

20-324

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900655

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 / 1164**, 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: **03-0892-517**

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

Property Owner:
EVANS MARK & CARLA Y
2151 CLIFFBROOK AVE
PENSACOLA, FL 32526
LT 4 BLK A LAKE FRANCIS UNIT 4 PB 11 P 15 OR 5212 P 1575

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
2017/1164	03-0892-517	06/01/2017	1,153.10	57.66	1,210.76

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
/						

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	1,210.76
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)	1,585.76

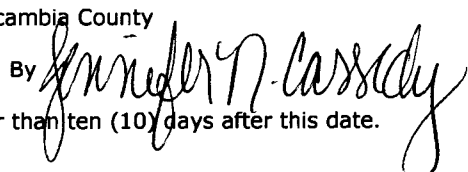
Amounts Certified by Clerk of Court (Lines 8-15):

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.	73229.50
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.
03-0892-517 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900655

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
03-0892-517	2017/1164	06-01-2017	LT 4 BLK A LAKE FRANCIS UNIT 4 PB 11 P 15 OR 5212 P 1575

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:	241S305000040001
Account:	030892517
Owners:	EVANS MARK EVANS CARLA Y
Mail:	2151 CLIFFBROOK AVE PENSACOLA, FL 32526
Situs:	2151 CLIFFBROOK AVE 32526
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	\$16,388	\$130,071	\$146,459	\$106,054
2018	\$16,150	\$120,781	\$136,931	\$104,077
2017	\$16,150	\$111,779	\$127,929	\$101,937

Disclaimer

Tax Estimator

> File for New Homestead Exemption Online

Sales Data					Official Records (New Window)
Sale Date	Book	Page	Value	Type	
08/2003	5212	1575	\$134,000	WD	View Instr
12/1997	4269	1833	\$100	QC	View Instr
04/1997	4125	1918	\$27,000	WD	View Instr
01/1996	3910	181	\$23,200	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
LT 4 BLK A LAKE FRANCIS UNIT 4 PB 11 P 15 OR 5212 P 1575

Extra Features
None

Parcel Information

Section Map Id:
24-1S-30-1

Approx. Acreage:
0.6749

Zoned:
MDR


Evacuation & Flood Information
[Open Report](#)

View Florida Department of Environmental Protection (DEP) Data

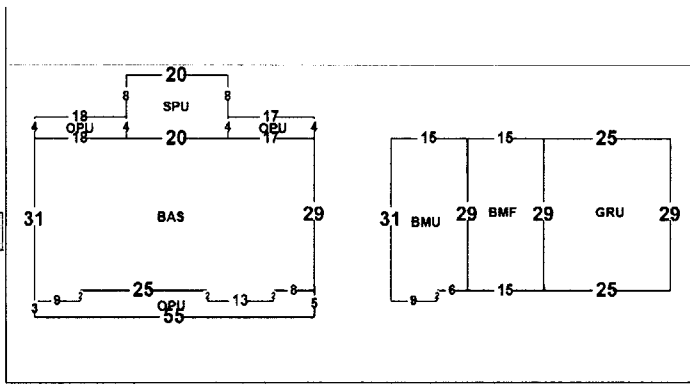
[Launch Interactive Map](#)

Buildings	
Address: 2151 CLIFFBROOK AVE, Year Built: 1983, Effective Year: 1983	
Structural Elements	
DECOR/MILLWORK-AVERAGE	
DWELLING UNITS-1	
EXTERIOR WALL-BRICK-FACE/VENEER	
EXTERIOR WALL-SIDING-SHT.AVG.	
FLOOR COVER-CARPET	

FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 3863 Total SF

BASE AREA - 1639
BASEMENT FIN - 435
BASEMENT UNF - 453
GARAGE UNFIN - 725
OPEN PORCH UNF - 371
SCRN PORCH UNF - 240

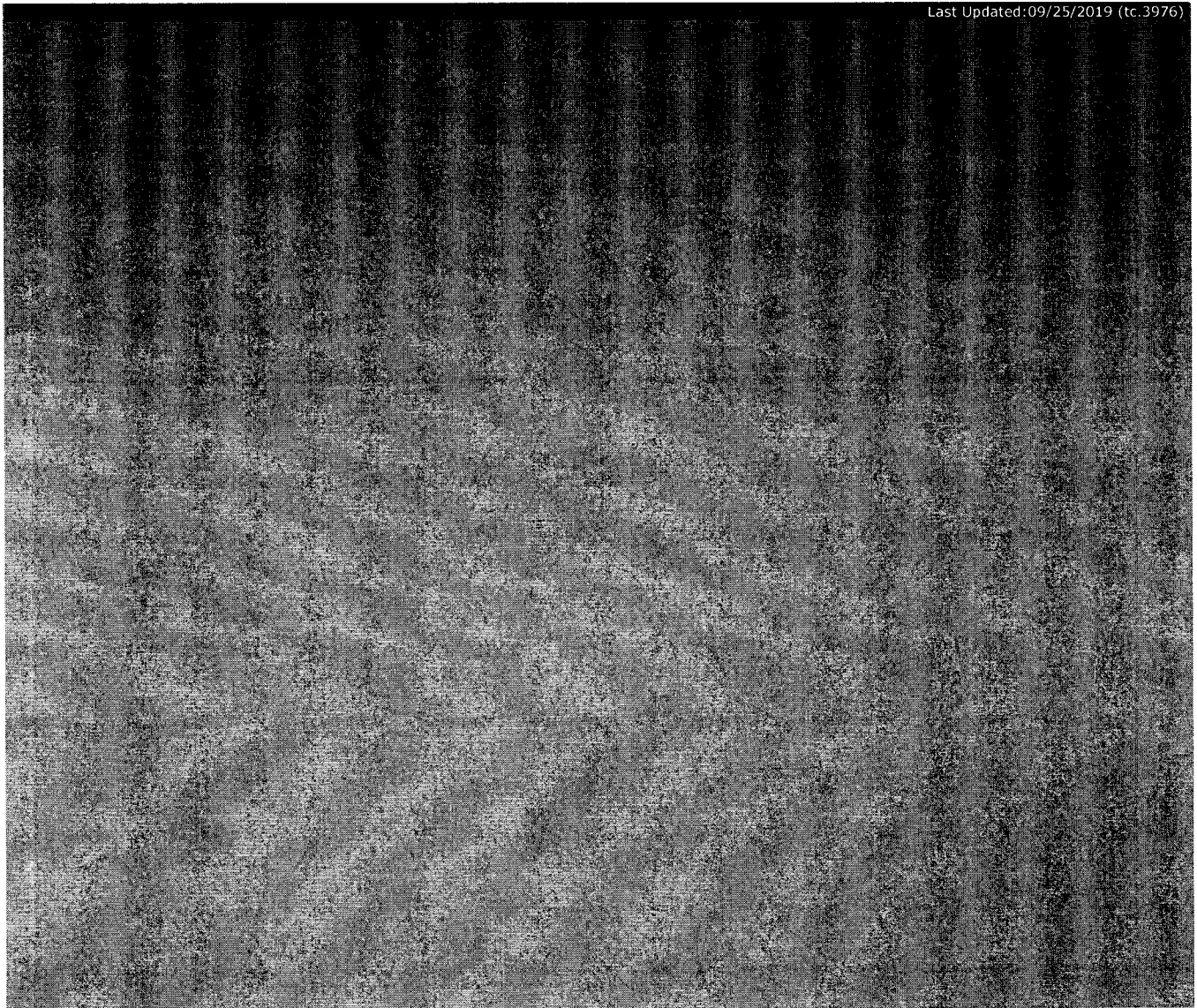


Images



6/29/15

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.



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 01164**, 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:

LT 4 BLK A LAKE FRANCIS UNIT 4 PB 11 P 15 OR 5212 P 1575

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030892517 (20-324)

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

MARK EVANS and CARLA Y EVANS

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

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



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

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

**Case # 2017 TD 001164
 Redeemed Date 10/21/2019**

Name CARLA EVANS 2151 CLIFFBROOK AVE PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$544.06	
Due Tax Collector = TAXDEED	\$1,853.66	1800.59
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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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
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**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: 030892517 Certificate Number: 001164 of 2017**

Payor: CARLA EVANS 2151 CLIFFBROOK AVE PENSACOLA, FL 32526 Date 10/21/2019

Clerk's Check #	1	Clerk's Total	\$544.06
Tax Collector Check #	1	Tax Collector's Total	\$1,853.66
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,474.72 1817.59

**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>

Redeemed From Sale



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 030892517 Certificate Number: 001164 of 2017

Redemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Application Date	<input type="text" value="08/29/2019"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="07/06/2020"/>	Redemption Date	<input type="text" value="10/22/2019"/>
Months	11			2	
Tax Collector	<input type="text" value="\$1,585.76"/>			<input type="text" value="\$1,585.76"/>	
Tax Collector Interest	\$261.65			\$47.57	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$1,853.66			<input type="text" value="\$1,639.58"/> 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="\$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	\$77.06			\$14.01	
Total Clerk	\$544.06			<input type="text" value="\$481.01"/> 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	\$2,514.72			\$2,137.59	
		Repayment Overpayment Refund Amount		\$377.13	
Book/Page	<input type="text" value="8174"/>			<input type="text" value="875"/>	

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 875, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01164, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 030892517 (20-324)

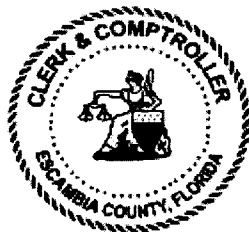
DESCRIPTION OF PROPERTY:

LT 4 BLK A LAKE FRANCIS UNIT 4 PB 11 P 15 OR 5212 P 1575

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: MARK EVANS and CARLA Y EVANS

Dated this 21st day of October 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Southern Guaranty Title Company

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

*Revised
20-324*

PROPERTY INFORMATION REPORT

File No.: 15837

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:

Mark Evans and Carla Y. Evans, husband and wife

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.: 15837

April 3, 2020

Lot 4, Block A, Lake Francis Unit No. 4, as per plat thereof, recorded in Plat Book 11, Page 15, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15837

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 \$146,459.00. Tax ID 03-0892-517.

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.: 03-0892-517

CERTIFICATE NO.: 2017-1164

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

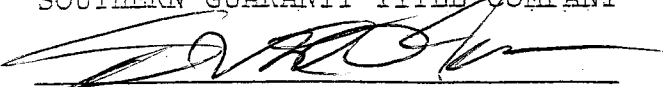
 X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for 2019 tax year.

Mark Evans
Carla Y. Evans
2151 Cliffbrook Ave.
Pensacola, FL 32526

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.

Prepared By: James C. Taylor
Taylor & Van Matre, P.A.
4300 BAYOU BLVD., #16
Pensacola FL 32503
File Number: 19-8212
Parcel ID #: 241S305000040001

OR BK 5212 PG1575
Escambia County, Florida
INSTRUMENT 2003-133454

DEED DOC STAMPS PD @ ESC CO \$ 938.00
08/12/03 ERMIE LEE WINGWA, CLERK
By: *[Signature]*

**WARRANTY DEED
(INDIVIDUAL)**

580
9380

This WARRANTY DEED, dated 08/07/2003

by

RICHARD P. CONNOLLY, and HILDA K. CONNOLLY, husband and wife. INDIVIDUALLY AND AS TRUSTEES OF THE R. AND H. CONN. TRUST AGREEMENT DATED DECEMBER 17, 1997
whose post office address is:

6950 EAGLE CREST DRIVE, MILTON, FL. 32570
hereinafter called the GRANTOR, to

MARK EVANS AND CARLA Y. EVANS, HUSBAND AND WIFE

whose post office address is:

2151 CLIFFBROOK AVENUE PENSACOLA FL 32526

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:

Lot 4, Block A, LAKE FRANCIS UNIT NO. 4, a subdivision of a portion of Section 24, Township 1 South, Range 30 West, according to Plat recorded in Plat Book 11, Page 15, of the Public Records of Escambia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness Signature: *Luveta M Price*
Witness Print Name: LUVERTA M PRICE

Witness Signature: *Peggy S Bond*
Witness Print Name: Peggy S Bond

Richard P. Connolly
RICHARD P. CONNOLLY, INDIVIDUALLY AND TRUSTEE

Hilda K. Connolly
HILDA K. CONNOLLY, INDIVIDUALLY AND TRUSTEE

State of **FLORIDA**
County of **ESCAMBIA**

THE FOREGOING INSTRUMENT was acknowledged before me this 08/07/2003 by: **RICHARD P. CONNOLLY and HILDA K. CONNOLLY, husband and wife, INDIVIDUALLY AND AS TRUSTEES OF THE R. AND H. CONN. TRUST AGREEMENT DATED DECEMBER 17, 1997** who is personally known to me or who has produced Drivers License as identification and who did not take an oath.

Luveta M Price
NOTARY PUBLIC
My Commission Expires:

