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 8174, Page 873, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01140, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **030826566 (20-323)**

(see attached)

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: JASMYNE L EVANS and MARK A TYSON and MARISSA R TYSON
and CORA MATHIS

Dated this 5th day of November 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT SE COR OF GOVT LT 1 N 88 DEG 23 MIN 00 SEC W ALG S LI OF LT 1 39 80/100 FT TO PT ON WLY R/W LI ROLLING HILLS RD (33 FT R/W) OR 108 P 488 N 32 DEG 17 MIN 30 SEC W ALG R/W 937 98/100 FT S 57 DEG 42 MIN 30 SEC W 120 FT N 83 DEG 49 MIN 50 SEC W 172 44/100 FT S 05 DEG 24 MIN 10 SEC W 324 90/100 FT FOR POB S 05 DEG 24 MIN 10 SEC W 84 FT TO PT ON CURVED NLY R/W LI KYLE DR (66 FT R/W) BEING CONCAVE SLY & HAVING RADIUS 982 47/100 FT ELY ALG CURVED R/W LI HAVING RADIUS 982 47/100 FT AN ARC DIST 115 70/100 FT (CH=115 63/100 FT CH BRG= N 89 DEG 20 MIN 10 SEC E TO WLY R/W LI CO RD (66 FT R/W) N 10 DEG 36 MIN 10 SEC E ALG R/W LI 13 60/100 FT TO PC GO ALG A CURVE TO LEFT HAVING RADIUS 547 97/100 FT AN ARC DIST 101 99/100 FT (CH=101 84/100 FT CH BRG= N 05 DEG 16 MIN 15 SEC E) S 74 DEG 56 MIN 00 SEC W 123 83/100 FT TO POB OR 1923 P 151 OR 6324 P 815

Southern Guaranty Title Company

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

*Reviewed
20-323*

PROPERTY INFORMATION REPORT

File No.: 15836

April 3, 2020

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 04-03-2000, through 04-03-2020, and said search reveals the following:

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

Jasmyne L. Evans, Mark A. Tyson, Marissa R. Tyson & Cora Mathis

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: 

April 3, 2020

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15836

April 3, 2020

241S301101027001 - Full Legal Description

BEG AT SE COR OF GOVT LT 1 N 88 DEG 23 MIN 00 SEC W ALG S LI OF LT 1 39 80/100 FT TO PT ON WLY R/W LI ROLLING HILLS RD (33 FT R/W) OR 108 P 488 N 32 DEG 17 MIN 30 SEC W ALG R/W 937 98/100 FT S 57 DEG 42 MIN 30 SEC W 120 FT N 83 DEG 49 MIN 50 SEC W 172 44/100 FT S 05 DEG 24 MIN 10 SEC W 324 90/100 FT FOR POB S 05 DEG 24 MIN 10 SEC W 84 FT TO PT ON CURVED NLY R/W LI KYLE DR (66 FT R/W) BEING CONCAVE SLY & HAVING RADIUS 982 47/100 FT ELY ALG CURVED R/W LI HAVING RADIUS 982 47/100 FT AN ARC DIST 115 70/100 FT (CH=115 63/100 FT CH BRG= N 89 DEG 20 MIN 10 SEC E TO WLY R/W LI CO RD (66 FT R/W) N 10 DEG 36 MIN 10 SEC E ALG R/W LI 13 60/100 FT TO PC GO ALG A CURVE TO LEFT HAVING RADIUS 547 97/100 FT AN ARC DIST 101 99/100 FT (CH=101 84/100 FT CH BRG= N 05 DEG 16 MIN 15 SEC E) S 74 DEG 56 MIN 00 SEC W 123 83/100 FT TO POB OR 1923 P 151 OR 6324 P 815

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15836

April 3, 2020

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

1. All Taxes Paid. The assessed value is \$113,880.00. Tax ID 03-0826-566.

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.

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: July 6, 2020

TAX ACCOUNT NO.: 03-0826-566

CERTIFICATE NO.: 2017-1140

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

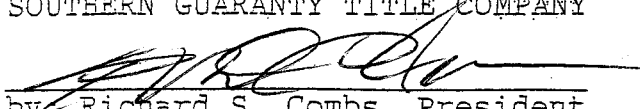
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for 2019 tax year.

Jasmyne L. Evans
Mark A. Tyson
Marissa R. Tyson
Cora Mathis
c/o 1520 Kyle Dr.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 7th day of April, 2020.

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.

QUIT CLAIM DEED

STATE OF
COUNTY OF

KNOW ALL MEN BY THESE PRESENTS, That Aubrey Morgan Mathis and Cora Lee Mathis, Husband and Wife

for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, to remise, release, and quit claim unto

Cora Mathis, Jasmyne L. Evans, Marissa R. Tyson And Mark A. Tyson

administrators and assigns forever, the following described property, situated in Escambia County, State of Florida to wit: COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1, SECTION 24, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 23 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF GOVERNMENT LOT 1 A DISTANCE OF 39.80 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ROLLING HILLS ROAD (33' R/W) AS RECORDED IN OFFICIAL RECORD BOOK 108, PAGE 488 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 32 DEGREES 17 MINUTES 30 SECONDS WEST ALONG THE AFORESAID RIGHT-OF-WAY A DISTANCE OF 937.98 FEET; THENCE DEPARTING THE AFORESAID RIGHT-OF-WAY GO SOUTH 57 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 120.00 FEET; THENCE GO NORTH 83 DEGREES 49 MINUTES 50 SECONDS WEST A DISTANCE OF 172.44 FEET; THENCE GO SOUTH 05 DEGREES 24 MINUTES 10 SECONDS WEST A DISTANCE OF 324.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05 DEGREES 24 MINUTES 10 SECONDS WEST A DISTANCE OF 84.00 FEET TO A POINT ON THE CURVED NORTHERLY RIGHT-OF-WAY LINE OF KYLE DRIVE (66' R/W) BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 982.47 FEET; THENCE GO EASTERLY ALONG THE AFORESAID CURVED RIGHT-OF-WAY LINE HAVING A RADIUS OF 982.47 FEET AN ARC DISTANCE OF 115.70 FEET (CH = 115.63 CH BRG = N 89°20'10"E) TO THE WESTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD (66' R/W); THENCE GO NORTH 10 DEGREES 36 MINUTES 10 SECONDS EAST ALONG THE AFORESAID RIGHT-OF-WAY LINE A DISTANCE OF 13.60 FEET TO A POINT OF CURVATURE; THENCE GO ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 547.97 FEET AN ARC DISTANCE OF 101.99 FEET (CH = 101.84 CH BRG = N 05°16'15"E); THENCE DEPARTING THE AFORESAID RIGHT-OF-WAY GO SOUTH 74 DEGREES 56 MINUTES 00 SECONDS WEST A DISTANCE OF 123.83 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 0.266 ACRES.

Cora L Mathis
Cora L Mathis

Aubrey M. Mathis
Aubrey M. Mathis

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

IN WITNESS WHEREOF, _____ have hereunto set _____ hand and seal this _____ day of _____, 2008

Signed, sealed and delivered in our presence

Christina Neeper
Christina Neeper

Heather Sullivan
Heather Sullivan

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 7th day of May, 2008, by Aubrey Mathis and Cora Mathis, who produced identification of Florida Driver License and did not take an oath.

Prepared By: Cora L Mathis
1553 Kyle Rd
Peninsula, FL 32505

Notary Public
Ernie Lee Magaha, Clerk and Comptroller
by Heather Sullivan
Deputy Clerk

Return To:

