

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900657

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 / 4131**, 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: **08-2411-000**

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

Property Owner:
SHOWALTER DANIEL COLEMAN
107 SHASTA RD
PENSACOLA, FL 32526

LT 561 BLK 26 NAVY POINT PB 1 P 100 OR 7480 P 1200 CA 225

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
2017/4131	08-2411-000	06/01/2017	1,152.91	57.65	1,210.56
2018/4186	08-2411-000	06/01/2018	656.17	32.81	688.98

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
2019/3980	08-2411-000	06/01/2019	652.53	6.25	32.63	691.41

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	2,590.95
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)	2,965.95

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.	35463.00
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	12.50
19. Total Amount to Redeem	

Done this the 24th day of September, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: August 3, 2020

By *Jennifer Cassidy*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
08-2411-000 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900657

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
08-2411-000	2017/4131	06-01-2017	LT 561 BLK 26 NAVY POINT PB 1 P 100 OR 7480 P 1200 CA 225

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:	502S306090567026
Account:	082411000
Owners:	SHOWALTER DANIEL COLEMAN
Mail:	107 SHASTA RD PENSACOLA, FL 32526
Situs:	107 SHASTA RD 32507
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	\$15,000	\$55,926	\$70,926	\$65,696
2018	\$15,000	\$51,932	\$66,932	\$64,472
2017	\$15,000	\$48,146	\$63,146	\$63,146

Disclaimer

Tax Estimator

> **File for New Homestead Exemption Online**

Sales Data						Official Records (New Window)
Sale Date	Book	Page	Value	Type		
02/18/2016	7480	1200	\$36,000	WD		View Instr
05/06/2015	7428	767	\$100	QC		View Instr
01/20/2015	7325	1087	\$100	CT		View Instr
06/1999	4434	1384	\$58,500	WD		View Instr
03/1997	4111	1393	\$47,000	WD		View Instr
09/1986	2280	777	\$42,000	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 561 BLK 26 NAVY POINT PB 1 P 100 OR 7480 P 1200 CA 225

Extra Features
METAL BUILDING

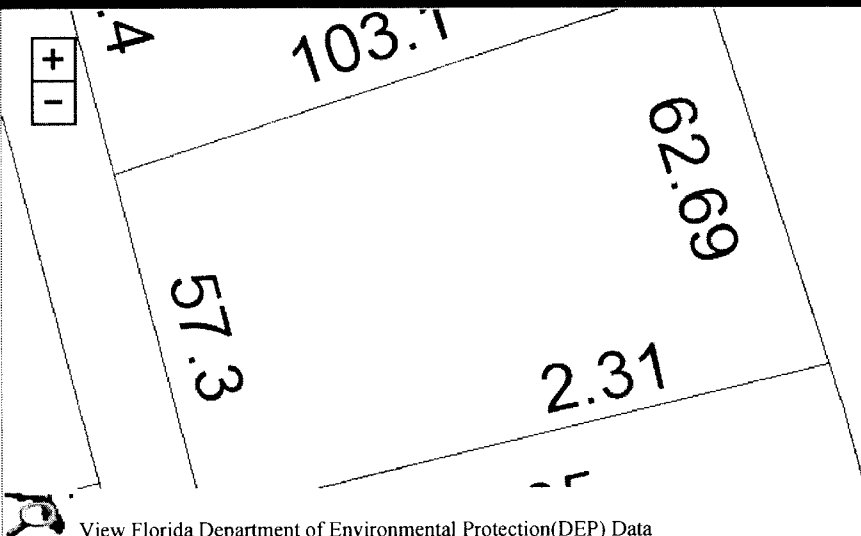
Parcel Information Launch Interactive Map

Section Map Id:
CA225

Approx. Acreage:
0.1429

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)




View Florida Department of Environmental Protection (DEP) Data

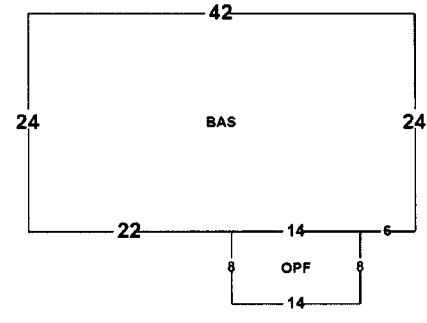
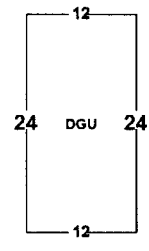
Buildings

Address: 107 SHASTA RD, Year Built: 1945, Effective Year: 1965

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON

FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1408 Total SF
BASE AREA - 1008
DET GARAGE UNF - 288
OPEN PORCH FIN - 112



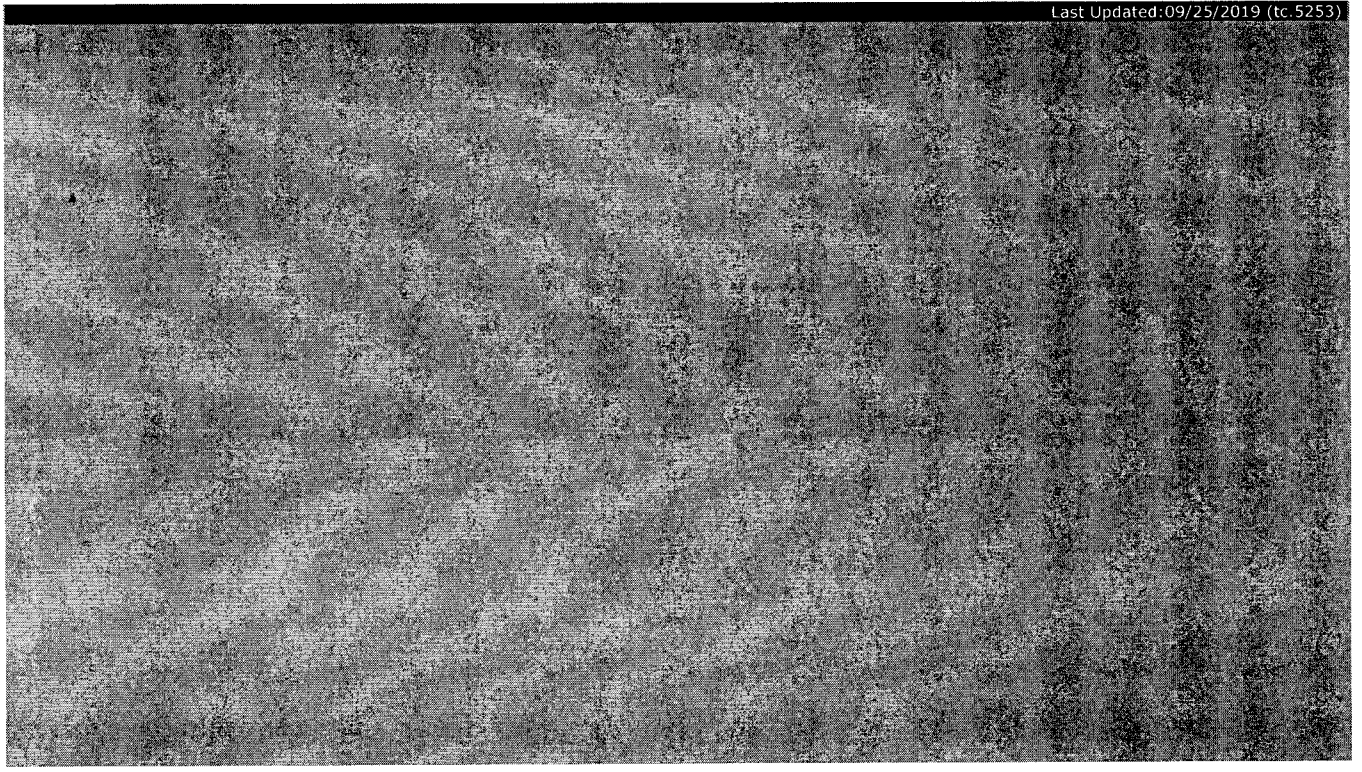
Images



11/29/12

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.5253)



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 04131**, 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 561 BLK 26 NAVY POINT PB 1 P 100 OR 7480 P 1200 CA 225

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 082411000 (20-359)

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

DANIEL COLEMAN SHOWALTER

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 August, which is the **3rd** day of **August 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: 082411000 Certificate Number: 004131 of 2017

Payor: DANIEL COLEMAN SHOWALTER 107 SHASTA RD PENSACOLA, FL 32526 **Date**
 11/08/2019

Clerk's Check #	1	Clerk's Total	\$551.06
Tax Collector Check #	1	Tax Collector's Total	\$3,512.32
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,180.38

\$ 3279.94

\$3296.94

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



**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 004131
Redeemed Date 11/08/2019

Name DANIEL COLEMAN SHOWALTER 107 SHASTA RD PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$551.06	\$ 3279.94
Due Tax Collector = TAXDEED	\$3,512.32	
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: 082411000 Certificate Number: 004131 of 2017

Redemption Yes
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/03/2020"/>	Redemption Date <input type="text" value="11/08/2019"/> 
Months	12	3
Tax Collector	<input type="text" value="\$2,965.95"/>	<input type="text" value="\$2,965.95"/>
Tax Collector Interest	\$533.87	\$133.47
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$3,512.32	<input type="text" value="\$3,111.92"/> <i>IK</i>
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	\$84.06	\$21.02
Total Clerk	\$551.06	<input type="text" value="\$488.02"/> <i>CH</i>
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	\$4,180.38	\$3,616.94
	Repayment Overpayment Refund Amount	\$563.44
Book/Page	<input type="text" value="8174"/>	<input type="text" value="1308"/>

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 1308, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04131, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **082411000 (20-359)**

DESCRIPTION OF PROPERTY:

LT 561 BLK 26 NAVY POINT PB 1 P 100 OR 7480 P 1200 CA 225

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: DANIEL COLEMAN SHOWALTER

Dated this 8th 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

20-359

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15922

May 4, 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 05-04-2000, through 05-04-2020, and said search reveals the following:

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

Daniel Coleman Showalter

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: 

May 4, 2020

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15922

May 4, 2020

Lot 561, Block 26, Navy Point, as per plat thereof, recorded in Plat Book 1, Page 100A to 100C, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15922

May 4, 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 \$70,296.00. Tax ID 08-2411-000.

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: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: August 3, 2020

TAX ACCOUNT NO.: 08-2411-000

CERTIFICATE NO.: 2017-4131

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

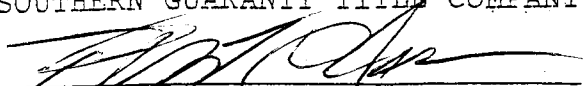
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for 2019 tax year.

Daniel Coleman Showalter
107 Shasta Rd.
Pensacola, FL 32526

Certified and delivered to Escambia County Tax Collector,
this 5th day of May, 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 and return to:
Julie Messer
First International Title - Pensacola Branch Downtown
411 W Gregory St
Pensacola, FL 32502

File Number: 76812-59

Case # 2011-320407

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 22nd day of February, 2016, between Secretary of Housing & Urban Development whose post office address is 40 Marietta Street, Five Points Plaza, Atlanta, GA 30303, grantor, and Daniel Coleman Showalter, a single person, whose post office address is 107 Shasta Road, Pensacola, FL 32526, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Escambia County, Florida, to-wit:

Lot 561, Block 26, NAVY POINT, a subdivision of a portion of Section 50, Township 2 South, Range 30 West, according to the Plat thereof, recorded in Plat Book 1, Page(s) 100A to 100C of the Public Records of Escambia County, Florida.

Parcel Identification Number: 502S30-6090-567-026

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 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 claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Case # 091-320907

Signed, sealed and delivered in our presence:

Secretary of Housing & Urban Development

Witness Name: Jacquelyn Rudolph

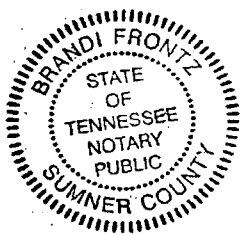
HomeTelos, LP as Asset Manager
By _____

Witness Name: Shawna Lewis

For HUB By: _____
Darice Green, Assistant Project Manager

State of TN
County of Davidson

The foregoing instrument was acknowledged before me this 18th day of February, 2016,
by Concetta of SECRETARY OF HOUSING & URBAN DEVELOPMENT, on behalf of the Corporation,
she () is personally known to me or () has produced _____ as identification.



Brandi Frontz
Notary Public

Printed Name: Brandi Frontz

My Commission Expires: _____ Commission Expires
on August 23, 2016