APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512 R. 12/16

Application Number: 2000658

To: Tax Collecto	r of <u>ESCA</u>	MBIA COUNTY	, Florida	
I, TLGFY, LLC CAF	ITAL ONE NA	AS COLLATED		
PO BOX 54347 NEW ORLEANS,		, AS COLLATER		
		hereby surrender the	same to the Tax	Collector and make tax deed application thereon
				and and application alordon
Account Num	per	Certificate No.	Date	Legal Description
07-3416-000		2018/3845	06-01-2018	LOT 1 BLK G 2ND ADDN TO FOREST PARK PB 3 P 10/43/92 OR 6169 P 1786
I agree to:				
• pay an	current taxes,	if due and		
 redeen 	all outstanding	tax certificates plus in	terest not in my p	possession, and
 pay all 	delinquent and	omitted taxes, plus int	erest covering the	e property.
pay all Sheriffs	Fax Collector's factories costs, if application	fees, property informati able.	on report costs, C	Clerk of the Court costs, charges and fees, and
Attached is the t which are in my	ax sale certificat possession.	te on which this applica	ition is based and	all other certificates of the same legal description
Electronic signa	ture on file	I.A., AS COLLATER		
PO BOX 54347		NO OOLLATER		
NEW ORLEAN	5, LA 70154			<u>08-17-2020</u>
	Applicant's	signature		Application Date
	FF	3		

Pa	t 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.		
9.	Certified or registered mail charge	
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.		
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.	21,109.50
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign h	ere: Signature, Clerk of Court or Designee Date of sale08/02/20	021

instructions +6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

0821-50

								082. 00
Part 1: Tax Deed	App	lication Infor	mation					
Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154			Application date		Aug 17, 2020		
Property description	MCCLAIN WENDI JO 384 N 57TH AVE PENSACOLA, FL 32506 384 N 57TH AVE			Certificate #		2018 / 3845		
	07-3416-000 LOT 1 BLK G 2ND ADDN TO FOREST PARK PB 3 P 10/43/92 OR 6169 P 1786			Date	e certificate issued	06/01/2018		
Part 2: Certificat	es Ov	wned by App	licant and	d Filed w	ith Tax Deed	Appli	cation	
Column 1 Certificate Numbe		Colum: Date of Certifi	1 2	C	olumn 3 ount of Certificate	Column 4		Column 5: Total (Column 3 + Column 4)
# 2018/3845		06/01/20	D18		412.43		20.62	433.05
	→Part 2: Total*			433.05				
Part 3: Other Ce	rtifica	tes Redeeme	ed by App	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	D	Column 2 late of Other ertificate Sale	Face A	ımn 3 mount of certificate	Column 4 Tax Collector's F	ee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/3940	0	06/01/2020		427.04	6.25		21.35	454.64
# 2019/3621	0	6/01/2019		420.30	6.25		21.02	447.57
Part 3: Total*					902.21			
Part 4: Tax Colle								
Cost of all certi				n and other	certificates rede (*T	eeme otal c	d by applicant of Parts 2 + 3 above)	1,335.26
2. Delinquent taxe			nt					0.00
3. Current taxes p	oaid by	the applicant						0.00
4. Property inform	nation	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.						Tot	al Paid (Lines 1-6)	1,710.26
I certify the above in have been paid, and	format I that t	tion is true and he property info	the tax cer	rtificates, in atement is	iterest, property attached.	inforn	nation report fee, and	d tax collector's fees
Sign here Candice Lews				ì				
	<u>- </u>	x Collector or Desig	nee		[Date _	August 25th, 202	0

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





Tangible Property Search

Sale List

Real Estate Search

Printer Friendly Version Assessments General Information Reference: Year Land Imprv Total 362S301500001007 Cap Val 073416000 2020 \$7,000 \$42,975 Account: \$49,975 \$43,190 2019 \$7,000 Owners: MCCLAIN WENDI JO \$40,129 \$47,129 \$42,219 2018 \$7,000 \$37,282 \$44,282 Mail: 384 N 57TH AVE \$41,432 PENSACOLA, FL 32506 Situs: 384 N 57TH AVE 32506 Disclaimer Use Code: SINGLE FAMILY RESID 🔎 Taxing COUNTY MSTU **Tax Estimator** Authority: Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector > File for New Homestead **Exemption Online** Sales Data 2020 Certified Roll Exemptions Official HOMESTEAD EXEMPTION Sale Records Book Page Value Type (New Window) Legal Description 06/2007 6169 1786 \$100 WD View Instr LOT 1 BLK G 2ND ADDN TO FOREST PARK PB 3 P 10/43/92 06/2007 6164 1078 \$100 OT View Instr OR 6169 P 1786 09/1997 4203 530 \$100 WD View Instr Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller Extra Features METAL BUILDING Parcel Launch Interactive Map Information Section Map Id: 36-2S-30 Approx. Acreage: 0.1872 Zoned: 🔎 MDR Evacuation & Flood Information Open Report

Buildings

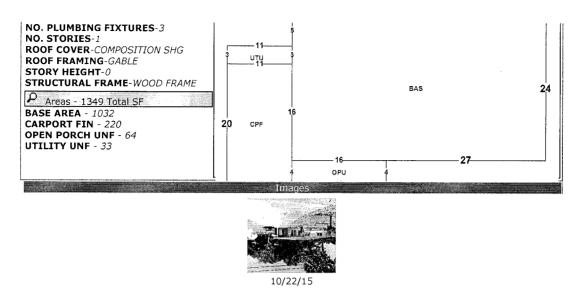
View Florida Department of Environmental Protection(DEP) Data

Address: 384 N 57TH AVE, Year Built: 1955, Effective Year: 1955, PA Building ID#: 85171

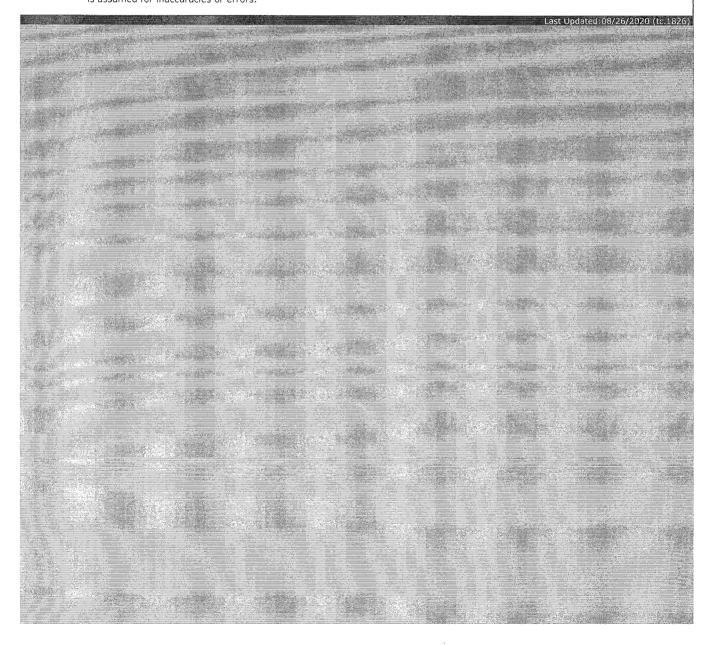
Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-PLASTER DIRECT



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.



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020071986 8/31/2020 10:47 AM
OFF REC BK: 8359 PG: 1832 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC CAPITAL ONE NA AS COLLATER holder of Tax Certificate No. 03845, 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 1 BLK G 2ND ADDN TO FOREST PARK PB 3 P 10/43/92 OR 6169 P 1786

SECTION 36, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073416000 (0821-50)

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

WENDI JO MCCLAIN

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of August, which is the 2nd day of August 2021.

Dated this 31st day of August 2020.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

COUNTRACT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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 003845 Redeemed Date 12/28/2020

Name WENDIE JO MCCLAIN 384 N 57TH AVE PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$551,06 199415
Due Tax Collector = TAXDEED	\$2,024.36
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

FINANCIAL SUMMARY

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: 073416000 Certificate Number: 003845 of 2018

Payor: WENDIE JO MCCLAIN 384 N 57TH AVE PENSACOLA, FL 32506 Date 12/28/2020

Clerk's Check # 1	Clerk's Total	\$551.06 1994.19
Tax Collector Check # 1	Tax Collector's Total	\$2,024.36
	Postage	\$60.00
	Researcher Copies	\$0.00
Name of the state	Recording	\$10.00
	Prep Fee	\$7.00
1000-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-	Total Received	-\$2,652.42

\$2,011.15

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# 2020114776 12/29/2020 9:30 AM
OFF REC BK: 8432 PG: 1720 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 8359, Page 1832, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03845, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 073416000 (0821-50)

DESCRIPTION OF PROPERTY:

LOT 1 BLK G 2ND ADDN TO FOREST PARK PB 3 P 10/43/92 OR 6169 P 1786

SECTION 36, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: WENDI JO MCCLAIN

Dated this 28th day of December 2020.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

Signed, sealed and delivered in o	ur presence:
Chnila Stope	Vincent C. Sedkowski
Jennifer L. Pope	Vincent C. Talkowski
Printed Name of Witness	
Jackley & De Mass	
Drinted Name of Witness	
Printed Name of Witness	
STATE OF FLORIDA	
COUNTY OF ESCAMBIA	
of, 2007, by Vincent	acknowledged before me this <u>5^{f4})</u> day t C. Talkowski,
() to me personally known	
() Identified by Driver's Lie	cense
() Identified by	
	Kulle I le Mais
Williams	Notary Public
HILEEN K ON	
COMMISSION	<u>Kathleen K. DeMaria</u> Printed Name
* Salar F	FITHCEG Name
(NOTARY SEAE)	My Commission Expires:
**DD 409573	
Sy Sinded inru	
MALIC STATE OF FINE	

Recorded in Public Records 06/25/2007 at 02:58 PM OR Book 6169 Page 1786, Instrument #2007060491, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

Wendie Jo McClain
6209 Mobile Highway
Pensacola, FL 32526

Prepared by: Kathleen K. DeMaria

Smith, Sauer & DeMaria

P.O. Box 12446

Pensacola, FL 32591-2446

This deed is being prepared without the examination of title, with legal description being provided to preparer by grantor.

WARRANTY DEED

THIS INDENTURE, Made this 5th day of 6th day

WITNESSETH, That said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, all of his interest in the following described land, situate, lying and being in Escambia County, Florida, to wit:

Lot 1, Block G, Second Addition to Forest Park Subdivision, a subdivision of a portion of Section 36, Township 2 South, Range 30 West, Escambia County, Florida, according to the Plat of said subdivision, recorded in Book 3, Page 92 of the public records of Escambia County, Florida.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR.

Subject to taxes for the current year, zoning ordinances and restrictions, limitations and easements of record.

The above described property bearing Property Appraiser Parcel Identification No. 36-2S-30-1500-001-007.

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

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

PROPERTY INFORMATION REPORT

May 12, 2021

Tax Account #: 07-3416-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 1 BLK G 2ND ADDN TO FOREST PARK PB 3 P 10/43/92 OR 6169 P 1786

SECTION 36, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-3416-000 (0821-50)

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 SEA	RCH FOR TDA			
TAX DEED SALE DATE:	AUG 2, 2021			
TAX ACCOUNT #:	07-3416-000			
CERTIFICATE #:	2018-3845			
those persons, firms, and/or agence	2, Florida Statutes, the following is a list of names and addresses of cies 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 Pensa X Notify Escambia Co X Homestead for 202	ncola, P.O. Box 12910, 32521 bunty, 190 Governmental Center, 32502 20 tax year.			
WENDI JO MCCLAIN	WENDIE JO MCCLAIN			
384 N 57TH AVE	6209 MOBILE HIGHWAY			
PENSACOLA, FL 32506	PENSACOLA, FL 32526			
WENDY D. MCCLAIN	CLERK OF CIRCUIT COURT			
3706 W LLOYD ST.	DIVISION OF ENFORCEMENT			
PENSACOLA, FL 32505	1800 WEST ST. MARY'S ST.			
	PENSACOLA, FL 32501			
DOD CHILD SUDDODT DOMES	TTIC DEL ATIONS			

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

Certified and delivered to Escambia County Tax Collector, this 12th day of May, 2021.

PERDIDO TITLE & ABSTRACT, INC.

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

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

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

May 12, 2021

Tax Account #: 07-3416-000

- 1. The Grantee(s) of the last deed(s) of record is/are: WENDIE JO MCCLAIN
 - By Virtue of Warranty Deed recorded 6/25/2007 OR 6169/1786
- 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. Certificate of Delinquency recorded 9/24/2008 OR 6379/1672.
- 4. Taxes:

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

Tax Account #: 07-3416-000 Assessed Value: \$13,190 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 C	COLLECTOR	
TAX ACCOUNT #:	07-3416-000	CERTIFICATE #:	2018-3845
REPORT IS LIMITED	T TITLE INSURANCE. THE L TO THE PERSON(S) EXPRE ORT AS THE RECIPIENT(S)	SSLY IDENTIFIED BY	NAME IN THE PROPERTY
listing of the owner(s) of tax information and a li encumbrances recorded title to said land as liste	ed on page 2 herein. It is the res If a copy of any document listed	nerein together with curre unsatisfied leases, mortga of Escambia County, Flori sponsibility of the party na	ent and delinquent ad valorem ages, judgments and ida that appear to encumber the amed above to verify receipt of
and mineral or any subs	surface rights of any kind or nat os, boundary line disputes, and a	ture; easements, restrictio	
	asure or guarantee the validity of ance policy, an opinion of title,		
Use of the term "Repor	t" herein refers to the Property	Information Report and th	he documents attached hereto.
Period Searched: Ma	ay 11, 2001 to and including M	Iay 11, 2021 Abstractor	r: Vicki Campbell
BY			

Michael A. Campbell, As President

Dated: May 12, 2021