APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2000443

To: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
PO BOX 645040 CINCINNATI, OH 4526	VALLEY CAPITAL LLC - 18 64-5040,	same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
07-3237-000	2018/3828	06-01-2018	LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330
 redeem all out pay all deling pay all Tax C Sheriff's costs Attached is the tax sal	s, if applicable. e certificate on which this applic	terest covering th	
Electronic signature of PLEASANT VALLEY US BANK % PLEASA PO BOX 645040 CINCINNATI, OH 4	on file CAPITAL LLC - 18 ANT VALLEY CAPITAL LLC - 1	8	<u>04-21-2020</u> Application Date
	Applicant's signature	·····	• •

Part 5: Clerk of Court Certified Amounts (Lines 8-14)		
Processing tax deed fee		
Certified or registered mail charge		
10. Clerk of Court advertising, notice for newspaper, and electronic a	uction 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 ap F.S.	plicable under s. 197.502(6)(c),	31188
16. Other outstanding certificates and delinquent taxes not included per Florida statutes	n this Application, if applicable	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable	e)	
18. Redemption fee		6.25
19. Total amount to redeem		
Sign here: Signature, Clerk of Court or Designee	Date of sale05/03/2021	_

INSTRUCTIONS

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

513 R. 07/19

Part 1: Tax Deed	l Appl	ication Infor	mation					
Applicant Name Applicant Address	US B PO B	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040				Арр	lication date	Apr 21, 2020
Property		DON RICHAR				Cert	ificate #	2018 / 3828
description	PENS	W JACKSON : SACOLA, FL	32506-464	17		Date	e certificate issued	06/01/2018
	LOT :	W JACKSON : 2 BLK A FORE P 330		PB 3 P 10	/43/92 OR	Deed application number		2000443
	0070	F 330				Account number		07-3237-000
Part 2: Certificat	es Ov	rned by App	icant and	d Filed w	ith Tax Deed	Appl	ication	
Column 1 Certificate Number	er	Column Date of Certific		_	olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/3828		06/01/20)18		632.95		31.65	664.60
							→Part 2: Total*	664.60
Part 3: Other Cer	rtificat	tes Redeeme	d by Apı	olicant (C	ther than Co	u nty))	
Column 1 Certificate Number	Da	Column 2 ate of Other rtificate Sale	Column 3 Face Amount of Other Certificate		Column 4 Tax Collector's F	ee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/3607	0	6/01/2019		629.91	6.25		31.50	667.66
	•				****		Part 3: Total*	667.66
Part 4: Tax Colle	ector (Certified Am	ounts (Li	nes 1-7)				
Cost of all cert	ificates	in applicant's	possessio	n and othe			ed by applicant of Parts 2 + 3 above)	1,332.26
2. Delinquent tax	es paid	by the applica	nt					0.00
3. Current taxes	paid by	the applicant						559.84
4. Property information report fee and Deed Application Recording and Release Fees 200.0					200.00			
5. Tax deed application fee 175.0								
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2) 0.0								
7.						То	tal Paid (Lines 1-6)	2,267.10
I certify the above in have been paid, and						infor	mation report fee, an	d tax collector's fees
)	$\overline{}$			<u>i</u>	Escambia County , F	lorida
Sign Here: Sign	ature. Ta	x Collector or Desig	inee			[Date <u>May 12th, 2</u>	020
Jighi	, I a	Concolor or Desig	,					

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



Real Estate Search Tangible Property Search Sale List

Printer Friendly Version

General Information

Reference: 362S301500002001

Account: 073237000

Owners: LANGDON RICHARD D JR
Mail: 5503 W JACKSON ST

PENSACOLA, FL 32506-4647

Situs: 5503 W JACKSON ST 32506

Use Code: SINGLE FAMILY RESID P

Taxing COUNTY MSTU Authority:

Tax Inquiry: Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford

Escambia County Tax Collector

Assessments

M33C33	SIII CIILS			
Year	Land	Imprv	Total	<u>Cap Val</u>
2019	\$7,000	\$63,293	\$70,293	\$62,376
2018	\$7,000	\$58,299	\$65,299	\$61,213
2017	\$7,000	\$53,367	\$60.367	\$59 954

<u>Disclaimer</u>

Tax Estimator

> File for New Homestead Exemption Online

Sales Data

Sale Date Book Page Value Type

Official Records (New Window)

 12/17/2010
 6670
 330
 \$100
 WD
 View Instr

 10/1987
 2476
 673
 \$100
 QC
 View Instr

 04/1986
 2201
 433
 \$42,900
 WD
 View Instr

 02/1983
 1733
 17
 \$37,900
 WD
 View Instr

 12/1982
 1713
 979
 \$41,000
 OT
 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

LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P

Extra Features

UTILITY BLDG

Parcel **Launch Interactive Map** Information Section Map Id: 65 65 130 36-2S-30 Approx. Acreage: 0.1876Zoned: 🔑 MDR Evacuation & Flood Information Open Report View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:5503 W JACKSON ST, Year Built: 1954, Effective Year: 1954

Structural Elements

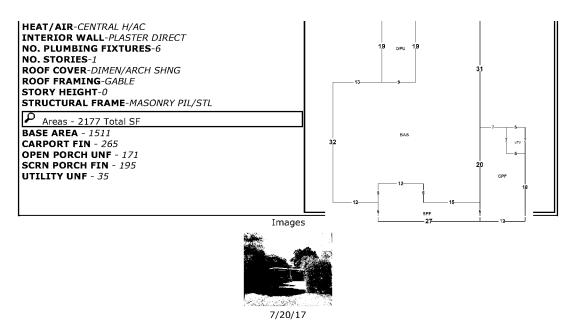
DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-CONCRETE BLOCK

EXTERIOR WALL-CONCRETE BLOCK FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE



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:05/14/2020 (tc.9663)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020044648 6/4/2020 9:17 AM
OFF REC BK: 8306 PG: 1562 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That PLEASANT VALLEY CAPITAL LLC - 18 US BANK holder of Tax Certificate No. 03828, 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:

LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330

SECTION 36, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073237000 (0521-44)

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

RICHARD D LANGDON JR

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 May, which is the 3rd day of May 2021.

Dated this 3rd day of June 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.

COMPIRO A COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

Pai	t 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	W.
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.	31,188.00
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
L		
Sign I	nere: Date of sale <u>05/03/20</u> Signature, Clerk of Court or Designee)21

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

Part 1: Tax Deed	App	lication Infor	mation		······································			
Applicant Name Applicant Address	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040				Арр	lication date	Apr 21, 2020	
Property description	LANGDON RICHARD D JR 5503 W JACKSON ST PENSACOLA, FL 32506-4647					Certificate #		2018 / 3828
	07-3 LOT	3 W JACKSON 237-000 237-000 2 BLK A FORE 0 P 330		PB 3 P 10	/43/92 OR	Date certificate issued		06/01/2018
Part 2: Certificate	es O	wned by App	icant and	d Filed w	ith Tax Deed	Appl	ication	
Column 1 Certificate Numbe	ır	Column Date of Certific			olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/3828		06/01/20)18		632.95		31.65	664.60
					. 15.11.0		→Part 2: Total*	664.60
Part 3: Other Cer	rtifica	ites Redeeme	d by Ap	plicant (C	ther than Co	unty)	
Column 1 Certificate Number	Column 2 Column 3 Co		Column 4 Tax Collector's F	-ee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)		
# 2019/3607	(06/01/2019	-	629.91		6.25		667.66
							Part 3: Total*	667.66
Part 4: Tax Colle	ctor	Certified Am	ounts (Li	nes 1-7)				
Cost of all certi	ficate	s in applicant's	possessio	n and othe			ed by applicant of Parts 2 + 3 above)	1,332.26
2. Delinquent taxe	es pai	id by the applica	ınt					0.00
3. Current taxes p	oaid b	y the applicant				-		559.84
4. Property inform	4. Property information report fee 200.00							
5. Tax deed appli	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) 2,267.10								
I certify the above in have been paid, and	forma	ation is true and the property info	the tax ce	rtificates, in tatement is	nterest, property attached.	/ infor	mation report fee, an	d tax collector's fees
Escambia, Florida								
Sign here: Date August 25th, 2020								

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: 073237000 Certificate Number: 003828 of 2018

Payor: RICHARD D LANGDON JR 5503 W JACKSON ST PENSACOLA, FL 32506-4647 Date 09/23/2020

Clerk's Check # 1	Clerk's Total \$558407 2625.
Tax Collector Check # 1	Tax Collector's Total \$2,715.43
	Postage \$6000
	Researcher Copies \$0.00
	Recording \$10.00
	Prep Fee \$7.00
	Total Received \$3,350.50

\$ 2642.41

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

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

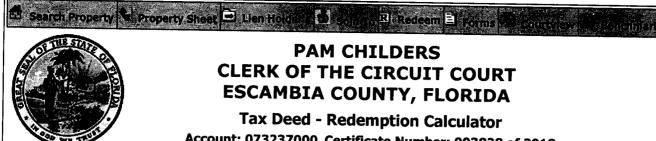
Case # 2018 TD 003828 Redeemed Date 09/23/2020

Name RICHARD D LANGDON JR 5503 W JACKSON ST PENSACOLA, FL 32506-4647

Clerk's Total = TAXDEED	\$568,07 2625,41
Due Tax Collector = TAXDEED	\$2, X 15.43
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
				luras (17 %)	
No Inform	nation Availa	ble - See [Dockets		



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator Account: 073237000 Certificate Number: 003828 of 2018

Redemption No V	pplication Date 04/21/2020	Interest Rate 18%	
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL	
	Auction Date 05/03/2021	Redemption Date 09/23/2020	
Months	13	5	
Tax Collector	\$2,267.10	\$2,267.10	
Tax Collector Interest	\$442.08	\$170.03	
Tax Collector Fee	\$6.25	\$6.25	
Total Tax Collector	\$2,715.43	\$2,443.38	
Record TDA Notice	\$17.00	\$17.00	
Clerk Fee	\$130.00	\$130.00	
Sheriff Fee	\$120.00	\$120.00	
Legal Advertisement	\$200.00	\$200.00	
App. Fee Interest	\$91.07	\$35.03	
Total Clerk	\$558.07	\$502.03	
Release TDA Notice (Recording)	\$10.00	\$10.00	
Release TDA Notice (Prep Fee)	\$7.00	\$7.00	
Postage	\$60.00	\$0.00	
Researcher Copies	\$40.00	\$0.00	
Total Redemption Amount	\$3,390.50	\$2,962.41	
	Repayment Overpayment Refund Amount	\$428.09	
Book/Page	8306	1562	

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2020078026 9/24/2020 8:09 AM OFF REC BK: 8371 PG: 840 Doc Type: RTD

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 8306, Page 1562, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03828, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 073237000 (0521-44)

DESCRIPTION OF PROPERTY:

LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330

SECTION 36, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: RICHARD D LANGDON JR

Dated this 23rd day of September 2020.

COMPTROL FE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk Recorded in Public Records 3/2/2020 10:36 AM OR Book 8255 Page 1322, Instrument #2020018435, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording S10.00

Recorded in Public Records 2/7/2020 2:28 PM OR Book 8244 Page 244, Instrument #2020011706, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 102818275 E-Filed 02/05/2020 04:16:25 PM

IN THE COUNTY COURT, FIRST JUDICIAL CIRCUIT, IN AND FOR ESCAMBIA COUNTY, FLORIDA

UCN:

172019SC001398XXXXXX

CASE NO.:

2019 SC 001398

DIVISION:

ONEMAIN FINANCIAL GROUP, LLC successor in interest to Wilmington Trust, N.A., as issuer loan trustee for Springleaf Funding Trust 2015-A, 601 NW 2ND STREET EVANSVILLE, IN 47708

Plaintiff,

vs.

RICHARD D. LANGDON,

5503 West Jackson Street Fensacola, Fl 32506 Defendant.

FINAL JUDGMENT

At a Small Claims Pretrial Conference on May 8, 2019 the plaintiff appeared, but the defendant did NOT, after proper service. Therefore, the plaintiff is entitled to a Final Judgment and it is

ORDERED AND ADJUDGED that the Defendant, RICHARD D. LANGDON, is indebted to the Plaintiff, ONEMAIN FINANCIAL GROUP, LLC successor in interest to Wilmington Trust, N.A., as issuer loan trustee for Springleaf Funding Trust 2015-A, in the principal sum of \$4,918.44, plus \$747.65 interest, plus \$600.00 attorney's fees, plus costs herein taxed at \$360.00, plus NSF fees in the amount of \$80.00 for a total amount of \$6,706.09, which shall not accrue post-judgment interest, for all of which let execution issue.

DONE AND ORDERED at Pensacola, Escambia County, Florida.

Cc: Plaintiff

Defendant

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLE ESCAMBIA COUNTY, FLORIDA-

1001 Hops. Yllan

DATE: 3-2-2020

D.C.

Recorded in Public Records 03/15/2013 at 03:29 PM OR Book 6988 Page 929, Instrument #2013018131, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

> This Instrument Was Prepared By And Is To Be Returned To: Rita Pace **Emerald Coast Utilities Authority** 9255 Sturdevant Street Pensacola, Florida 32514-0311

Customer: Richard D Langdon Jr Account Number: 321327-45714



NOTICE OF LIEN

STATE OF FLORIDA **COUNTY OF ESCAMBIA**

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330

Amount of Lien: \$197.19, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.
This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.
Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.
Dated: 3/12/13
BY:
STATE OF FLORIDA COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me this 12th day of March 20 13, by Rita Pace of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath. [Notary Seal]
Notary Public – State of Florida JAMIE D. ROGERS MY COMMISSION # EE 058896 EXPIRES: April 12, 2015 Bonded Thru Notary Public Underwriters RWK:ls Revised 05/31/2011

Recorded in Public Records 12/20/2010 at 03:39 PM OR Book 6670 Page 330, Instrument #2010082229, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$0.70

WARRANTY DEED

STATE OF FLORIDA ESCAMBIA COUNTY

KNOW ALL MEN BY THESE PRESENTS: That WAYNE McGLOTHREN, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto RICHARD DEAN LANGDON, JR., a single man, whose address is 5503 West Jackson Street, Pensacola, Florida, 32506 his heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida to wit:

LOT TWO (2), BLOCK "A", FOREST PARK, A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 3 AT PAGE 10 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NO.: 362S30-1500-002-001

PROPERTY ADDRESS: 5503 West Jackson Street, Pensacola, Florida, 32506.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR(S) NAMED HEREIN; NOR DOES IT ADJOIN THE HOMESTEAD OF THE GRANTOR(S)'S FAMILY RESIDE THEREON.

Subject to taxes for the current year and easements, restrictions, and reservations of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

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

And the Grantor covenants with the Grantee that the Grantor is lawfully seized of the above land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; and the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17 day of December, 2010.

Signed sealed and delivered in the presence of:

S. A. RODDENBERY, JR.

MEZINDA L. BROOME

STATE OF FLORIDA ESCAMBIA COUNTY

The foregoing instrument was acknowledged before me this 17 day of December, 2010, by WAYNE McGLOTHREN, (X) who is personally known to me or () who has produced Florida Driver License as identification.

S. A. RODDENBERY, JR MY COMMISSION # DD 688679 EXPIRES: October 21, 2011 Bonced Thru Pichard Insurance Agency

Prepared by:

S. A. RODDENBERY, JR. S. A. RODDENBERY, JR., P. A. 3101 W. Michigan Avenue-Suite A Pensacola, Florida 32526 (850) 944-3001 S. A. RODDÈNBERY, JR. //
NOTARY PUBLIC, State of Florida
My Commission No.: DD688679
My Commission Expires: 10/21/2011

PROPERTY INFORMATION REPORT

February 15, 2021

Tax Account #: 07-3237-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 2 BLK A FOREST PARK PB 3 P 10/43/93 OR 6670 P 330

SECTION 36, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-3237-000 (0521-44)

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

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

,	
CERTIFICATION: TITLE SEAF	RCH FOR TDA
TAX DEED SALE DATE:	MAY 3, 2021
TAX ACCOUNT #:	07-3237-000
CERTIFICATE #:	2018-3828
those persons, firms, and/or agenci	2, Florida Statutes, the following is a list of names and addresses of ies having legal interest in or claim against the above-described ax sale certificate is being submitted as proper notification of tax deed
YES NO	
X Notify City of Pensac X Notify Escambia Con X Homestead for 2020	unty, 190 Governmental Center, 32502
RICHARD DEAN LANGDON, JR 5503 W JACKSON ST.	R. EMERALD COAST UTILITIES AUTHORITY 9255 STURDEVANT ST.
PENSACOLA, FL 32506	PENSACOLA, FL 32514-0311
ONEMAIN FINANCIAL GROUP SUCCESSOR TO WILMINGTON TRUSTEE FOR SPRINGLEAF F 601 NW 2ND STREET EVANSVILLE, IN 47708	N TRUST N.A.
Certified and delivered to Escamb	ia County Tax Collector, this 15 th day of February, 2021.
PERDIDO TITLE & ABSTRACT	, INC.
Met a Gell	

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

February 15, 2021

Tax Account #: 07-3237-000

- 1. The Grantee(s) of the last deed(s) of record is/are: RICHARD DEAN LANGDON, JR.
 - By Virtue of Warranty Deed recorded 12/20/2010 OR 6670/330
- 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. Lien in favor of Emerald Coast Utilities Authority recorded 3/15/2013 OR 6988/929
 - b. Judgment in favor of Onemain Financial Group, LLC recorded 3/2/2020 OR 8255/1322
- 4. Taxes:

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

Tax Account #: 07-3237-000 Assessed Value: \$63,810 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 #:	07-3237-000	CERTIFICATE #:	2018-3828	

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: February 12, 2001 to and including February 12, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,

As President

Dated: February 15, 2021