

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900720

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,

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
09-1575-400	2017/4580	06-01-2017	BEG AT NW COR OF NE 1/4 OF SEC 26 TWP 1S R 31 E ALG N LI OF NE 1/4 33 FT TO E R/W LI OF MILLVIEW RD SLY ALG E R/W OF MILLVIEW RD 180 FT TO POB CONT ALG SAME LI 180 FT ELY & PARL TO N LI OF NE 1/4 302 25/100 FT NLY & PARL TO E R/W LI OF MILLVIEW RD 180 FT WLY & PARL TO N LI OF NE 1/4 302 25/100 FT TO POB OR 6288 P 311

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
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

10-24-2019
Application Date

Applicant's signature

09-1575-400 2017

BEG AT NW COR OF NE 1/4 OF SEC 26 TWP 1S R 31 E ALG N LI OF NE 1/4 33 FT TO E R/W LI OF MILLVIEW RD SLY ALG E R/W OF MILLVIEW RD 180 FT TO POB CONT ALG SAME LI 180 FT ELY & PARL TO N LI OF NE 1/4 302 25/100 FT NLY & PARL TO E R/W LI OF MILLVIEW RD 180 FT WLY & PARL TO N LI OF NE 1/4 302 25/100 FT TO POB OR 6288 P 311

20-449

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900720

Date of Tax Deed Application
Oct 24, 2019

This is to certify that **JUAN C CAPOTE**

MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK, holder of **Tax Sale Certificate Number 2017 / 4580**, 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: **09-1575-400**

Cert Holder:
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

Property Owner:
TDF PROPERTIES LLC
4215 N P ST
PENSACOLA, FL 32505

BEG AT NW COR OF NE 1/4 OF SEC 26 TWP 1S R 31 E ALG N LI
OF NE 1/4 33 FT TO E R/W LI OF MILLVIEW RD (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
2017/4580	09-1575-400	06/01/2017	1,574.47	78.72	1,653.19

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
2019/4421	09-1575-400	06/01/2019	1,600.24	6.25	80.01	1,686.50
2018/4614	09-1575-400	06/01/2018	1,571.14	6.25	78.56	1,655.95

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

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. Property Information 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)

Total Amount Paid

4,995.64
0.00
0.00
200.00
175.00

5,370.64

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

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

Total Amount Paid

6.25

Done this the 30th day of October, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 9/8/2020

By Bush

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



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode Account Reference →

Printer Friendly Version

General Information

Reference: 261S311200000004
Account: 091575400
Owners: TDF PROPERTIES LLC
Mail: 4215 N P ST
 PENSACOLA, FL 32505
Situs: 6750 MILLVIEW RD 32526
Use Code: MOBILE HOME
Units: 2
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	\$35,625	\$50,514	\$86,139	\$86,139
2018	\$35,625	\$48,573	\$84,198	\$84,198
2017	\$35,625	\$44,916	\$80,541	\$80,541

Disclaimer

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/01/2008	6288	311	\$97,500	WD	View Instr
01/01/2008	6288	309	\$85,000	WD	View Instr
05/2002	4915	1070	\$14,500	WD	View Instr
10/1979	1382	25	\$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

None

Legal Description

BEG AT NW COR OF NE 1/4 OF SEC 26 TWP 1S R 31 E ALG
 N LI OF NE 1/4 33 FT TO E R/W LI OF MILLVIEW RD SLY
 ALG E R/W...

Extra Features

None

Parcel Information

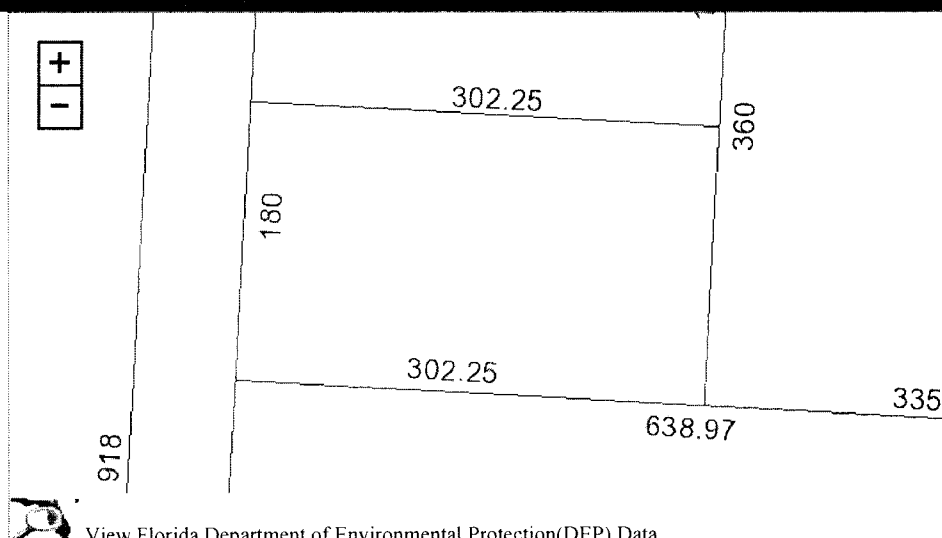
[Launch Interactive Map](#)

Section Map Id:
 26-1S-31-1

Approx. Acreage:
 1.2500

Zoned:
 LDR

Evacuation & Flood Information
[Open Report](#)




[View Florida Department of Environmental Protection\(DEP\) Data](#)

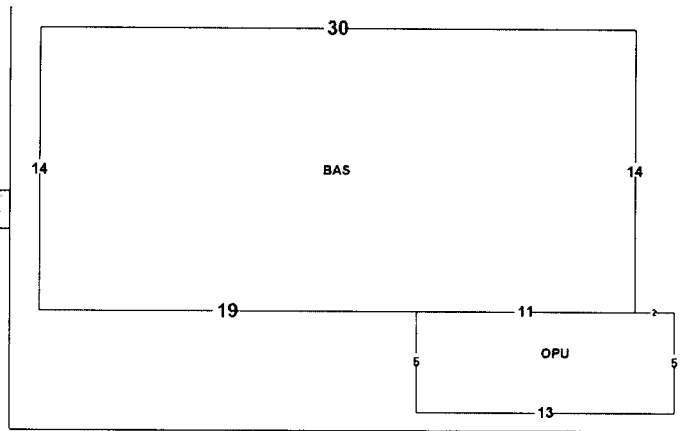
Buildings

Year Built: 2002, Effective Year: 2002

Structural Elements
 DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-SIDING-SHT.AVG.
 FLOOR COVER-CARPET
 FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-UNIT HEATERS
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-3
 NO. STORIES-1
 ROOF COVER-COMPOSITION SHG
 ROOF FRAMING-GABLE
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD FRAME


 Areas - 485 Total SF
 BASE AREA - 420
 OPEN PORCH UNF - 65

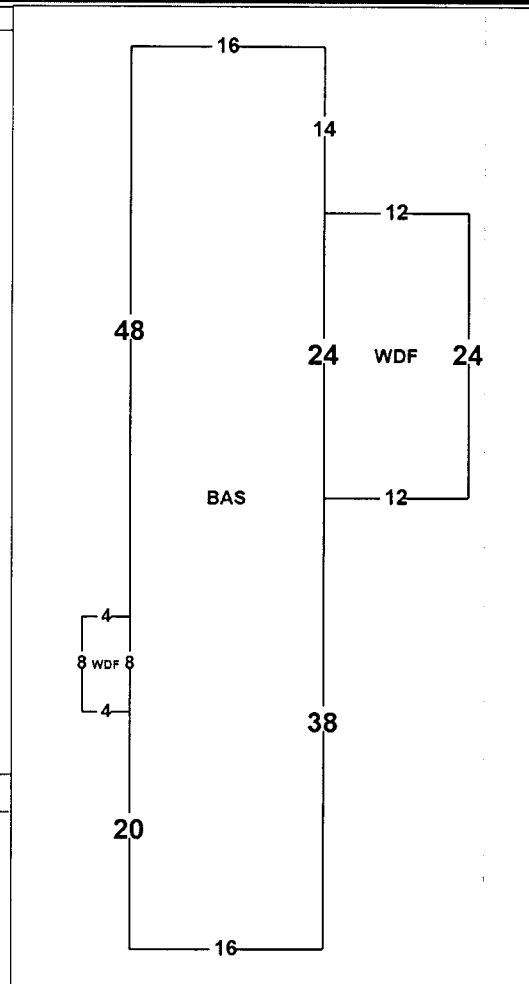


Address: 6750 MILLVIEW RD, Year Built: 2002, Effective Year: 2002

Structural Elements

DWELLING UNITS-1
 MH EXTERIOR WALL-VINYL/METAL
 MH FLOOR FINISH-CARPET
 MH FLOOR SYSTEM-TYPICAL
 MH HEAT/AIR-HEAT & AIR
 MH INTERIOR FINISH-DRYWALL/PLASTER
 MH MILLWORK-TYPICAL
 MH ROOF COVER-COMP SHINGLE/WOOD
 MH ROOF FRAMING-GABLE HIP
 MH STRUCTURAL FRAME-TYPICAL
 NO. PLUMBING FIXTURES-8
 NO. STORIES-1
 STORY HEIGHT-0

 Areas - 1536 Total SF
 BASE AREA - 1216
 WOOD DECK FIN - 320



Images



9/11/19



9/11/19

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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04580**, 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:

BEG AT NW COR OF NE 1/4 OF SEC 26 TWP 1S R 31 E ALG N LI OF NE 1/4 33 FT TO E R/W LI OF MILLVIEW RD SLY ALG E R/W OF MILLVIEW RD 180 FT TO POB CONT ALG SAME LI 180 FT ELY & PARL TO N LI OF NE 1/4 302 25/100 FT NLY & PARL TO E R/W LI OF MILLVIEW RD 180 FT WLY & PARL TO N LI OF NE 1/4 302 25/100 FT TO POB OR 6288 P 311

SECTION 26, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091575400 (20-449)

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

TDF PROPERTIES LLC

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 **second** Tuesday in the month of September, which is the **8th day of September 2020**.

Dated this 14th day of November 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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 091575400 Certificate Number: 004580 of 2017

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/08/2020"/>	Redemption Date <input type="text" value="06/17/2020"/>
Months	11	8
Tax Collector	<input type="text" value="\$5,370.64"/>	<input type="text" value="\$5,370.64"/>
Tax Collector Interest	\$886.16	\$644.48
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,263.05	<input type="text" value="\$6,021.37"/> 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	\$56.04
Total Clerk	\$544.06	<input type="text" value="\$523.04"/> CL
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	\$6,924.11	\$6,561.41
	Repayment Overpayment Refund Amount	\$362.70
Book/Page	<input type="text" value="8198"/>	<input type="text" value="1390"/>

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 004580

Redeemed Date 06/17/2020

Name TDF PROPERTIES LLC PO BOX 17432 PENSACOLA, FL 32522

Clerk's Total = TAXDEED	\$544.06	6224.41
Due Tax Collector = TAXDEED	\$6,263.05	
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
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

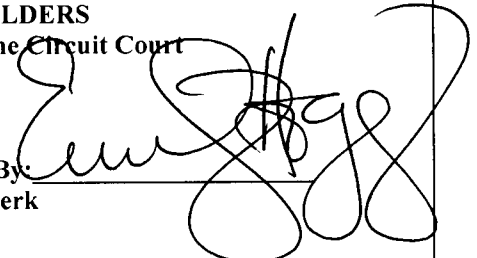
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 091575400 Certificate Number: 004580 of 2017**

Payor: TDF PROPERTIES LLC PO BOX 17432 PENSACOLA, FL 32522 Date 06/17/2020

Clerk's Check #	267965	Clerk's Total	\$344.06
Tax Collector Check #	1	Tax Collector's Total	\$6,263.05
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,924.11

\$ 6224.41

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>

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 8198, Page 1390, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04580, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 091575400 (20-449)

DESCRIPTION OF PROPERTY:

BEG AT NW COR OF NE 1/4 OF SEC 26 TWP 1S R 31 E ALG N LI OF NE 1/4 33 FT TO E R/W LI
OF MILLVIEW RD SLY ALG E R/W OF MILLVIEW RD 180 FT TO POB CONT ALG SAME LI
180 FT ELY & PARL TO N LI OF NE 1/4 302 25/100 FT NLY & PARL TO E R/W LI OF
MILLVIEW RD 180 FT WLY & PARL TO N LI OF NE 1/4 302 25/100 FT TO POB OR 6288 P 311

SECTION 26, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: TDF PROPERTIES LLC

Dated this 17th day of June 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

FEB-14-2008 15:58

ESC CO ENVIRON HEALTH

8505956777

P.02

**ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
1300 WEST GREGORY STREET
PENSACOLA, FL 32501**

February 14, 2008



Johnathon J. and Kendra M. Kimbrough
c/o Bozeman, Jenkins & Matthews
114 East Gregory Street
Pensacola, FL 32501

RE: Three Bedroom
Single Family Residence
6750 Millview Road
Pensacola, FL 32526
Parcel ID No: 26-1S-31-1200-000-004

Dear Mr. and Mrs. Kimbrough:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location on February 13, 2008. The condition(s) stated below outline the department's assessment of the OSTDS:

Status of Property:

The premise was vacant at the time of our inspection and no overflows were observed. Because there were no occupants living in the residence, no sewage flow was being generated; therefore, our ability to fully assess the functionality of the systems was limited.

Septic Tank Compartments:

The condition of the internal structure of the tank compartment could not be determined because the tank was not opened for a visual inspection. However, a limited external inspection of the tank was conducted.

- A moderate amount of roots were noted in the tank area. Roots could alter system functionality; however, no structural deficiencies were apparent during the inspection.

Drainfield System:

The drainfield system was probed and the soil adjacent to the drainfield was augured to assess the system's functionality.

- A sewage flow has not been generated for some time; therefore, the functionality of the system could not be determined. No structural deficiencies were apparent at the time of our inspection.

Conclusion:

- No action is required at this time. This letter does not imply that the system will perform optimally for a specific period of time.

This inspection will be honored for a period of nine months. If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,

A handwritten signature in dark ink, appearing to read "Louviminda P. Donado".

Louviminda P. Donado
Environmental Specialist II

LPD/cp/ld
OSTDS # 08-0075
Fax to: Faith Woods, 434-5242

TOTAL P.02

**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, and if not, what person or entity will be responsible for maintenance. 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 Ordinance 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 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 acknowledgement by the County of the veracity of any disclosure statements


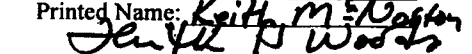
Name of Road way: Millview Road

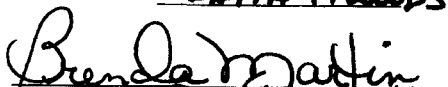
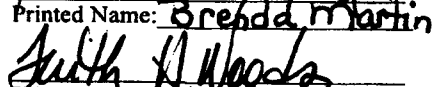
Legal Address of Property 6750 Millview Road, Pensacola , Florida

The County (X) has accepted () has not accepted the abutting road way for maintenance.

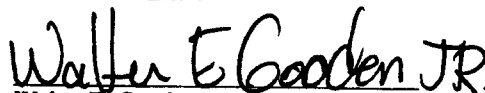
This form complete by BOZEMAN, JENKINS & MATTHEWS
P.O. BOX 13105 Pensacola, FL 32591

WITNESSES:


Printed Name: Keith M. Woods

Printed Name: KEITH H. WOODS

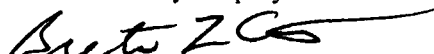

Printed Name: Brenda Martin

Printed Name: KEITH H. WOODS

AS TO SELLER:


Walter E. Gooden, Jr.

AS TO BUYER:

TDF Properties, LLC,
a limited liability company


Brenton L. Etheridge

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

Signed, sealed and delivered in our presence:

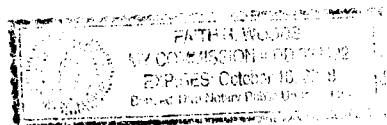
Faith H. Woods
Witness Name: FAITH H WOODS
Brenda Martin
Witness Name: Brenda Martin

Walter E Gooden Jr
Walter E. Gooden, Jr.

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 15th day of February, 2008 by Walter E. Gooden, Jr., who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Faith H Woods
Notary Public

Printed Name: _____

My Commission Expires: _____

Prepared by and return to:

Faith H. Woods

Paralegal

Bozeman, Jenkins & Matthews, P.A.

114 E. Gregory Street

Pensacola, FL 32502

850-434-6223

File Number: 404-33

Will Call No.:

Parcel Identification No. 261S31 1200 000 004

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15th day of February, 2008 between Walter E. Gooden, Jr., a single man whose post office address is 8625 Continental Court, Pensacola, FL 32506 of the County of Escambia, State of Florida, grantor*, and TDF Properties, LLC, a Florida limited liability company whose post office address is 209 Massachusetts Avenue, Pensacola, FL 32505 of the County of Escambia, State of Florida, grantee*,

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 Escambia County, Florida, to-wit:

Commencing at the Northwest corner of the Northeast Quarter of Section 26, Township 1 South, Range 31 West, Escambia County, Florida; thence run East along the North line of said Northeast Quarter for 33.0 feet to the East right of way of Millview Road; thence run Southerly along the East right of way Millview Road for a distance of 180.00 feet to the Point of Beginning; thence continue along same line for a distance of 180.00 feet; thence run Easterly and parallel to the North line of said Northeast Quarter for a distance of 302.25 feet; thence run Northerly and parallel to the East right of way line of Millview Road for a distance of 180.00 feet; thence run Westerly and parallel to the North line of said Northeast Quarter for a distance of 302.25 feet to the Point of Beginning.

Subject to taxes for 2008 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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: Sept. 8, 2020

TAX ACCOUNT NO.: 09-1575-400

CERTIFICATE NO.: 2017-4580

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.

TDF Properties, LLC
Attn: Brenton L. Etheridge, Reg. Agent
4215 North P St.
Pensacola, FL 32505
and
P.O. Box 17432
Pensacola, FL 32522
and
6750 Millview Rd.
Pensacola, FL 32562

Certified and delivered to Escambia County Tax Collector,
this 5th day of June, 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.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15981

June 4, 2020

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

1. Taxes for the year 2016-2019 delinquent. The assessed value is \$86,139.00. Tax ID 09-1575-400.

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.: 15981

June 4, 2020

261S311200000004 - Full Legal Description

BEG AT NW COR OF NE 1/4 OF SEC 26 TWP 1S R 31 E ALG N LI OF NE 1/4 33 FT TO E R/W LI OF MILLVIEW
RD SLY ALG E R/W OF MILLVIEW RD 180 FT TO POB CONT ALG SAME LI 180 FT ELY & PARL TO N LI OF NE
1/4 302 25/100 FT NLY & PARL TO E R/W LI OF MILLVIEW RD 180 FT WLY & PARL TO N LI OF NE 1/4 302
25/100 FT TO POB OR 6288 P 311

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed

20-449

PROPERTY INFORMATION REPORT

File No.: 15981

June 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 06-04-2000, through 06-04-2020, and said search reveals the following:

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

TDF Properties, LLC, a Florida limited liability company

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: 

June 4, 2020