



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

0821-28

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	TOWNSEND EARL F 704 BAKER ST PENSACOLA, FL 32505 704 BAKER ST 03-1064-000 LT 17 BLK 3 WEDGEWOOD UNIT NO 1 PB 5 P 14 OR 5295 P 605 OR 6389 P 1483		Certificate #	2018 / 1238
			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)
# 2018/1238	06/01/2018	385.72	19.29	405.01
# 2019/1225	06/01/2019	393.60	19.68	413.28
→ Part 2: Total*				818.29
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)
# 2020/1327	06/01/2020	400.40	6.25	20.02 426.67
Part 3: Total*				426.67
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)				1,244.96
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)				1,619.96
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: <i>Candice Lewis</i>	Signature, Tax Collector or Designee		Escambia, Florida	
		Date August 25th, 2020		

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

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.	20,225.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Signature, Clerk of Court or Designee	Date of sale <u>08/02/2021</u>

INSTRUCTIONS

+ 12.50

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.

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000663

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
03-1064-000	2018/1238	06-01-2018	LT 17 BLK 3 WEDGEWOOD UNIT NO 1 PB 5 P 14 OR 5295 P 605 OR 6389 P 1483

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



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Navigate Mode
○ Account
○ Reference
▶

Printer Friendly Version

General Information	
Reference:	261S305100017003
Account:	031064000
Owners:	TOWNSEND EARL F
Mail:	704 BAKER ST PENSACOLA, FL 32505
Situs:	704 BAKER ST 32505
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
2020	\$9,000	\$42,593	\$51,593	\$41,381
2019	\$9,500	\$39,764	\$49,264	\$40,451
2018	\$9,500	\$37,315	\$46,815	\$39,697

Disclaimer**Tax Estimator****> File for New Homestead
Exemption Online**

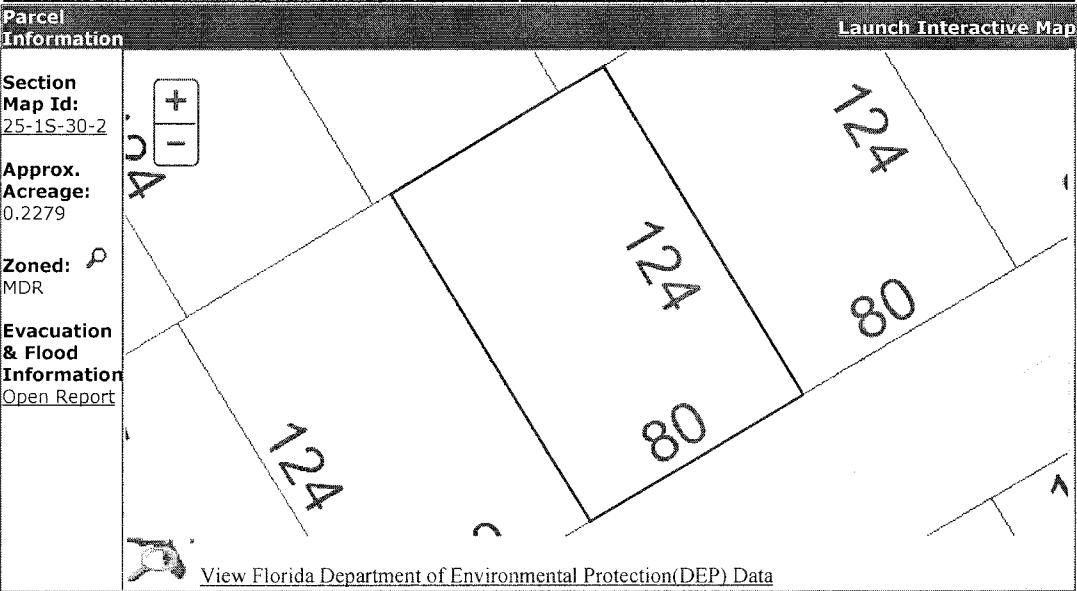
Sales Data				
Sale Date	Book	Page	Value	Type
08/14/2008	6389	1483	\$100	OT
11/2003	5295	605	\$35,500	WD
11/1995	3869	195	\$4,600	QC
07/1983	1799	73	\$100	CJ
01/1975	911	212	\$100	WD

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 17 BLK 3 WEDGEWOOD UNIT NO 1 PB 5 P 14 OR 5295 P 605 OR 6389 P 1483	

Extra Features	
FRAME BUILDING	

**Buildings**

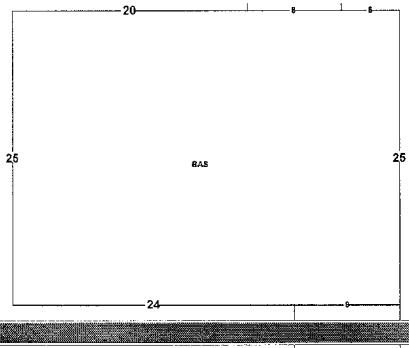
Address: 704 BAKER ST, Year Built: 1968, Effective Year: 1968, PA Building ID#: 56282

Structural Elements

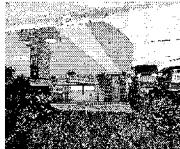
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE

**HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME**

 Areas - 893 Total SF
BASE AREA - 825
OPEN PORCH FIN - 68



Images



5/21/19

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.

Last Updated:08/26/2020 (tc.5038)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020072044 8/31/2020 11:15 AM
OFF REC BK: 8360 PG: 25 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of Tax Certificate No. **01238**, 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 17 BLK 3 WEDGEWOOD UNIT NO 1 PB 5 P 14 OR 5295 P 605 OR 6389 P 1483

SECTION 26, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031064000 (0821-28)

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

EARL F TOWNSEND

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

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

Tax Certificate No. Certificate No. 01238, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 031064000 (0821-28)

DESCRIPTION OF PROPERTY:

LT 17 BLK 3 WEDGEWOOD UNIT NO 1 PB 5 P 14 OR 5295 P 605 OR 6389 P 1483

SECTION 26, TOWNSHIP 1 S, RANGE 30 W

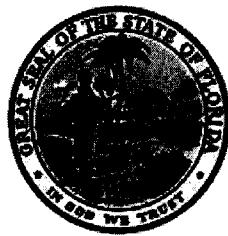
NAME IN WHICH ASSESSED: EARL F TOWNSEND

Dated this 16th day of December 2020.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



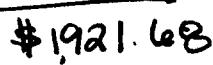
By:
Emily Hogg
Deputy Clerk



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 031064000 Certificate Number: 001238 of 2018

Redemption	<input type="button" value="No"/>	Application Date	<input type="text" value="08/17/2020"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="08/02/2021"/>	Redemption Date	<input type="text" value="12/16/2020"/> 
Months		12		4	
Tax Collector		<input type="text" value="\$1,619.96"/>		<input type="text" value="\$1,619.96"/>	
Tax Collector Interest		<input type="text" value="\$291.59"/>		<input type="text" value="\$97.20"/>	
Tax Collector Fee		<input type="text" value="\$12.50"/>		<input type="text" value="\$12.50"/>	
Total Tax Collector		<input type="text" value="\$1,924.05"/>		<input type="text" value="\$1,729.66"/> 	
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		<input type="text" value="\$84.06"/>		<input type="text" value="\$28.02"/>	
Total Clerk		<input type="text" value="\$551.06"/>		<input type="text" value="\$495.02"/> 	
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		<input type="text" value="\$2,552.11"/>		<input type="text" value="\$2,241.68 -120-200"/> 	
Repayment Overpayment Refund Amount				<input type="text" value="\$310.43"/>	
Book/Page		<input type="text" value="8360"/>		<input type="text" value="25"/>	

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 001238

Redeemed Date 12/16/2020

Name EARL TOWNSEND 704 BAKER ST PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$551.06	\$1904.68
Due Tax Collector = TAXDEED	\$1,924.05	
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



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: 031064000 Certificate Number: 001238 of 2018

Payor: EARL TOWNSEND 704 BAKER ST PENSACOLA, FL 32505 Date 12/16/2020

Clerk's Check #	1	Clerk's Total	\$531.06
Tax Collector Check #	1	Tax Collector's Total	\$1,924.05
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,552.11
			<i>Reduced amount: \$1921.68</i>

PAM CHILDERS
Clerk of the Circuit Court

Received By: Whitney Cappage
 Deputy Clerk

IN THE COUNTY COURT IN THE 1ST JUDICIAL
CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA**DIRECT MERCHANTS CREDIT CARD BANK**Plaintiff,
vs.
CASE NUMBER: 2002-SC-4792**EARL F. TOWNSEND**

Defendant(s).

**SMALL CLAIMS
DEFAULT FINAL JUDGMENT**

THIS ACTION, was heard after entry of default against the Defendant(s) and; IT IS ADJUDGED, that the Plaintiff, DIRECT MERCHANTS CREDIT CARD BANK, hereby recovers from the Defendant(s), EARL F. TOWNSEND, the principal sum of \$1474.00, with court costs in the sum of \$91.50, and attorney's fees in the amount of \$ 50.00, and pre-judgment interest in the amount of \$112.52 all which shall bear interest at the rate of 6 percent % per year until paid in full as provided by Florida Statute 55.03, for all of which let execution issue.

DONE AND ORDERED, in Chambers, Pensacola, ESCAMBIA County,
Florida, this 10 day of January, 2003.


COUNTY COURT JUDGE

Conformed Copies to:

To: The Plaintiff at: 17600 NORTH PERIMETER DRIVE, SCOTTSDALE, AZ 85255

To: Law Offices of Stanley B. Erskine (Fla Bar ID# 264547) & Andrew D. Fleisher (Fla Bar ID# 260355)
Attorney for Plaintiff 55 Weston Road, Suite 300 Fort Lauderdale, Florida 33326 Telephone No. (954)384-1490 Telecopier No. (954) 384-4088

To: the Defendant at 6968 WEATHERWOOD DR., PENSACOLA, FL 32506-3882

I hereby certify that a copy of the above judgment was mailed to each of the above parties on the above date:

By: _____
Court Assistant or Deputy Court Clerk

RCD Jan 15, 2003 08:19 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-048879

OR BK 4935 PG 917
Escambia County, Florida
INSTRUMENT 2002-984053

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

FORD MOTOR CREDIT COMPANY,
a corporation,
Plaintiff,

vs.

Case Number: 2001-CC-5983
Division:

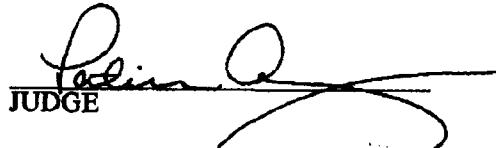
EARL TOWNSEND
A/K/A EARL F TOWNSEND,
Defendant.

FINAL JUDGMENT

This cause came before the Court on Plaintiff's Motion for Summary Final Judgment and the Court finding that the Defendant is indebted to the Plaintiff, for the sum of \$10,436.64, it is:

ADJUDGED that the Plaintiff, FORD MOTOR CREDIT COMPANY, a corporation, recover from the Defendant, EARL TOWNSEND A/K/A EARL F TOWNSEND, the sum of \$10,436.64, together with \$625.00 as a reasonable fee for the Plaintiff's attorney pursuant to the Affidavit as to the Reasonable Attorney's Fee filed in this cause, and cost herein taxed at \$115.50; all of which shall bear interest at the rate of nine percent (9%) a year, and in addition, pre-judgment interest of \$786.86, for all of the above let execution issue.

DONE AND ORDERED at Pensacola, Escambia County, Florida this 9th day of July, 2002.


JUDGE

Copies to:
Barry W. Kaufman
BRAY & SINGLETARY, P.A.
Attorney for Plaintiff
P. O. Box 53197
Jacksonville, FL 32201

PLAINTIFF'S ADDRESS:
Ford Motor Credit Company
P.O. Box 6508
Mesa, AZ 85216-6508

Earl Townsend
A/K/A Earl F Townsend
Defendant
6968 Weatherwood Drive
Pensacola, FL 32506
SSN: [REDACTED]

RCD Jul 11, 2002 08:21 am
Escambia County, Florida

Certified to be a true copy
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By: [REDACTED]
Date: [REDACTED]

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-984053



IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

OR BK 4939 PG 1257
Escambia County, Florida
INSTRUMENT 2002-986421

FORD MOTOR CREDIT COMPANY,
a corporation,

Plaintiff,

vs.

EARL TOWNSEND
A/K/A EARL F TOWNSEND,
Defendant.

Case Number: 2001-CC-5983
Division:

RCD Jul 18, 2002 01:09 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-986421

FINAL JUDGMENT

This cause came before the Court on Plaintiff's Motion for Summary Final Judgment and the Court finding that the Defendant is indebted to the Plaintiff, for the sum of \$10,436.64, it is:

ADJUDGED that the Plaintiff, FORD MOTOR CREDIT COMPANY, a corporation, recover from the Defendant, EARL TOWNSEND A/K/A EARL F TOWNSEND, the sum of \$10,436.64, together with \$625.00 as a reasonable fee for the Plaintiff's attorney pursuant to the Affidavit as to the Reasonable Attorney's Fee filed in this cause, and cost herein taxed at \$115.50; all of which shall bear interest at the rate of nine percent (9%) a year, and in addition, pre-judgment interest of \$786.86, for all of the above let execution issue.

DONE AND ORDERED at Pensacola, Escambia County, Florida this 9th day of July, 2002.


JUDGE

PLAINTIFF'S ADDRESS:
Ford Motor Credit Company
P.O. Box 6508
Mesa, AZ 85216-6508

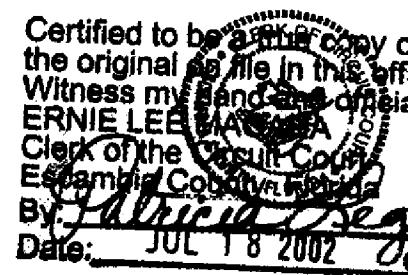
RECEIVED
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
JUL 11 2002
9:21 AM
P-132

RCD Jul 11, 2002 09:21 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-984053

Certified to be a true copy of
the original as file in this office
Witness my hand and official seal

ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida

By: 
Date: JUL 18 2002 D.C.

Alonso Street, Pensacola, FL 32503, hereinafter called the GRANTOR, to Ernest E. Townsend and Earl F. Townsend, joint tenants with full rights of survivorship, whose post office address is 704 Baker Street, Pensacola, FL 32505 hereinafter called the GRANTEE:

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

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

LOT 17, BLOCK 3, WEDGEWOOD, UNIT #1, A SUBDIVISION IN ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 14, PUBLIC RECORDS OF SAID COUNTY.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2003 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

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

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature:

Print Name: Karen S. McClammy

Signature:

Print Name: Glenda A. Gaines

Mary E. Seaton

Mary E. Seaton

STATE OF Florida
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this November 25, 2003 by Mary E. Seaton, a single person who is/are personally known to me or who has/have produced *Mary E. Seaton* as identification.

(SEAL)

Notary Public

Print Name:

My Commission Expires:



PROPERTY INFORMATION REPORT

May 10, 2021

Tax Account #: 03-1064-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 17 BLK 3 WEDGEWOOD UNIT NO 1 PB 5 P 14 OR 5295 P 605 OR 6389 P 1483

SECTION 26, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-1064-000 (0821-28)

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 2, 2021

TAX ACCOUNT #: 03-1064-000

CERTIFICATE #: 2018-1238

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
 X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
X Homestead for 2020 tax year.

EARL F. TOWNSEND
704 BAKER ST
PENSACOLA, FL 32505

FORD MOTOR CREDIT COMPANY
P.O. BOX 6508
MESA, AZ 85216-6508

EARL TOWNSEND
A/K/A EARL F. TOWNSEND
6968 WEATHERWOOD DR
PENSACOLA, FL 32506

DIRECT MERCHANTS CREDIT CARD BANK
17600 NORTH PERIMETER DR
SCOTTSDALE, AZ 85255

CLERK OF CIRCUIT COURT
DIVISION ENFORCEMENT
1800 WEST ST. MARY'S ST.
PENSACOLA, FL 32051

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

Certified and delivered to Escambia County Tax Collector, this 10th day of 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 10, 2021

Tax Account #: 03-1064-000

1. The Grantee(s) of the last deed(s) of record is/are: **EARL F TOWNSEND**

By Virtue of Warranty Deed recorded 11/26/2003 - OR 5295/605.

Death Certificate recorded 10/23/2008 – OR 6389/1483.

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 Ford Motor Credit Company recorded 7/18/2002– OR 4939/1257 and recorded 09/11/2012 - OR 4935/917.**
 - b. **Judgment in favor of Direct Merchants Credit Card Bank recorded 1/13/2003 – OR 5050/1151.**
 - c. **Certificate of Delinquency recorded 4/19/2012 – OR 6846/1260**
4. Taxes:

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

Tax Account #: 03-1064-000

Assessed Value: \$41,381

Exemptions: HOMESTEAD

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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 #: 03-1064-000 CERTIFICATE #: 2018-1238

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: April 30, 2001 to and including April 30, 2021 Abstractor: Stacie Wright

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell".

Michael A. Campbell,
As President
Dated: May 10, 2021