

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000656

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
01-1446-000	2018/111	06-01-2018	LT 6 BLK 22 EASTGATE S/D UNIT NO 1 PB 4 P 93 DB 536 P 637 OR 7233 P 465 OR 7753 P 1135

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

08-17-2020
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	38,548.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/02/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0821-22

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154	Application date	Aug 17, 2020
Property description	MITCHELL CHERYL A 2/5 INT LANG WILLIAM N 1/5 INT C/O CHERYL A MITCHELL 3463 WELLINGTON RD PENSACOLA, FL 32504 3463 WELLINGTON RD 01-1446-000 LT 6 BLK 22 EASTGATE S/D UNIT NO 1 PB 4 P 93 DB 536 P 637 OR 7233 P 465 OR 7753 P 1135	Certificate #	2018 / 111
		Date certificate issued	06/01/2018

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/111	06/01/2018	1,250.31	62.52	1,312.83
→ Part 2: Total*				1,312.83

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/157	06/01/2020	1,075.14	6.25	53.76	1,135.15
# 2019/129	06/01/2019	1,063.55	6.25	53.18	1,122.98
Part 3: Total*					2,258.13

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3,570.96
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,945.96

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Condice Lewis Escambia, Florida
Signature, Tax Collector or Designee Date August 25th, 2020

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2



Chris Jones
Escambia County Property Appraiser

ECPA Home

Real Estate Search

Tangible Property Search

Sale List

Navigate Mode ☒ Account ☐ Reference

Printer Friendly Version

General Information

Reference: 101S291000006022
Account: 011446000
Owners: MITCHELL CHERYL A 2/5 INT
LANG WILLIAM N 1/5 INT
LANG CHARLES A 1/5 INT
LANG BRIAN K 1/5 INT
Mail: C/O CHERYL A MITCHELL
3463 WELLINGTON RD
PENSACOLA, FL 32504
Situs: 3463 WELLINGTON RD 32504
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2020	\$30,000	\$57,187	\$87,187	\$78,870
2019	\$30,000	\$53,480	\$83,480	\$77,097
2018	\$28,500	\$49,773	\$78,273	\$75,660

Disclaimer

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/28/2017	7753	1135	\$100	QC	View Instr
09/25/2014	7233	462	\$100	OT	View Instr
09/24/2014	7233	465	\$48,000	WD	View Instr
08/04/2010	6624	1052	\$100	WD	View Instr

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

2020 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 6 BLK 22 EASTGATE S/D UNIT NO 1 PB 4 P 93 DB 536 P 637 OR 7233 P 465 OR 7753 P 1135

Extra Features

UTILITY BLDG

Parcel Information

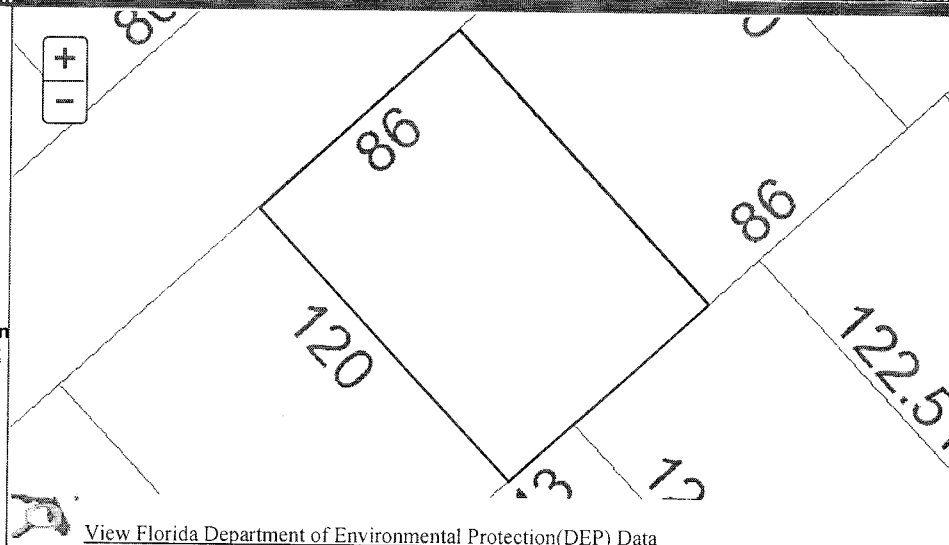
[Launch Interactive Map](#)

Section Map Id:
10-1S-29-1

Approx. Acreage:
0.2369

Zoned:
R-1AAA

Evacuation & Flood Information
[Open Report](#)



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


Buildings

Address: 3463 WELLINGTON RD, Year Built: 1960, Effective Year: 1960, PA Building ID#: 36859

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-ALUMINUM SIDING

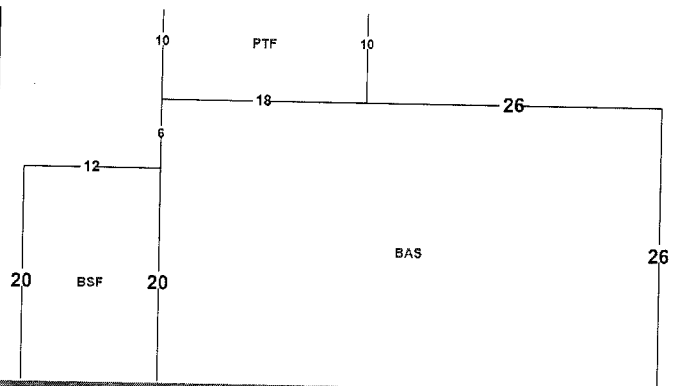
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1564 Total SF

BASE AREA - 1144

BASE SEMI FIN - 240

PATIO FINISHED - 180



Images



1/5/15

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.

Last Updated:08/27/2020 (tc.850)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 00111**, issued the **1st day of June, A.D., 2018** 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 6 BLK 22 EASTGATE S/D UNIT NO 1 PB 4 P 93 DB 536 P 637 OR 7233 P 465 OR 7753 P 1135

SECTION 10, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 011446000 (0821-22)

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

**CHERYL A MITCHELL 2/5 INT and WILLIAM N LANG 1/5 INT and CHARLES A LANG 1/5 INT
and BRIAN K LANG 1/5 INT**

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 **2nd** day of August 2021.

Dated this 31st day of August 2020.

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 and Comptroller, Escambia County

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

August 28, 2020

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
2018 TD 04936	\$40.00 - Sheriff Fee
2018 TD 00111	\$80.00 - Sheriff Fee
2018 TD 00885	\$40.00 - Sheriff Fee
2018 TD 02154	\$40.00 - Sheriff Fee

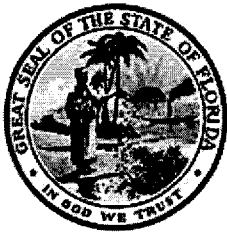
PLEASE REMIT \$200.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 011446000 Certificate Number: 000111 of 2018

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/02/2021"/>	Redemption Date <input type="text" value="01/25/2021"/> 
Months	12	5
Tax Collector	<input type="text" value="\$3,945.96"/>	<input type="text" value="\$3,945.96"/>
Tax Collector Interest	\$710.27	\$295.95
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,662.48	<input type="text" value="\$4,248.16"/> 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="\$200.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$98.46	\$41.03
Total Clerk	\$645.46	<input type="text" value="\$588.03"/> 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="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,384.94	\$4,853.19
	Repayment Overpayment Refund Amount	\$531.75
Book/Page	<input type="text" value="8360"/>	<input type="text" value="19"/>

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 # 2018 TD 000111

Redeemed Date 01/25/2021

Name CHERYL ALISON MITCHELL 3463 WELLINGTON RD PENSACOLA FL 32504

Clerk's Total = TAXDEED	\$645.46 \$ 4436.19
Due Tax Collector = TAXDEED	\$4,662.48
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

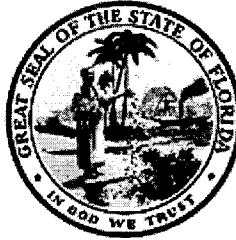
• For Office Use Only

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
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: 011446000 Certificate Number: 000111 of 2018**

**Payor: CHERYL ALISON MITCHELL 3463 WELLINGTON RD PENSACOLA FL 32504 Date
01/25/2021**

Clerk's Check #	1180977	Clerk's Total	\$645.46
Tax Collector Check #	1	Tax Collector's Total	\$4,862.48
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,384.94

\$4,453.19

**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 8360, Page 19, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00111, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 011446000 (0821-22)

DESCRIPTION OF PROPERTY:

LT 6 BLK 22 EASTGATE S/D UNIT NO 1 PB 4 P 93 DB 536 P 637 OR 7233 P 465 OR 7753 P 1135

SECTION 10, TOWNSHIP 1 S, RANGE 29 W

NAME IN WHICH ASSESSED: CHERYL A MITCHELL 2/5 INT and WILLIAM N LANG 1/5 INT and
CHARLES A LANG 1/5 INT and BRIAN K LANG 1/5 INT

Dated this 25th day of January 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

.....Reserved for Recording Information

STATE OF FLORIDA
COUNTY OF ESCAMBIA

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 28 day of July, 2017, by **KRISTIN M. HOLIFIELD**, as to her separate, non-homestead property, Grantor, whose mailing address is 6177 Cedar Tree Drive, Milton, Florida 32570, to **CHERYL A. MITCHELL**, Grantee, whose mailing address is 3463 Wellington Road, Pensacola, Florida 32504.

WITNESSETH, That Grantor for and in consideration of the sum of \$10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, do hereby remise the right, title interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lot 6, Block 22, Eastgate Subdivision, Unit No. 1, a subdivision of a portion of Section 10, Township 1 South, Range 29 West, Escambia County, Florida, according to Plat of said subdivision recorded in Plat Book 4 at Page 93 of the public records of said county,

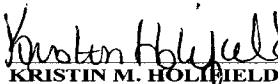
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantees forever.

IN WITNESS WHEREOF, the undersigned has executed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness:

Witness:


KRISTIN M. HOLIFIELD

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 28 day of July, 2017, by **KRISTIN M. HOLIFIELD**, who is personally known to me or has produced _____ as identification.

Notary Public:

This Document Prepared By:
Angela J. Jones, Attorney at Law
LOCKLIN, SABA, LOCKLIN & JONES, PA
4557 Chumuckla Highway
Pace, Florida 32571
File #2-3102



ANGELA J. JONES
MY COMMISSION # GG 007641
EXPIRES: August 1, 2020
Bonded Thru Budget Notary Services

\$48,100⁰²

THIS INSTRUMENT PREPARED BY:

Cheryl A. Mitchell
3463 Wellington Road
Pensacola, Florida 32504

DOC: \$ 12.00
REC: \$ 336.00
TOTAL: \$ 348.00

WARRANTY DEED

TAX ID # 10-1S-29-1000-006-022

STATE OF FLORIDA
COUNTY OF Escambia

KNOW ALL MEN BY THESE PRESENTS: That Cheryl A. Mitchell, individually and as Successor Trustee of the Lang Revocable Trust Agreement, dated August 4, 2010 Grantor*, Address: 3463 Wellington Road, Pensacola, Florida 32504, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto: William N. Lang and Charles A. Lang and Brian K. Lang and Kristin M. Holifield and Cheryl A. Mitchell, Grantee*, Address: 3463 Wellington Road, Pensacola, Florida 32504 grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

Lot 6, Block 22, Eastgate Subdivision, Unit No.1, a subdivision of a portion of Section 10, Township 1 South, Range 29 West, Escambia County, Florida, according to Plat of said subdivision recorded in Plat Book 4 at Page 93 of the public records of said county.

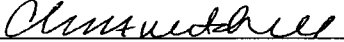
The above described property is not the homestead of the Grantors herein.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

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

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on Sept 24, 2014.


Cheryl A. Mitchell, individually and as
Successor Trustee of the Lang Revocable
Trust Agreement, dated 8/4/2010

Signed, sealed and delivered
in the presence of:

Witness Sign: 

Witness Print Name: Carol D. Eubanks

Witness Sign: 

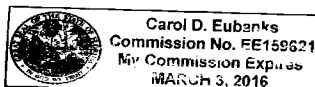
Witness Print Name: J. GANTT

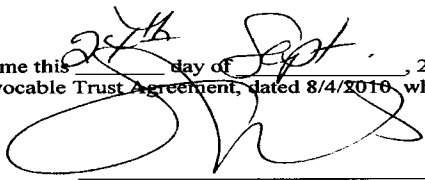
STATE OF Florida
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 24th day of Sept, 2014 by Cheryl A. Mitchell, individually and as Successor Trustee of the Lang Revocable Trust Agreement, dated 8/4/2010, who have provided a drivers licenses as identification, and who did take an oath.

My Commission expires:

(Notary Seal)




Notary Public
Serial Number

PROPERTY INFORMATION REPORT

May 13, 2021

Tax Account #:01-1446-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 6 BLK 22 EASTGATE S/D UNIT NO 1 PB 4 P 93 DB 536 P 637 OR 7233 P 465 OR 7753 P 1135

SECTION 10, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-1446-000 (0821-22)

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: AUG 02, 2021

TAX ACCOUNT #: 01-1446-000

CERTIFICATE #: 2018-111

In compliance with Section 197.522, 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	
<u>X</u>	<u> </u>	Notify City of Pensacola, P.O. Box 12910, 32521
<u>X</u>	<u> </u>	Notify Escambia County, 190 Governmental Center, 32502
<u>X</u>	<u> </u>	Homestead for <u>2020</u> tax year.

WILLIAM N. LANG
CHARLES A. LANG
BRIAN K. LANG
CHERYL A. MITCHELL
3463 WELLINGTON RD
PENSACOLA, FL 32504

DOR CHILD SUPPORT DOMESTIC RELATIONS
3670B NORTH "L" STREET
PENSACOLA, FL 32505

WILLIE LANG
944 MONTCLAIR RD
PENSACOLA, FL 32503

CHAPMAN CORPORATION
256 HONEYSUCKLE ROAD, 18
DOTHAN, AL 36305

Certified and delivered to Escambia County Tax Collector, this 13 May 2021.

PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 13, 2021

Tax Account #:01-1446-000

1. The Grantee(s) of the last deed(s) of record is/are: **WILLIAM N. LANG, CHARLES A. LANG, BRIAN K. LANG, AND CHERYL A. MITCHELL**

By Virtue of Warranty Deed recorded 09/24/2014 - OR 7233/465, together with Quit-Claim Deed recorded 08/01/2017 - OR 7753/1135

2. The land covered by this Report is:

See attached Exhibit "A"

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

- a. **Judgment in favor of Escambia County, Florida recorded 12/28/2010 – OR 6672/1258**

4. Taxes:

Taxes for the year(s) 2017-2019 are delinquent.

Tax Account #:01-1446-000

Assessed Value: \$ 78,870

Exemptions: HOMESTEAD EXEMPTION

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review):

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 01-1446-000 CERTIFICATE #: 2018-111

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments, and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions, and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: May 7, 2001 to and including May 7, 2021 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: May 13, 2021