

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0521-44

513  
R. 07/19

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020
Property description	LANGDON RICHARD D JR 5503 W JACKSON ST PENSACOLA, FL 32506-4647 5503 W JACKSON ST LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330	Certificate #	2018 / 3828
		Date certificate issued	06/01/2018
		Deed application number	2000443
		Account number	07-3237-000

## 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)
# 2018/3828	06/01/2018	632.95	31.65	664.60
→Part 2: Total*				664.60

## 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)
# 2019/3607	06/01/2019	629.91	6.25	31.50	667.66
Part 3: Total*					667.66

## 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)	1,332.26
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	559.84
4. Property information report fee and Deed Application Recording and Release Fees	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)	2,267.10

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:

Signature, Tax Collector or Designee

Escambia County, Florida

Date May 12th, 2020

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	31188
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	
Sign here: _____ Date of sale <u>05/03/2021</u> Signature, Clerk of Court or Designee	

### 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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000443

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

PLEASANT VALLEY CAPITAL LLC - 18  
US BANK % PLEASANT VALLEY CAPITAL LLC - 18  
PO BOX 645040  
CINCINNATI, OH 45264-5040,

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
07-3237-000	2018/3828	06-01-2018	LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330

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  
PLEASANT VALLEY CAPITAL LLC - 18  
US BANK % PLEASANT VALLEY CAPITAL LLC - 18  
PO BOX 645040  
CINCINNATI, OH 45264-5040

04-21-2020  
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:** 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   
**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	\$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

### Disclaimer

### 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	<a href="#">View Instr</a>
10/1987	2476	673	\$100	QC	<a href="#">View Instr</a>
04/1986	2201	433	\$42,900	WD	<a href="#">View Instr</a>
02/1983	1733	17	\$37,900	WD	<a href="#">View Instr</a>
12/1982	1713	979	\$41,000	OT	<a href="#">View Instr</a>

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 330

### Extra Features

UTILITY BLDG

### Parcel Information

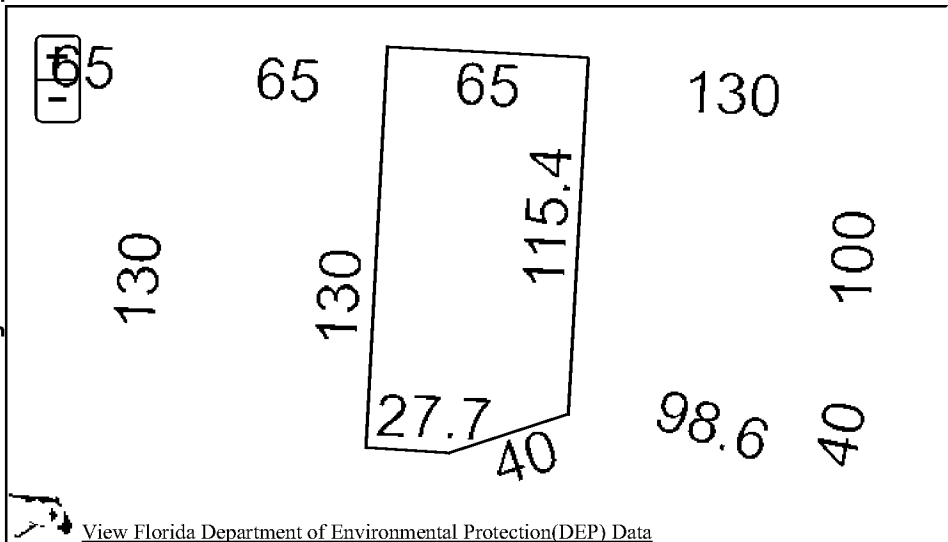
[Launch Interactive Map](#)

**Section Map Id:**  
 36-2S-30

**Approx. Acreage:**  
 0.1876

**Zoned:**   
 MDR

**Evacuation & Flood Information**  
[Open Report](#)




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

### Buildings

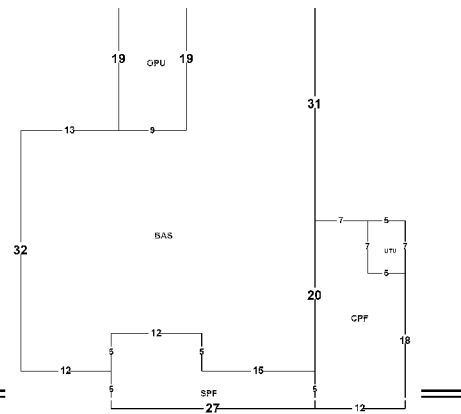
Address:5503 W JACKSON ST, Year Built: 1954, Effective Year: 1954

### Structural Elements

**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-CONCRETE BLOCK**  
**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**

 Areas - 2177 Total SF

<b>BASE AREA</b> - 1511
<b>CARPORT FIN</b> - 265
<b>OPEN PORCH UNF</b> - 171
<b>SCRN PORCH FIN</b> - 195
<b>UTILITY UNF</b> - 35



Last Updated:05/14/2020 (tc.9663)

## 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.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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)	
Sign here: _____ Date of sale <u>05/03/2021</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

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020
Property description	LANGDON RICHARD D JR 5503 W JACKSON ST PENSACOLA, FL 32506-4647 5503 W JACKSON ST 07-3237-000 LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330	Certificate #	2018 / 3828
		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)
# 2018/3828	06/01/2018	632.95	31.65	664.60
→ Part 2: Total*				664.60

## 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)
# 2019/3607	06/01/2019	629.91	6.25	31.50	667.66
Part 3: Total*					667.66

## 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)	1,332.26
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	559.84
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)	2,267.10

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:  \_\_\_\_\_ 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





**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 073237000 Certificate Number: 003828 of 2018**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="05/03/2021"/>	Redemption Date <input type="text" value="09/23/2020"/>
Months	13	5
Tax Collector	<input type="text" value="\$2,267.10"/>	<input type="text" value="\$2,267.10"/>
Tax Collector Interest	\$442.08	\$170.03
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,715.43	<input type="text" value="\$2,443.38"/>
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	\$91.07	<input type="text" value="\$35.03"/>
Total Clerk	\$558.07	<input type="text" value="\$502.03"/>
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	\$3,390.50	\$2,962.41
	Repayment Overpayment Refund Amount	\$428.09
Book/Page	<input type="text" value="8306"/>	<input type="text" value="1562"/>

**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	\$558.07	2625.41
Due Tax Collector = TAXDEED	\$2,715.43	
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
------	--------	------	-------------	------------	------------

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

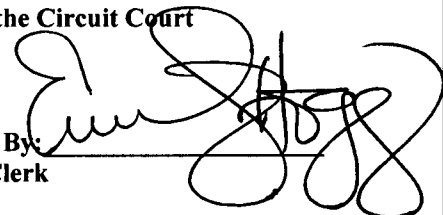
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 073237000 Certificate Number: 003828 of 2018**

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

Clerk's Check #	1	Clerk's Total	\$558.07
Tax Collector Check #	1	Tax Collector's Total	\$2,115.43
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,350.50</del>

**\$ 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  
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.



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 \$10.00

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: V

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

**RICHARD D. LANGDON**,  
5503 West Jackson Street  
Pensacola, Fl 32506  
Defendant.

**FINAL JUDGMENT**

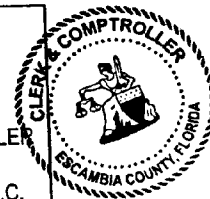
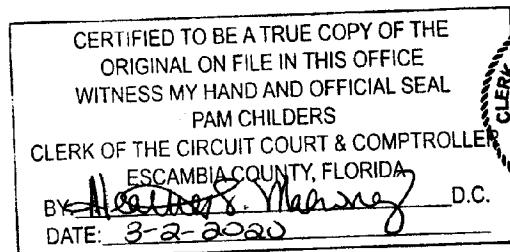
At a Small Claims Pretrial Conference on May 8, 2019 the plaintiff appeared, but the defendant did **NOT**, after proper service. Therefore, the plaintiff is entitled to a Final Judgment and it is

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

  
Signed by COUNTY COURT JUDGE PAT KINSEY  
on 02/05/2020 14:09:44 2neXhok



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



## NOTICE OF LIEN

### STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES 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

Customer: Richard D Langdon Jr

Account Number: 321327-45714

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

EMERALD COAST UTILITIES AUTHORITY

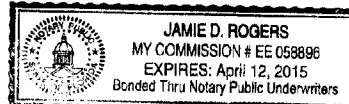
BY: Rita Pace

### 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]

Jamie D. Rogers  
Notary Public - State of Florida



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); NOR DOES ANY MEMBER 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:

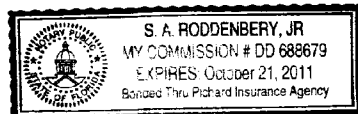
  
S. A. RODDENBERY, JR.


  
WAYNE McGLOTHREN

  
MELINDA 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.  
NOTARY PUBLIC, State of Florida  
My Commission No.: DD688679  
My Commission Expires: 10/21/2011

**Prepared by:**

S. A. RODDENBERY, JR.  
S. A. RODDENBERY, JR., P. A.  
3101 W. Michigan Avenue-Suite A  
Pensacola, Florida 32526  
(850) 944-3001

**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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** MAY 3, 2021

**TAX ACCOUNT #:** 07-3237-000

**CERTIFICATE #:** 2018-3828

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.

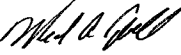
**RICHARD DEAN LANGDON, JR.**  
**5503 W JACKSON ST.**  
**PENSACOLA, FL 32506**

**EMERALD COAST UTILITIES AUTHORITY**  
**9255 STURDEVANT ST.**  
**PENSACOLA, FL 32514-0311**

**ONEMAIN FINANCIAL GROUP LLC**  
**SUCCESSOR TO WILMINGTON TRUST N.A.**  
**TRUSTEE FOR SPRINGLEAF FUNDING TRUST 2-15-A**  
**601 NW 2ND STREET**  
**EVANSVILLE, IN 47708**

**Certified and delivered to Escambia County Tax Collector, this 15<sup>th</sup> day of February, 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**

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