

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

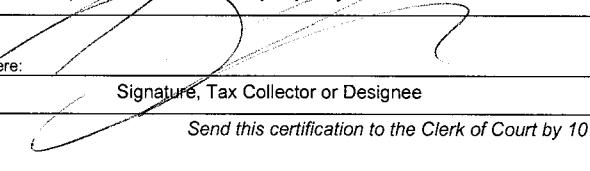
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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 <u>May 12th, 2020</u>
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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.	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 05/03/2021

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](#)

<p>General Information</p> <p>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> <p>Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th><u>Cap Val</u></th></tr> </thead> <tbody> <tr> <td>2019</td><td>\$7,000</td><td>\$63,293</td><td>\$70,293</td><td>\$62,376</td></tr> <tr> <td>2018</td><td>\$7,000</td><td>\$58,299</td><td>\$65,299</td><td>\$61,213</td></tr> <tr> <td>2017</td><td>\$7,000</td><td>\$53,367</td><td>\$60,367</td><td>\$59,954</td></tr> </tbody> </table> <p>Disclaimer</p> <p>Tax Estimator</p> <p>File for New Homestead Exemption Online</p>	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																
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<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>12/17/2010</td> <td>6670</td> <td>330</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>10/1987</td> <td>2476</td> <td>673</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>04/1986</td> <td>2201</td> <td>433</td> <td>\$42,900</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>02/1983</td> <td>1733</td> <td>17</td> <td>\$37,900</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>12/1982</td> <td>1713</td> <td>979</td> <td>\$41,000</td> <td>OT</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	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	<p>2019 Certified Roll Exemptions HOMESTEAD EXEMPTION</p> <p>Legal Description LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330</p> <p>Extra Features UTILITY BLDG</p>
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12/17/2010	6670	330	\$100	WD	View Instr																																
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<p>Parcel Information</p> <p>Section Map Id: 36-2S-30</p> <p>Approx. Acreage: 0.1876</p> <p>Zoned: MDR</p> <p>Evacuation & Flood Information Open Report</p>	<p>Launch Interactive Map</p> <p>View Florida Department of Environmental Protection(DEP) Data</p>																																				
<p>Address: 5503 W JACKSON ST, Year Built: 1954, Effective Year: 1954</p> <p>Structural Elements</p> <p>DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-CONCRETE BLOCK FLOOR COVER-CARPET FOUNDATION-SLAB ON GRADE</p>																																					

HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-PLASTER DIRECT
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

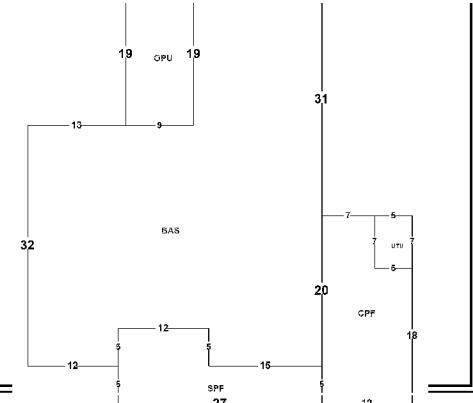
 Areas - 2177 Total SF

BASE AREA - 1511
CARPORT FIN - 265
OPEN PORCH UNF - 171
SCRN PORCH FIN - 195
UTILITY UNF - 35

Images



7/20/17



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.

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



By:
Emily Hogg
Deputy Clerk

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.	31,188.00
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>05/03/2021</u>

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.

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

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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.

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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

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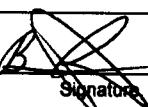
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Part 3: Total*					667.66

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3. Current taxes paid by the applicant	559.84
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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, 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

[Search Property](#)[Property Sheet](#)[Lien Holder](#)[Sold](#)[Redeem](#)[Forms](#)

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

Tax Deed - Redemption Calculator

Account: 073237000 Certificate Number: 003828 of 2018

Redemption

No

Application Date

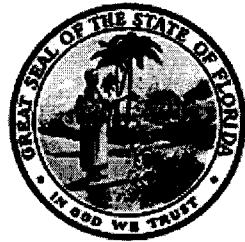
04/21/2020

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
 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**

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	\$2,715.43	
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
No Information Available - See Dockets					

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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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: 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	2625.41
Tax Collector Check #	1	Tax Collector's Total	\$2,715.43	
		Postage	\$60.00	
		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

A handwritten signature in black ink, appearing to read "Pam Childers".

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 2ND 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

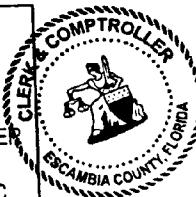
ORDERED AND ADJUDGED that the Defendant, **RICHARD D. LANGDON**, is indebted to the Plaintiff, **ONEMAIN FINANCIAL GROUP, LLC successor in interest to Wilmington Trust, N.A., as issuer loan trustee for Springleaf Funding Trust 2015-A**, in the principal sum of **\$4,918.44**, plus **\$747.65** interest, 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

650000
 E-FILED BY COUNTY COURT JUDGE PAT KINSEY
 on 02/05/2020 14:09:44 2neXn4K

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 & COMPTROLLER ESCAMBIA COUNTY, FLORIDA	
BY: <i>Pam Childers</i>	D.C.
DATE: 3-2-2020	



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

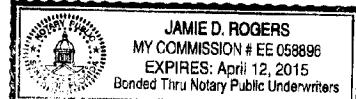
BY: Rita Pace

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.

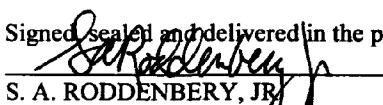
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

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:

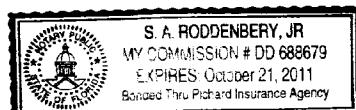

 S. A. RODDENBERY, JR.


 MELINDA L. BROOME


 WAYNE McGLOTHREN

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.



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. RODDENBERY, 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

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 15th 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

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

Michael A. Campbell,
As President

Dated: February 15, 2021