



# 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

0921-02

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154	Application date	Aug 17, 2020
Property description	CASTILLO AMANDA & CASTILLO AMANDA CUSTODIAN FOR 10850 LILLIAN HWY PENSACOLA, FL 32506 10850 LILLIAN HWY 09-3931-000 BEG AT SE COR OF LT 4 N ALG E LI OF LT 1106 70/100 FT TO PT ON S R/W LI HERRON VILLA PL (66 FT R/W) (Full legal attached.)	Certificate #	2018 / 4936
		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)
# 2018/4936	06/01/2018	929.72	46.49	976.21
<b>→Part 2: Total*</b>				<b>976.21</b>

Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/5073	06/01/2020	935.77	6.25	46.79	988.81
# 2019/4736	06/01/2019	941.75	6.25	47.09	995.09
<b>Part 3: Total*</b>					<b>1,983.90</b>

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)	2,960.11
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. <b>Total Paid (Lines 1-6)</b>	<b>3,335.11</b>

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: <u>Candice Lewis</u>	Escambia, Florida
Signature, Tax Collector or Designee	Date <u>August 25th, 2020</u>

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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09/07/2021</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.

BEG AT SE COR OF LT 4 N ALG E LI OF LT 1106 70/100 FT TO PT ON S R/W LI HERRON VILLA PL (66 FT R/W) FOR POB W ALG S R/W LI 183 20/100 FT SLY DEFLECTING AT AN ANG 92 DEG 39 MIN 53 SEC LEFT 154 87/100 FT W DEFLECTING AT AN ANG 92 DEG 39 MIN 53 SEC RT 16 FT S AT RT ANG 34 50/100 FT ELY DEFLECTING AT AN ANG 92 DEG 20 MIN 0 SEC LEFT 169 20/100 FT TO WLY R/W LI LILLIAN HWY (US HWY 98 66 FT R/W) NELY DEFLECTING AT AN ANG 67 DEG 53 MIN 37 SEC LEFT ALG WLY R/W LI LILLIAN HWY 193 74/100 FT W DEFLECTING AT AN ANG 109 DEG 46 MIN 23 SEC LEFT 42 60/100 FT TO POB OR 7490 P 1365

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000638

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER  
PO BOX 54347  
NEW ORLEANS, LA 70154,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
09-3931-000	2018/4936	06-01-2018	BEG AT SE COR OF LT 4 N ALG E LI OF LT 1106 70/100 FT TO PT ON S R/W LI HERRON VILLA PL (66 FT R/W) FOR POB W ALG S R/W LI 183 20/100 FT SLY DEFLECTING AT AN ANG 92 DEG 39 MIN 53 SEC LEFT 154 87/100 FT W DEFLECTING AT AN ANG 92 DEG 39 MIN 53 SEC RT 16 FT S AT RT ANG 34 50/100 FT ELY DEFLECTING AT AN ANG 92 DEG 20 MIN 0 SEC LEFT 169 20/100 FT TO WLY R/W LI LILLIAN HWY (US HWY 98 66 FT R/W) NELY DEFLECTING AT AN ANG 67 DEG 53 MIN 37 SEC LEFT ALG WLY R/W LI LILLIAN HWY 193 74/100 FT W DEFLECTING AT AN ANG 109 DEG 46 MIN 23 SEC LEFT 42 60/100 FT TO POB OR 7490 P 1365

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER  
PO BOX 54347  
NEW ORLEANS, LA 70154

08-17-2020  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List

← Navigate Mode  Account  Reference →

[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	162S314002000007
<b>Account:</b>	093931000
<b>Owners:</b>	CASTILLO AMANDA & CASTILLO AMANDA CUSTODIAN FOR CASTILLO JAMES III
<b>Mail:</b>	10850 LILLIAN HWY PENSACOLA, FL 32506
<b>Situs:</b>	10850 LILLIAN HWY 32506
<b>Use Code:</b>	SINGLE FAMILY RESID <input checked="" type="radio"/>
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2020	\$22,800	\$29,743	\$52,543	\$52,543
2019	\$22,800	\$28,171	\$50,971	\$50,971
2018	\$22,800	\$27,531	\$50,331	\$50,331

**Disclaimer**

**Tax Estimator**

**> File for New Homestead Exemption Online**

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/01/2016	7490	1365	\$43,300	WD	<a href="#">View Instr</a>
12/17/2015	7453	1925	\$34,100	WD	<a href="#">View Instr</a>
02/2007	6099	616	\$139,000	WD	<a href="#">View Instr</a>
04/2005	5635	1451	\$122,500	WD	<a href="#">View Instr</a>
03/2001	4682	43	\$80,000	WD	<a href="#">View Instr</a>
07/1987	2423	864	\$55,000	WD	<a href="#">View Instr</a>

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and Comptroller

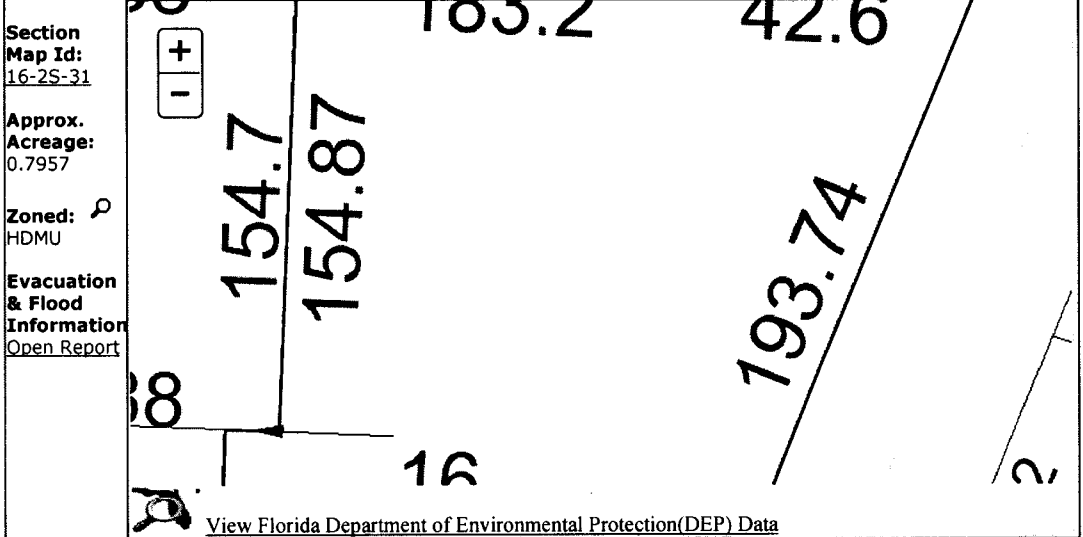
2020 Certified Roll Exemptions
None

**Legal Description**

BEG AT SE COR OF LT 4 N ALG E LI OF LT 1106 70/100 FT TO PT ON S R/W LI HERRON VILLA PL (66 FT R/W) FOR POB W ALG S...

Extra Features
FRAME GARAGE UTILITY BLDG

Parcel Information [Launch Interactive Map](#)




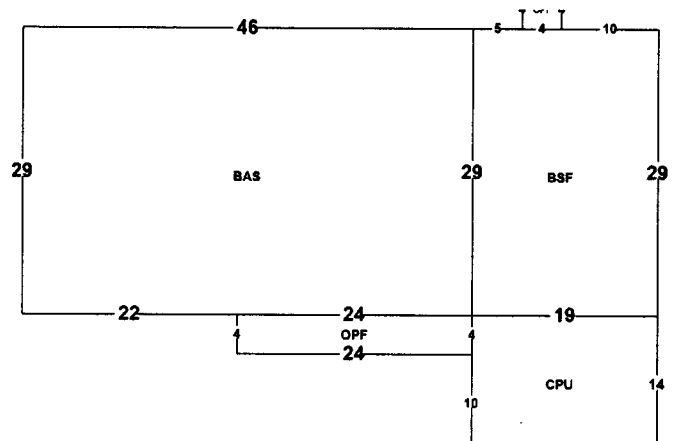
**Buildings**

Address: 10850 LILLIAN HWY, Year Built: 1976, Effective Year: 1976, PA Building ID#: 104349

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK

**EXTERIOR WALL-SIDING-SHT.AVG.**  
**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-MASONRY**  
*PIL/STL*

 Areas - 2263 Total SF  
**BASE AREA - 1334**  
**BASE SEMI FIN - 551**  
**CARPORT UNF - 266**  
**OPEN PORCH FIN - 112**



Images



4/11/18

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:08/28/2020 (tc.2339)



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

August 28, 2020

TLGFY LLC CAPITAL ONE NA AS COLLATER  
PO BOX 54347  
NEW ORLEANS LA 70154

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. There are additional fees needed in order to process your application. If you have any questions, please feel free to contact me at (850) 595-3793.

TAX CERT	ADDITIONAL FEES
2018 TD 04936	\$40.00 - Sheriff Fee
2018 TD 00111	\$80.00 - Sheriff Fee
2018 TD 00885	\$40.00 - Sheriff Fee
2018 TD 02154	\$40.00 - Sheriff Fee

**PLEASE REMIT \$200.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court,

By:

  
Emily Hogg  
Tax Deed Division

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 04936**, 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:

**BEG AT SE COR OF LT 4 N ALG E LI OF LT 1106 70/100 FT TO PT ON S R/W LI HERRON VILLA PL (66 FT R/W) FOR POB W ALG S R/W LI 183 20/100 FT SLY DEFLECTING AT AN ANG 92 DEG 39 MIN 53 SEC LEFT 154 87/100 FT W DEFLECTING AT AN ANG 92 DEG 39 MIN 53 SEC RT 16 FT S AT RT ANG 34 50/100 FT ELY DEFLECTING AT AN ANG 92 DEG 20 MIN 0 SEC LEFT 169 20/100 FT TO WLY R/W LI LILLIAN HWY (US HWY 98 66 FT R/W) NELY DEFLECTING AT AN ANG 67 DEG 53 MIN 37 SEC LEFT ALG WLY R/W LI LILLIAN HWY 193 74/100 FT W DEFLECTING AT AN ANG 109 DEG 46 MIN 23 SEC LEFT 42 60/100 FT TO POB OR 7490 P 1365**

**SECTION 16, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 093931000 (0921-02)**

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

**AMANDA CASTILLO and AMANDA CASTILLO CUSTODIAN and JAMES CASTILLO III**

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** Tuesday in the month of September, which is the **7th day of September 2021**.

Dated this 21st day of October 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

## CORRECTIVE

\*CHANGING AUCTION DATE, OR BOOK 8388, PAGE 1343

# NOTICE OF APPLICATION FOR TAX DEED

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**AMANDA CASTILLO and AMANDA CASTILLO CUSTODIAN and JAMES CASTILLO III**

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 **second** Wednesday in the month of September, which is the **8th day of September 2021**.

Dated this 16th day of April 2021.

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



**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: 093931000 Certificate Number: 004936 of 2018**

**Payor: AMANDA CASTILLO 10850 LILLIAN HWY PENSACOLA, FL 32506 Date 07/06/2021**

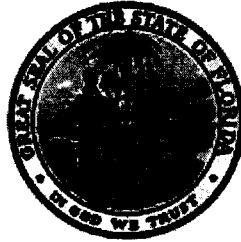
Clerk's Check #	1	Clerk's Total	<del>\$605.87</del> 4122.31
Tax Collector Check #	1	Tax Collector's Total	<del>\$3,991.71</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$4,674.58</del>

PAM CHILDERS  
 Clerk of the Circuit Court

\$4139.31  
 + \$144.88 fee  
 \$4284.19

Received By  
 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  
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 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 004936**

**Redeemed Date 07/06/2021**

**Name AMANDA CASTILLO 10850 LILLIAN HWY PENSACOLA, FL 32506**

Clerk's Total = TAXDEED	\$605.87	4122.31
Due Tax Collector = TAXDEED	\$3,991.71	
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  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 093931000 Certificate Number: 004936 of 2018**

Redemption  Yes  No      Application Date       Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/08/2021"/>	Redemption Date <input type="text" value="07/06/2021"/>
Months	13	11
Tax Collector	<input type="text" value="\$3,335.11"/>	<input type="text" value="\$3,335.11"/>
Tax Collector Interest	\$650.35	\$550.29
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
<b>Total Tax Collector</b>	<b>\$3,991.71</b>	<b>\$3,891.65</b> <i>TC</i>
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="\$160.00"/>	<input type="text" value="\$160.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$98.87	\$83.66
<b>Total Clerk</b>	<b>\$605.87</b>	<b>\$590.66</b> <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
<b>Total Redemption Amount</b>	<b>\$4,674.58</b>	<b>\$4,499.31</b>
	Repayment Overpayment Refund Amount	\$175.27
Book/Page	<input type="text" value="8507"/>	<input type="text" value="1381"/>

## 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 8507, Page 1381, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04936, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 093931000 (0921-02)

### DESCRIPTION OF PROPERTY:

BEG AT SE COR OF LT 4 N ALG E LI OF LT 1106 70/100 FT TO PT ON S R/W LI HERRON VILLA PL (66 FT R/W) FOR POB W ALG S R/W LI 183 20/100 FT SLY DEFLECTING AT AN ANG 92 DEG 39 MIN 53 SEC LEFT 154 87/100 FT W DEFLECTING AT AN ANG 92 DEG 39 MIN 53 SEC RT 16 FT S AT RT ANG 34 50/100 FT ELY DEFLECTING AT AN ANG 92 DEG 20 MIN 0 SEC LEFT 169 20/100 FT TO WLY R/W LI LILLIAN HWY (US HWY 98 66 FT R/W) NELY DEFLECTING AT AN ANG 67 DEG 53 MIN 37 SEC LEFT ALG WLY R/W LI LILLIAN HWY 193 74/100 FT W DEFLECTING AT AN ANG 109 DEG 46 MIN 23 SEC LEFT 42 60/100 FT TO POB OR 7490 P 1365

### SECTION 16, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: AMANDA CASTILLO and AMANDA CASTILLO CUSTODIAN and JAMES CASTILLO III

Dated this 6th day of July 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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 #: 09-3931-000 CERTIFICATE #: 2018-4936

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: June 21, 2001 to and including June 21, 2021 Abstractor: Vicki Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", is written over a horizontal line.

Michael A. Campbell,  
As President  
Dated: June 23, 2021

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

June 23, 2021

Tax Account #:

1. The Grantee(s) of the last deed(s) of record is/are: **AMANDA CASTILLO AND AMANDA CASTILLO AS CUSTODIAN FOR JAMES CASTILLO III**

**By Virtue of Special Warranty Deed recorded 3/11/2016 – OR 7490/1365**

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. **None**

4. Taxes:

**Taxes for the year(s) 2017-2020 are delinquent.**

**Tax Account #: 09-3931-000**

**Assessed Value: \$52,543**

**Exemptions: NONE**

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.

**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:**                     SEPT 8, 2021                    

**TAX ACCOUNT #:**                     09-3931-000                    

**CERTIFICATE #:**                     2018-4936                    

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.

- |               |              |  |
|---------------|--------------|--|
| <u>      </u> | <u>  X  </u> | Notify City of Pensacola, P.O. Box 12910, 32521        |
| <u>      </u> | <u>  X  </u> | Notify Escambia County, 190 Governmental Center, 32502 |
| <u>      </u> | <u>  X  </u> | Homestead for <u>2020</u> tax year.                    |

**AMANDA CASTILLO AND  
AMANDA CASTILLO AS CUSTODIAN  
FOR JAMES CASTILLO III  
10850 LILLIAN HWY.  
PENSACOLA, FL 32506**

**Certified and delivered to Escambia County Tax Collector, this 23<sup>rd</sup> day of June, 2021.**

**PERDIDO TITLE & ABSTRACT, INC.**



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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**

**June 23, 2021**

**Tax Account #: 09-3931-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT SE COR OF LT 4 N ALG E LI OF LT 1106 70/100 FT TO PT ON S R/W LI HERRON VILLA PL (66 FT R/W) FOR POB W ALG S R/W LI 183 20/100 FT SLY DEFLECTING AT AN ANG 92 DEG 39 MIN 53 SEC LEFT 154 87/100 FT W DEFLECTING AT AN ANG 92 DEG 39 MIN 53 SEC RT 16 FT S AT RT ANG 34 50/100 FT ELY DEFLECTING AT AN ANG 92 DEG 20 MIN 0 SEC LEFT 169 20/100 FT TO WLY R/W LI LILLIAN HWY (US HWY 98 66 FT R/W) NELY DEFLECTING AT AN ANG 67 DEG 53 MIN 37 SEC LEFT ALG WLY R/W LI LILLIAN HWY 193 74/100 FT W DEFLECTING AT AN ANG 109 DEG 46 MIN 23 SEC LEFT 42 60/100 FT TO POB OR 7490 P 1365**

**SECTION 16, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-3931-000 (0921-02)**



Recorded in Public Records 03/11/2016 at 11:54 AM OR Book 7490 Page 1365, Instrument #2016017902, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$69.50 Deed Stamps \$303.10

16-022203  
Rec.  
Docs. 303.<sup>10</sup>

Prepared by and return to:  
Jennise Rodriguez  
Legal Assistant  
Alexander P. Almazan, P.A.  
7901 Ludlam RD Suite 100  
Miami, FL 33143  
305-665-6681  
File Number: SAM15-1287  
Will Call No.:

[Space Above This Line For Recording Data]

### Special Warranty Deed

This Special Warranty Deed made this 1 day of March, 2016, between THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5 whose post office address is 8742 Lucent Blvd., Suite 300, Highlands Ranch, CO 80129, grantor, and Amanda Castillo and Amanda Castillo as custodian for James Castillo III, under the Florida Uniform Transfers to Minors Act whose post office address is 10850 Lillian Hwy., Pensacola, FL 32506, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum Forty-Three Thousand Three Hundred and 00/100 Dollars(\$43,300.00) 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, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

**See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.**

**Parcel Identification Number: 09-3931-000**

**PA: 10850 Lillian Hwy., Pensacola, FL 32506**

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5 Specialized Loan Servicing, LLC, as Attorney-in-Fact

Witness Name: Alexander Asinof  
Witness Name: Andrew Atencio

By: Specialized Asset Management LLC, as Attorney-in-Fact for Specialized Loan Servicing, LLC  
Jeff Harnish, Assistant Vice President  
Specialized Asset Management, LLC  
as Attorney in Fact  
For Specialized Loan Servicing, LLC

State of Colorado  
County of Douglas

The foregoing instrument was acknowledged before me, this 1 day of March, 2016, by Jeff Harnish of Specialized Asset Management LLC, as Attorney-in-Fact for Specialized Loan Servicing, LLC, as Attorney-in-Fact for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5, on behalf of the company. He/she  is personally known to me or  has produced \_\_\_\_\_ as identification.

[Notary Seal]

Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**ALEXANDER S ASINOF**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 20154034451**  
**MY COMMISSION EXPIRES 08/31/2019**

### LIMITED POWER OF ATTORNEY

Reference is hereby made to (x) each of the pooling and servicing agreements listed in Schedule 1 attached hereto, by and among The Bank of New York Mellon f/k/a The Bank of New York ("BNY Mellon"), as trustee, Countrywide Home Loans Servicing LP, as master servicer, Countrywide Home Loans, Inc., as seller, one or more additional sellers identified therein, and either of CWALT, Inc. or CWABS, Inc. or CWMBS, Inc., as depositor (each, a "Pooling and Servicing Agreement" and collectively, the "Pooling and Servicing Agreements"), and (y) that certain settlement agreement (the "Settlement Agreement"), dated as of June 28, 2011, by and among BNY Mellon, in its capacity as trustee or indenture trustee of certain mortgage-securitization trusts identified therein, Bank of America Corporation, Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP (f/k/a Countrywide Home Loans Servicing LP) (the "Master Servicer"), Countrywide Financial Corporation and Countrywide Home Loans, Inc. Capitalized terms used but not defined herein shall have the meaning ascribed to them in the Pooling and Servicing Agreements or the Settlement Agreement, as the context requires.

BNY Mellon, as Trustee under the Pooling and Servicing Agreements, hereby constitutes and appoints Specialized Loan Servicing, LLC and its authorized officers (collectively, "SLS") and each of them, its true and lawful attorneys-in-fact and agents, with full powers of substitution and resubstitution, for and in its name, place and stead, in any and all capacities, for the limited purpose of executing and recording any and all documents necessary to effect (i) a foreclosure of a Mortgage Loan, (ii) the disposition of an REO Property, (iii) an assumption agreement or modification agreement or supplement to the Mortgage Note, Mortgage, or deed of trust, (iv) defense of the Trustee in litigation and to resolve any litigation where SLS has an obligation to defend the Trustee, including but not limited to dismissal, termination, cancellation, rescission and settlement, which settlement shall release with prejudice all claims and liabilities against BNY Mellon and will not result in admission of guilt by BNY Mellon, (v) title claim resolution, including but not limited to settlement agreements or (vi) a reconveyance, deed of reconveyance or release or satisfaction of mortgage or such instrument releasing the lien of a Mortgage, (vii) the protection, enforcement and/or assignment of BNY Mellon's interest, as Trustee, in a Mortgage Loan, the property secured thereby, or the proceeds related thereto, including but not limited to preparation or execution of documents relating to tax sales, in each case solely in the performance of SLS's duties and obligations in respect of Mortgage Loans that are then being subserviced by SLS pursuant to a subservicing agreement (the "Subservicing Agreement") with the Master Servicer, then in effect in accordance with the terms of the Settlement Agreement. BNY Mellon also grants unto said attorneys-in-fact and agents, and each of them, subject to the foregoing limitations, the full power and authority to correct minor ambiguities and errors in documents necessary to effect items (i), (ii), (iii), (iv), (v), (vi) and (vii) above, BNY Mellon also grants unto said attorneys-in-fact and agents, and each of them, subject to the foregoing limitations, the full power and authority to do and perform each and every act and thing requisite and necessary to be done in and about the premises, as fully to all intents and purposes as might or could be done in person to effect items (i), (ii), (iii), (iv), (v), (vi) and (vii) above, hereby ratifying and confirming all that said attorneys-in-fact and agents or any of them, or their substitutes, may lawfully do or cause to be done by virtue hereof; provided that this instrument is to be construed and interpreted as a limited power of attorney and does not empower or authorize the said attorneys-in-fact and agents to do any act or execute any document on behalf of BNY Mellon not specifically described herein.

For the purposes of clarification, but not limitation, BNY Mellon grants unto said attorneys-in-fact and agents, and each of them the full power and authority to (x) execute, acknowledge, seal and deliver deeds, deed of trust/mortgage note endorsements, assignments of deed of trust/mortgage and other recorded documents, tax authority notifications and other instruments of sale, conveyance and transfer, full or partial releases and subordinations, each appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits, and supporting documents as may be necessary and proper to effect the execution, delivery, conveyance, recordation or filing of said documents; (y) execute and deliver affidavits of

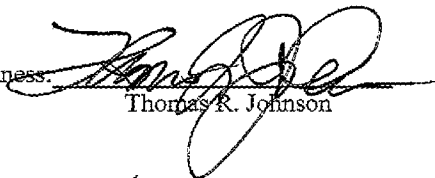
debt, substitutions of trustee, substitutions of counsel, non-military affidavits, notices of rescission, foreclosure deeds, transfer tax affidavits, affidavits of merit, verifications of complaint, notices to quit, bankruptcy declarations for the purpose of filing motions to lift stays and other documents or notice filings on behalf of the Trustee in connection with foreclosure, bankruptcy and eviction actions; and (z) endorse and/or assign any borrower or Mortgagor's check or negotiable instrument received by SLS as a payment under a Mortgage Loan.

Nothing in this Limited Power of Attorney shall be deemed to amend or modify the Pooling and Servicing Agreements, the Settlement Agreement, the applicable Subservicing Agreement or the respective rights, duties or obligations of SLS thereunder, and nothing herein shall constitute a waiver of any rights or remedies thereunder. Without limiting the generality of the foregoing, this Limited Power of Attorney does not provide, and shall not be read so as to provide, SLS with the power to perform or undertake actions which SLS is not authorized to take pursuant to the applicable Subservicing Agreement or that the Master Servicer is not authorized to take pursuant to the applicable Pooling and Servicing Agreement. In addition, each attorney-in-fact and agent is only authorized to act pursuant to this Limited Power of Attorney in a manner which complies with all applicable laws, rules and regulations.

SLS shall indemnify, defend and hold BNY Mellon and its successors and assigns harmless, from and against any and all losses, costs, expenses (including, without limitation, actual attorneys' fees), damages, liabilities, demands or claims of any kind whatsoever, arising out of, related to or in connection with any misuse of this Limited Power of Attorney in any manner or by any person not expressly authorized hereby. Acceptance of this Limited Power of Attorney by SLS, or the taking by SLS of any action pursuant to this Limited Power of Attorney, shall be deemed an agreement and acceptance by SLS of this indemnity obligation.

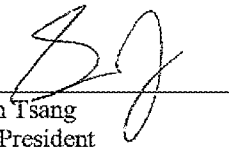
The rights, power, and authority of said attorneys-in-fact and agents granted in this Limited Power of Attorney will commence and be in full force and effect on the date of execution and such rights, powers, and authority will remain in full force and effect until the earlier of (x) 11:59 p.m., New York City time, on the date that is 2 year[s] from such date and (y) the date, if any, on which SLS is no longer an "Approved Subservicer" under the Settlement Agreement; provided, however, that BNY Mellon may terminate this Limited Power of Attorney prior to such date by delivering a written notice of revocation to SLS, with a copy to the Master Servicer.

THE BANK OF NEW YORK MELLON F/K/A  
THE BANK OF NEW YORK, as Trustee

Witness:   
Thomas R. Johnson

By:   
Gerard F. Facendola  
Managing Director

Witness:   
Antonia DePinto

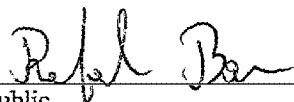
By:   
Gavin Tsang  
Vice President

BK: 7490 PG: 1369

STATE OF: NEW YORK  
COUNTY OF: NEW YORK

On the 1<sup>st</sup> day of February in the year 2016 before me, the undersigned, personally appeared Gerard F. Facendola and Gavin Tsang, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

IN WITNESS THEREOF, I have hereunto set my hand and affixed by official seal the day and year in this certificate first above written.

  
\_\_\_\_\_  
Notary Public

**RAFAL BAR**  
NOTARY PUBLIC, State of New York  
No. 01BA6293822  
Qualified in Kings County  
Commission Expires Dec. 16, 2017

## SCHEDULE 1

List of Pooling and Servicing Agreements

- #5001 & 5035 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9
- #5002 & 5036 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OA6 Mortgage Pass-Through Certificates, Series 2006-OA6
- #5003 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OC8 Mortgage Pass-Through Certificates, Series 2006-OC8
- #5006 & 5037 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-12
- #5007 & 5038 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-15
- #5008 & 5039 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-17
- #5009, 5040 & 5041 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-18
- #5010 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-21
- #5011 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-22
- #5012 & 5042 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-24
- #5013 & 5043 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-25
- #5014 & 5044 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-26
- #5015 & 5045 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-7
- #5017 & 5046 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1

BK: 7490 PG: 1371

- #5018 & 5047 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc Asset-Backed Certificates, Series 2007-10
- #5019 & 5048 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-11
- #5022 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-3
- #5023 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-4
- #5024 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-5
- #5025 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-6
- #5026 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-7
- #5027 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OA10 Mortgage Pass-Through Certificates, Series 2006-OA10
- #5028 & 5049 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13
- #5029 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-14
- #5030 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-20
- #5032 & 5050 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-13
- #5033 & 5051 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-8
- & 5052

File Number: 16-022203

## **EXHIBIT "A"**

Commence at the Southeast corner of Lot 4, Section 16, Township 2 South, Range 31 West, Escambia County, Florida; thence North along the East line of said Lot 4 a distance of 1106.70 feet to a point on the South right-of-way line of Herron Villa Place (66 foot R/W) and the Point of Beginning; thence West along said South right-of-way line a distance of 183.20 feet; thence Southerly deflecting at an angle of 92 degrees 39 minutes 53 seconds left a distance of 154.87 feet; thence West deflecting at an angle of 92 degrees 39 minutes 53 seconds right a distance of 16.00 feet; thence South at right angles a distance of 34.50 feet to the Northwest corner of that parcel of property as described in O.R. Book 1062 at Page 77 of the public records of Escambia County, Florida; thence Easterly deflecting at an angle of 92 degrees 20 minutes 00 seconds left and along the North line of said parcel of property a distance of 169.20 feet to the Westerly right-of-way line of Lillian Highway (U.S. Highway No. 98, 66 foot R/W); thence Northeasterly deflecting at an angle of 67 degrees 53 minutes 37 seconds left along the Westerly right-of-way line of said Lillian Highway a distance of 193.74 feet; thence West deflecting at an angle of 109 degrees 46 minutes 23 seconds left a distance of 42.60 feet to the Point of Beginning. Being a portion of an unrecorded subdivision by J.W. Cook, Surveyor, dated October 19, 1957.