

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**

1900654

**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 / 1357**, 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: **03-2599-000**

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

Property Owner:  
**BOYETTE BRANDON A**  
**2370 LANSING DR**  
**PENSACOLA, FL 32504**  
 LT 2 HILLWOOD ESTATES PB 6 P 37 OR 7297 P 46

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
2017/1357	03-2599-000	06/01/2017	1,108.68	55.43	1,164.11

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
2018/1397	03-2599-000	06/01/2018	861.50	6.25	43.08	910.83

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

**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	2,074.94
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)	2,449.94

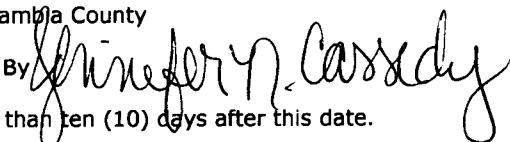
**Amounts Certified by Clerk of Court (Lines 8-15):**

**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.	44322.50
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.  
 03-2599-000 2017

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900654

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
03-2599-000	2017/1357	06-01-2017	LT 2 HILLWOOD ESTATES PB 6 P 37 OR 7297 P 46

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	
<b>Reference:</b>	311S301800000002
<b>Account:</b>	032599000
<b>Owners:</b>	BOYETTE BRANDON A
<b>Mail:</b>	2370 LANSING DR PENSACOLA, FL 32504
<b>Situs:</b>	2370 LANSING DR 32504
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2019	\$28,500	\$60,145	\$88,645	\$83,519
2018	\$28,500	\$55,876	\$84,376	\$81,962
2017	\$28,500	\$51,777	\$80,277	\$80,277

**Disclaimer**

**Tax Estimator**

> **File for New Homestead Exemption Online**

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/06/2015	7297	46	\$49,100	WD	<a href="#">View Instr</a>
11/03/2014	7254	75	\$100	CT	<a href="#">View Instr</a>
12/21/2009	6568	1170	\$100	WD	<a href="#">View Instr</a>
06/2006	5928	273	\$113,000	WD	<a href="#">View Instr</a>
04/2005	5625	128	\$85,000	WD	<a href="#">View Instr</a>
04/1993	3357	642	\$44,900	WD	<a href="#">View Instr</a>
12/1986	2329	445	\$100	QC	<a href="#">View Instr</a>
01/1986	2166	243	\$100	QC	<a href="#">View Instr</a>

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 2 HILLWOOD ESTATES PB 6 P 37 OR 7297 P 46

Extra Features
CARPORT METAL BUILDING

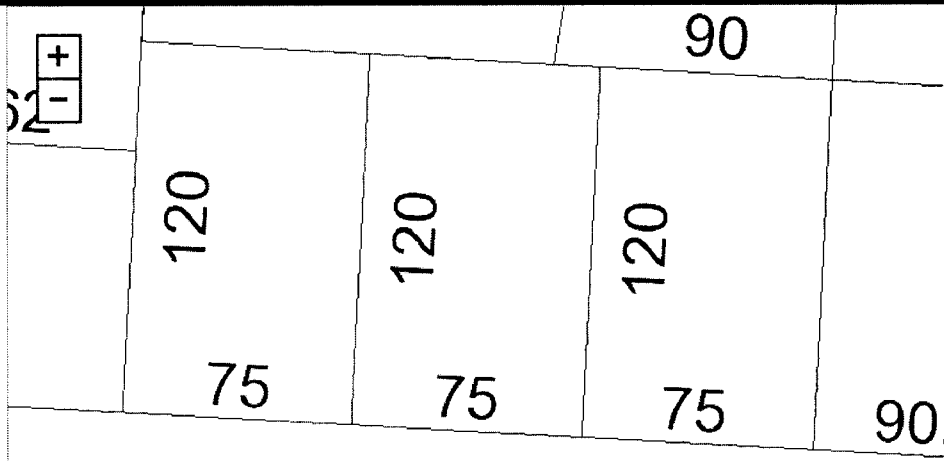
**Parcel Information** [Launch Interactive Map](#)

Section Map Id:  
31-1S-30-1

Approx. Acreage:  
0.2052

Zoned:   
R-1AAA

Evacuation & Flood Information  
[Open Report](#)




View Florida Department of Environmental Protection (DEP) Data

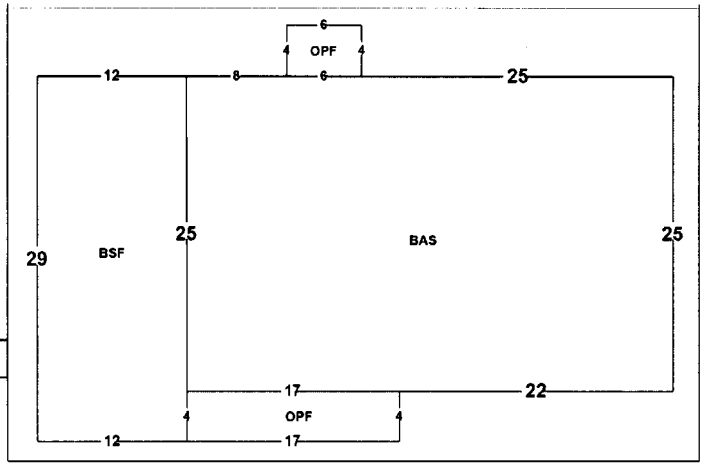
**Buildings**

Address: 2370 LANSING DR, Year Built: 1965, Effective Year: 1975

Structural Elements  
**DECOR/MILLWORK-AVERAGE**

**DWELLING UNITS-1**  
**EXTERIOR WALL-BRICK-FACE/VENEER**  
**EXTERIOR WALL-CONCRETE BLOCK**  
**FLOOR COVER-TILE/STAIN**  
 CONC/BRICK  
**FOUNDATION-WOOD/SUB FLOOR**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-MASONRY**  
 PIL/STL

 Areas - 1415 Total SF  
**BASE AREA - 975**  
**BASE SEMI FIN - 348**  
**OPEN PORCH FIN - 92**

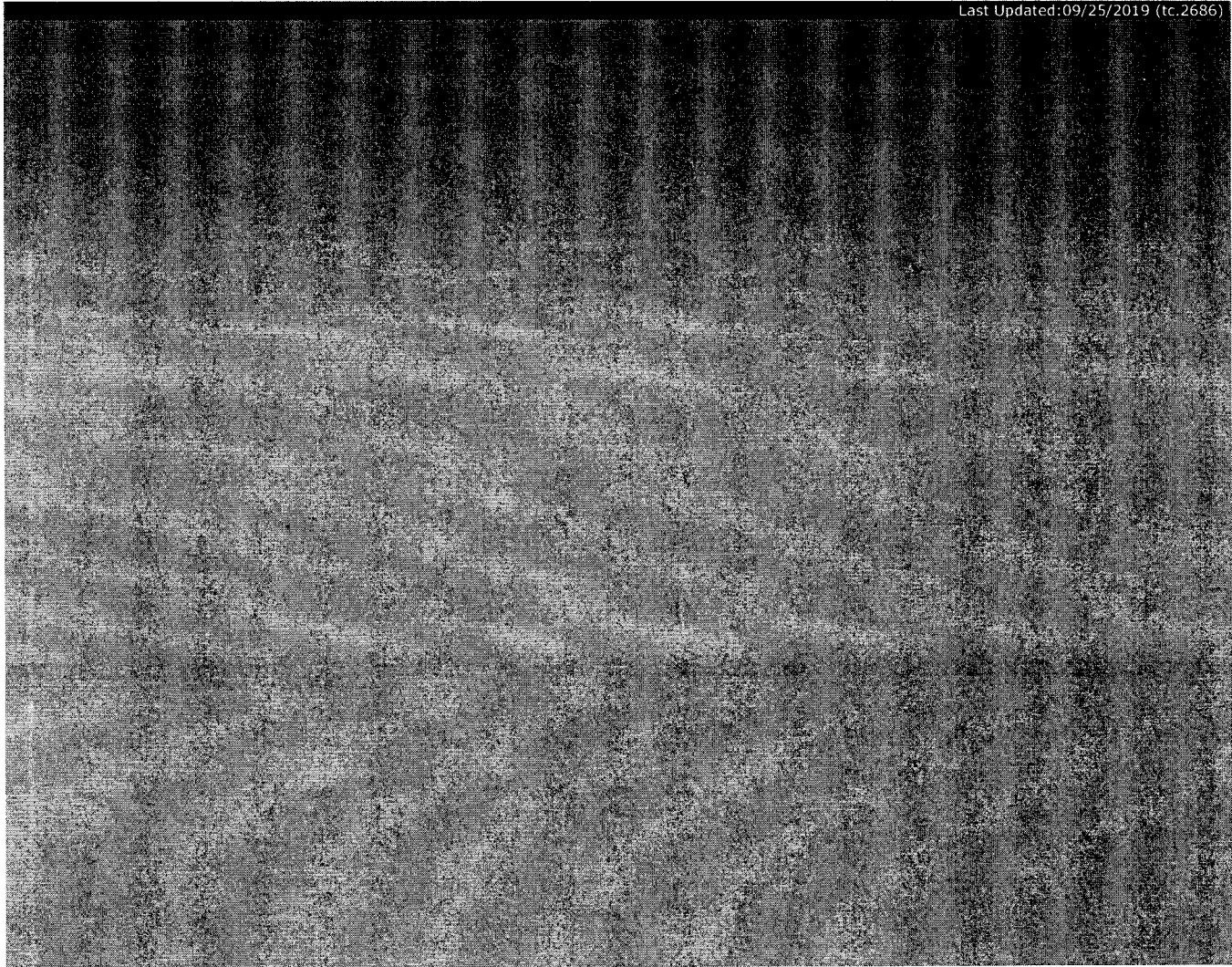


Images



1/4/17

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



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 01357**, 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 2 HILLWOOD ESTATES PB 6 P 37 OR 7297 P 46**

**SECTION 31, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 032599000 (20-330)**

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

**BRANDON A BOYETTE**

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



**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: 032599000 Certificate Number: 001357 of 2017**

**Payor: BRANDON A BOYETTE 2370 LANSING DR PENSACOLA, FL 32504 Date 11/27/2019**

Clerk's Check #	1	Clerk's Total	<del>\$544.06</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$2,860.43</del>
		Postage	<del>\$0.00</del>
		Researcher Copies	<del>\$0.00</del>
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,481.49</del>

**\$2734.46**

**\$2751.46**

**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  
 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 # 2017 TD 001357**

**Redeemed Date 11/27/2019**

**Name BRANDON A BOYETTE 2370 LANSING DR PENSACOLA, FL 32504**

Clerk's Total = TAXDEED	\$544.06	<b>2734.46</b>
Due Tax Collector = TAXDEED	<del>\$2,860.43</del>	
Postage = TD2	<del>\$60.00</del>	
ResearcherCopies = TD6	<del>\$0.00</del>	
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: 032599000 Certificate Number: 001357 of 2017

Redemption  No  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="11/27/2019"/>
Months	11	3
Tax Collector	<input type="text" value="\$2,449.94"/>	<input type="text" value="\$2,449.94"/>
Tax Collector Interest	\$404.24	\$110.25
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,860.43	<input type="text" value="\$2,566.44"/> 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	\$21.02
Total Clerk	\$544.06	<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	\$3,521.49	\$3,071.46
	Repayment Overpayment Refund Amount	\$450.03
Book/Page	<input type="text" value="8174"/>	<input type="text" value="911"/>

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

Tax Certificate No. Certificate No. 01357, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **032599000 (20-330)**

DESCRIPTION OF PROPERTY:

**LT 2 HILLWOOD ESTATES PB 6 P 37 OR 7297 P 46**

**SECTION 31, TOWNSHIP 1 S, RANGE 30 W**

NAME IN WHICH ASSESSED: BRANDON A BOYETTE

Dated this 27th day of November 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

*Reviewed  
20.3.30*

**PROPERTY INFORMATION REPORT**

File No.: 15844

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 04-03-4020, and said search reveals the following:

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

Brandon A. Boyette

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.: 15844

April 3, 2020

**Lot 2, Hillwood Estates, as per plat thereof, recorded in Plat Book 6, Page 37, of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15844

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 \$88,645. Tax ID 03-2599-000.

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.

# 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: July 6, 2020

TAX ACCOUNT NO.: 03-2599-000

CERTIFICATE NO.: 2017-1357

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.

Brandon A. Boyette  
2370 Lansing Dr.  
Pensacola, FL 32504

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 & Return to:  
Stewart Lender Services **Tammy Workman**  
2002 N. Lois Ave., Suite 700  
Tampa, FL 33607

as a necessary incident to the fulfillment of conditions contained in  
a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
032599000

### SPECIAL WARRANTY DEED

(CORPORATE)

This Special Warranty Deed Made the 6<sup>th</sup> day of February, 2015, by Fannie  
Mae a/k/a Federal National Mortgage Association, and having its place of business at P.O. Box 650043  
Dallas, TX 75265-0043, hereinafter called the grantor, to BRANDON A BOYETTE, a single person,  
whose post office address is: 2370 LANSING DR, PENSACOLA, FL 32504 hereinafter called the  
grantee,

**WITNESSETH:** That grantor, for and in consideration of the sum of \$49,050.00 Dollars and other  
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant,  
bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate  
in ESCAMBIA County, Florida, viz:

LOT 2, HILLWOOD ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN  
PLAT BOOK 6, PAGE 37, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

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

**SUBJECT ALSO** to taxes and assessments for the year 2015 and subsequent years.

**To Have and to Hold**, the same in fee simple forever.

**GRANTOR'S WILL WARRANT** and forever defend the right and title to the above-described real property unto the Grantees against the claims of all person, claiming by, through or under Grantor's, but not otherwise.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
(TWO SEPARATE DISINTERESTED WITNESSES  
REQUIRED)**

Witness Signature: *Fina Workman*  
Printed Name: Fina Workman

Fannie Mae a/k/a Federal National Mortgage Association By Stewart Lender Services as Attorney in fact

Witness Signature: *Cynthia L. Eck*  
Printed Name: Cynthia L. Eck

BY: *Cliff Lounsbury*  
Cliff Lounsbury, Assistant Vice President of Stewart Lender Services, Inc., as Attorney in Fact

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of February, 2015 by Cliff Lounsbury as Assistant Vice President of Stewart Lender Services, Inc., as Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association. He is personally known to me.

My Commission expires: 3-22-18

*Cynthia L. Eck*  
Notary Public Signature  
Printed Name: Cynthia L. Eck  
Serial Number \_\_\_\_\_

(SEAL)

