

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000667

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
09-3972-580	2018/4945	06-01-2018	LT 4 LESS N 15 FT & LESS SLY 18 75/100 FT BLK C SHANGRI-LA PLACE S/D PB 9 P 8 A/B OR 2035 P 276 LESS MINERAL RIGHTS

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

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.	
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.

LT 4 LESS N 15 FT & LESS SLY 18 75/100 FT BLK C SHANGRI-LA PLACE S/D PB 9 P 8 A/B OR 2035 P 276 LESS MINERAL RIGHTS



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

0921-03

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	HYDE CHERYL Z 540 TALLOW TREE DR PENSACOLA, FL 32506 540 TALLOW TREE DR 09-3972-580 LT 4 LESS N 15 FT & LESS SLY 18 75/100 FT BLK C SHANGRI-LA PLACE S/D PB 9 P 8 A/B OR 2035 P 276 LESS (Full legal attached.)	Certificate #	2018 / 4945
		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)
# 2018/4945	06/01/2018	751.59	37.58	789.17
→ Part 2: Total*				789.17

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)
# 2020/5078	06/01/2020	1,671.52	6.25	83.58	1,761.35
# 2019/4741	06/01/2019	1,611.96	6.25	80.60	1,698.81
Part 3: Total*					3,460.16

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)	4,249.33
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. Total Paid (Lines 1-6)	4,624.33

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

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



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[← Navigate Mode](#) [Account](#) [Reference](#) [→](#)
[Printer Friendly Version](#)

General Information

Reference: 172S315000040003
Account: 093972580
Owners: HYDE CHERYL Z
Mail: 540 TALLOW TREE DR
 PENSACOLA, FL 32506
Situs: 540 TALLOW TREE DR 32506
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2020	\$17,000	\$87,483	\$104,483	\$104,483
2019	\$17,000	\$82,788	\$99,788	\$99,788
2018	\$17,000	\$76,901	\$93,901	\$93,901

Disclaimer

Tax Estimator

[> File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/1985	2035	276	\$58,900	WD	View Instr
12/1984	2007	70	\$58,900	SC	View Instr
12/1980	1498	924	\$52,500	WD	View Instr
08/1979	1362	774	\$42,800	WD	View Instr

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

2020 Certified Roll Exemptions

None

Legal Description

LT 4 LESS N 15 FT & LESS SLY 18 75/100 FT BLK C
 SHANGRI-LA PLACE S/D PB 9 P 8 A/B OR 2035 P 276 LESS
 MINERAL RIGHTS

Extra Features

FRAME SHED
 METAL SHED

Parcel Information

[Launch Interactive Map](#)

Section Map Id:
 17-2S-31

Approx. Acreage:
 0.7491

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)

326.33

326.2



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

Buildings

Address: 540 TALLOW TREE DR, Year Built: 1979, Effective Year: 1979, PA Building ID#: 104529

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-BRICK-FACE/VENEER
 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-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

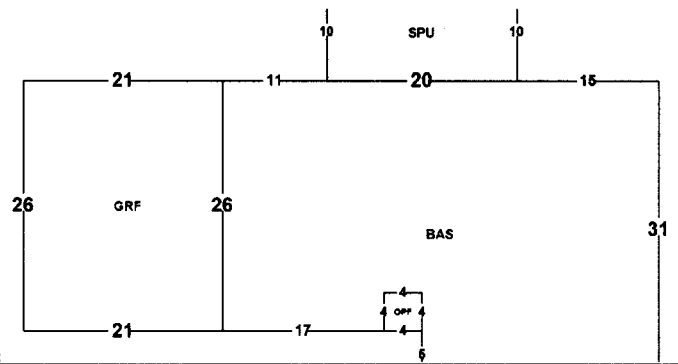
 Areas - 2067 Total Sf

BASE AREA - 1305

GARAGE FIN - 546

OPEN PORCH FIN - 16

SCRN PORCH UNF - 200



8/21/19

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.2129)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 04945**, 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:

LT 4 LESS N 15 FT & LESS SLY 18 75/100 FT BLK C SHANGRI-LA PLACE S/D PB 9 P 8 A/B OR 2035 P 276 LESS MINERAL RIGHTS

SECTION 17, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093972580 (0921-03)

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

CHERYL Z HYDE

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 1344

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 04945**, 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:

LT 4 LESS N 15 FT & LESS SLY 18 75/100 FT BLK C SHANGRI-LA PLACE S/D PB 9 P 8 A/B OR 2035 P 276 LESS MINERAL RIGHTS

SECTION 17, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093972580 (0921-03)

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

CHERYL Z HYDE

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

This Instrument Was Prepared
By And Is To Be Returned To:
VERONICA JAMES,
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:

LT 4 LESS N 15 FT & LESS SLY 18 75/100 FT BLK C SHANGRI-LA PLACE S/D PB 9 P 8 A/B OR 2035 P 276
LESS MINERAL RIGHTS

Customer: CHERYL HYDE

Account Number: 5977-5039

Amount of Lien: \$52.05, 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: 1-11-17

EMERALD COAST UTILITIES AUTHORITY

BY: Veronica James

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11 day of
JANUARY, 2017, by VERONICA JAMES of the Emerald
Coast Utilities Authority, who is personally known to me and who did not take an oath.

 Laura E. Teschel
Notary Public
State of Florida
My Commission Expires 08/11/2019
Commission No. FF 908719

Laura E. Teschel
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

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

ERNE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2003 MAY -5 A 11:39

FAMILY LAW
RECORDED

Case No.: 2003 DR 1210
Division: " P "

IN RE: THE NAME CHANGE OF

RCD May 08, 2003 11:12 am
Escambia County, Florida

Zennia Cheryl Hyde

Petitioner.

ERNE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-093549

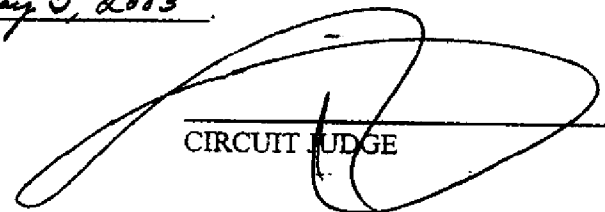
FINAL JUDGMENT OF CHANGE OF NAME (ADULT)

This cause came before the Court on a Petition for Change of Name (Adult) under section 68.07, Florida Statutes, and it appearing to the Court that:

1. Petitioner is a bona fide resident of ESCAMBIA County, Florida;
2. Petitioner's request is not for any ulterior or illegal purpose; and
3. granting this petition will not in any manner invade the property rights of others, whether partnership, patent, good will, privacy, trademark, or otherwise; it is

ORDERED that Petitioner's present name, Zennia Cheryl Hyde
is changed to Cheryl Zennia Hyde, by which
Petitioner shall hereafter be known.

ORDERED ON May 5, 2003


CIRCUIT JUDGE

COPIES TO:
Petitioner

DR BK 4728 PG1092
Escambia County, Florida
INSTRUMENT 2001-856412

AFFIDAVIT OF CONTINUOUS MARRIAGE

STATE OF FLORIDA
COUNTY OF ESCAMBIA COUNTY

BEFORE ME, the undersigned authority, this date appeared CHERYL Z. HYDE, who after having been duly cautioned and sworn stated as follows:

1. That she and Dave Fletcher Hyde were husband and wife and they were married to each other on December 2, 1978 at Hampton, Virginia.
2. That Dave Fletcher Hyde died on April 25, 2001, at Escambia County, Florida.
3. That she and Dave Fletcher Hyde were continuously married to one another from the date of their marriage, December 2, 1978, until the date of the death of Dave Fletcher Hyde.

FURTHER AFFIANT SAITH NAUGHT.

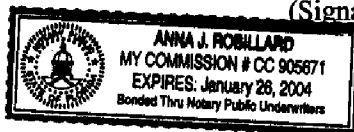
Cheryl Z. Hyde
Cheryl Z. Hyde

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Sworn to and subscribed before me this 20th day of June, 2001, by CHERYL Z. HYDE who is personally known to me or who has produced US MILITARY DEPENDENT ID CARD EXP FEB 21/02 as identification.

Anna J. Robillard
(Signature of Notary Public)

✓ Kenneth R. Riddlehoover
EDDINS & RIDLEHOOVER
900 N. Palafox Street
Pensacola, FL 32501



32:Hyde/Cont Marr

EXHIBIT "A"

03 2035 PAGE 279

SECTION 48280-2502
STATE ROAD 298-B
ESCAMBIA COUNTY
SRD NUMBER 125.1

Mar 15 3 25 PM '95

FILED AND
RECORDED
IN
ESC. 21

350091

LATERAL DITCH LEFT (NORTHERLY) STATION 93 + 00

That part of:

Lot 6, Section 17, Township 2 South, Range 31 West;

lying within 30 feet each side of centerline of a ditch, said ditch centerline being described as follows: Begin on the South line of Section 17, Township 2 South, Range 31 West, at a point 942.70 feet West of the Southeast corner of said Section 17; thence run North 1°37'36" East 850 feet to the end of said ditch centerline herein described;

Containing 1.03 acres, more or less.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY BUREAU
DESCRIPTION APPROVED *[Signature]*

ESCAMBIA

portation respectively, to me known to be the persons described in and who executed the foregoing instrument, and they severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said State of Florida Department of Transportation and the said instrument is the act and deed of said Department.

WITNESS my hand and official seal this 2nd day of

April, 1974.
(NOTARIAL SEAL)

Laverne J. Kirkland
Notary Public

Approved as to form and
legality. State of Florida
Department of Transportation.

P. Bennett
Assistant Attorney

Notary Public, State of Florida at Large
My Commission Expires July 19, 1977
Bonded by American Fire & Casualty Co.

Approved by the Secretary of
Transportation on February 28, 1974

This instrument prepared by:
GEOFFREY B. DORSON
General Counsel
Department of Transportation
Tallahassee, Florida

COUNTY: Escambia
Section: 482 2502
Project:
State Road: 298-B
Parcel No.: SRD Number 125.1

DISCLAIMER

2035 PAGE 277

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, the State of Florida Department of Transportation, hereinafter called the Department, has an ostensible or apparent interest of record or otherwise in the property hereinafter described, although it claims no actual interest, and

WHEREAS, the ostensible or apparent interest of the Department has created a cloud on the title of the true owner, and

WHEREAS, the Department has been requested to clarify the situation;

NOW, THEREFORE, the Department disclaims any and all interests in the property located in Escambia County, Florida, described in Exhibit "A" attached hereto and made a part hereof, and by these presents asserts and proclaims that it has no interest at all in such property and releases any apparent interest it may have.

IN WITNESS WHEREOF, the Department has caused these presents to be signed in the name of the State of Florida Department of Transportation, by its Director of Road Operations, and its seal to be hereto affixed, attested by its Executive Secretary on the 3rd day of April, 1974.

Witnesses: Signed, sealed and delivered in the presence of

Mary Ann Blokey
Lina T. Dorson

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

BY: Jay W. Brown
Director of Road Operations

ATTEST: Carolyn Scarabin (SEAL)
Executive Secretary

STATE OF FLORIDA)
COUNTY OF LEON)

BEFORE ME, the undersigned authority, this day personally appeared JAY W. BROWN and CAROLYN SCARABIN, Director of Road Operations and Executive Secretary of the State of Florida Department of Trans-

REC
DOC
TOT

3A-23821

15-00
263.05 17.00
270.05 265.05
265.05

2035 PAGE 276

State of Florida

WARRANTY DEED

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS That we, REX E. PETTY
AND ERMA PETTY, husband and wife,
for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby
acknowledged, do bargain, sell, convey and grant unto DAVE FLETCHER HYDE
AND CHERYL Z. HYDE, husband and wife, of
540 TALLOW TREE PEISACOLA, FLA. TO HAVE AND TO HOLD unto their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and
being in the State of Florida, and County of Escambia to-wit:

LOT 4, LESS THE NORTHERLY 15.0 FEET OF LOT 4 AND LESS THE SOUTHERLY 18.75 FEET OF LOT
4, BLOCK "C" OF SHANGRI LA PLACE SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION
17, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF
SAID SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGES 8A AND 8B OF THE PUBLIC RECORDS
OF SAID COUNTY.

SEE DISCLAIMER ATTACHED:

RECEIVED
16342
STATE OF FLORIDA
DEPARTMENT OF REVENUE
265.05

THIS INSTRUMENT WAS PREPARED BY
A REAL ESTATE
AGENT LICENSED IN
FLORIDA AND IS
SUBJECT TO THE INSURANCE CORPORATION
OF FLORIDA, INCORPORATED
IN FLORIDA, FOR THE
PROTECTION OF THE INSURANCE POLICY
AND THE INSURANCE COMPANY.

Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting
the above property, if any

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances
thereto belonging or in anywise appertaining, free from all exemptions and right of homestead

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have
a good right to convey the same; that it is free of lien or encumbrance, and that we, our heirs, executors and admin-
istrators, the said grantees, their heirs, executors administrators and assigns, in the quiet and peaceable possession
and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever fully warrant and
defend

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12 day of March, 1985

Signed sealed and delivered in the presence of

REX E. PETTY (SEAL)

State of Texas

COUNTY OF BEXAR

REX E. PETTY

Before the subscriber personally appeared

AND ERMA PETTY

known to me, and known to me to be the individuals described by said names in and
who executed the foregoing instrument and acknowledged that they executed the same
for the uses and purposes therein set forth

Given under my hand and official seal this 12th day of March, 1985

Notary Public
My commission expires 10/2/88

SPACE BELOW FOR RECORDING USE

PROPERTY INFORMATION REPORT

June 15, 2021

Tax Account #: 09-3972-580

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 4 LESS N 15 FT & LESS SLY 18 75/100 FT BLK C SHANGRI-LA PLACE S/D PB 9 P 8 A/B OR
2035 P 276 LESS MINERAL RIGHTS**

SECTION 17, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-3972-580 (0921-03)

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 #: 09-3972-580

CERTIFICATE #: 2018-4945

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.

**CHERYL Z HYDE A/K/A
ZENNA CHERYL HYDE
540 TALLOW TREE DRIVE
PENSACOLA, FL 32506**

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

Certified and delivered to Escambia County Tax Collector, this 15th day of June 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

June 15, 2021

Tax Account #: 09-3972-580

1. The Grantee(s) of the last deed(s) of record is/are: **CHERYL Z HYDE A/K/A ZENNIA CHERYL HYDE**
2. **By Virtue of Warranty Deed recorded 03/15/1985 – OR 2035/276 and Affidavit and Death Certificate recorded 6/25/2001 – OR4728/1092**
3. The land covered by this Report is: **See Attached Exhibit “A”**
4. 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 2/1/2017 – OR 7660/1308.**
5. Taxes:

Taxes for the year(s) 2017-2020 are delinquent.
Tax Account #: 09-3972-580
Assessed Value: \$104,483
Exemptions: NONE
6. 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 #: 09-3972-580 CERTIFICATE #: 2018-4945

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 8, 2001 to and including June 8, 2021 Abstractor: Stacie Wright

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 17, 2021

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 8, 2021, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC CAPITAL ONE NA AS COLLATER holder of Tax Certificate No. 04945, 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:

LT 4 LESS N 15 FT & LESS SLY 18 75/100 FT BLK C SHANGRI-LA PLACE S/D PB 9 P 8 A/B OR 2035 P 276 LESS MINERAL RIGHTS

SECTION 17, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093972580 (0921-03)

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

CHERYL Z HYDE

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 12th day of July 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.

Post Property:

540 TALLOW TREE DR 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

CHERYL Z HYDE
540 TALLOW TREE DR
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

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Dated this 12th day of July 2021.

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 04945 of 2018

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 22, 2021, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CHERYL Z HYDE 540 TALLOW TREE DR PENSACOLA, FL 32506	ZENNIA CHERYL HYDE 540 TALLOW TREE DRIVE PENSACOLA FL 32506
--	---

ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514

WITNESS my official seal this 22th day of July 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 093972580 Certificate Number: 004945 of 2018

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/08/2021	Redemption Date 07/27/2021
Months	13	11
Tax Collector	\$4,624.33	\$4,624.33
Tax Collector Interest	\$901.74	\$763.01
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$5,532.32	\$5,393.59 TC
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	\$77.06
Total Clerk	\$558.07	\$544.06 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$18.00	\$18.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$6,125.39	\$5,972.65
	Repayment Overpayment Refund Amount	\$152.74
Book/Page	8507	1382

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 004945
 Redeemed Date 07/27/2021**

Name KIMBERLY BRYSON 540 TALLOW TREE DR PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$558.07
Due Tax Collector = TAXDEED	\$5,532.32
Postage = TD2	\$18.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

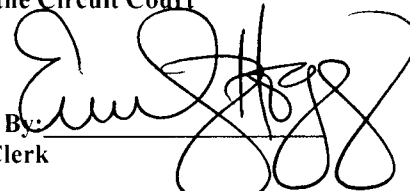
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 093972580 Certificate Number: 004945 of 2018**

Payor: KIMBERLY BRYSON 540 TALLOW TREE DR PENSACOLA, FL 32506 Date 07/27/2021

Clerk's Check #	452384104	Clerk's Total	\$558.07
Tax Collector Check #	1	Tax Collector's Total	\$5,532.32
		Postage	\$18.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,125.39

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>

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 1382, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04945, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **093972580 (0921-03)**

DESCRIPTION OF PROPERTY:

**LT 4 LESS N 15 FT & LESS SLY 18 75/100 FT BLK C SHANGRI-LA PLACE S/D PB 9 P 8 A/B OR
2035 P 276 LESS MINERAL RIGHTS**

SECTION 17, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: CHERYL Z HYDE

Dated this 27th day of July 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 8, 2021, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC CAPITAL ONE NA AS COLLATER holder of Tax Certificate No. 04945, 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:

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

CHERYL Z HYDE

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 12th day of July 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.

Post Property:

540 TALLOW TREE DR 32506



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

By:
Emily Hogg
Deputy Clerk

2021 JUL 14 9 13

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0921-03

Document Number: ECSO21CIV025011NON

Agency Number: 21-008246

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04945 2018

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Reviewed

Plaintiff: RE: CHERYL Z HYDE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/16/2021 at 9:13 AM and served same at 1:46 PM on 7/20/2021 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

J. Cypret

J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

WARNING

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Dated this 12th day of July 2021.

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Personal Services:

CHERYL Z HYDE
540 TALLOW TREE DR
PENSACOLA, FL 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

CHERYL Z HYDE
540 TALLOW TREE DR
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

2021 JUL 15 4 01 PM

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0921-03

Document Number: ECSO21CIV025009NON

Agency Number: 21-008245

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04945 2018

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Noted

Plaintiff: RE: CHERYL Z HYDE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 7/16/2021 at 9:13 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for CHERYL Z HYDE , Writ was returned to court UNEXECUTED on 7/20/2021 for the following reason:

PER RESIDENT AT 540 TALLOW TREE DRIVE, SUBJECT IS DECEASED. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

Det 926

J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

CHERYL Z HYDE [0921-03]
540 TALLOW TREE DR
PENSACOLA, FL 32506

9171 9690 0935 0127 1728 61

ZENNIA CHERYL HYDE [0921-03]
540 TALLOW TREE DRIVE
PENSACOLA FL 32506

9171 9690 0935 0127 1728 78

ECUA [0921-03]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0127 1728 85

Redeemed

Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared **Michael P. Driver** who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE – 09-08-2021 – TAX CERTIFICATE #'S 04945

in the CIRCUIT Court

was published in said newspaper in the issues of

AUGUST 5, 12, 19, 26, 2021

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Digitally signed by Michael P Driver
DN: cn=US, o=The Escambia Sun Press LLC,
ou=A01410D00000171E5A7746E0000AE64, cn=Michael P Driver
Date: 2021.08.26 08:51:51 -05'00'

PUBLISHER

Sworn to and subscribed before me this 26TH day of AUGUST
A.D., 2021



Digitally signed by Heather Tuttle
DN: cn=US, o=The Escambia Sun Press LLC,
ou=A01410D00000171E5ABA6670000AE70, cn=Heather Tuttle
Date: 2021.08.26 09:03:46 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

Page 1 of 1

**NOTICE OF APPLICATION FOR
TAX DEED**

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LT 4 LESS N 15 FT & LESS SLY 18
75/100 FT BLK C SHANGRI-LA PLACE
S/D PB 9 P 8 A/B OR 2035 P 276 LESS
MINERAL RIGHTS SECTION 17,
TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093972580
(0921-03)

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

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 15th day of July 2021.

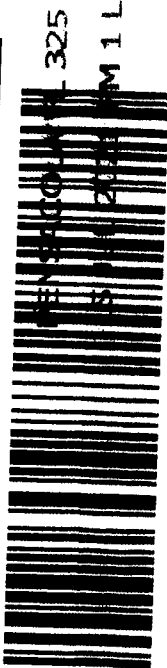
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-08-05-12-19-26-2021

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™

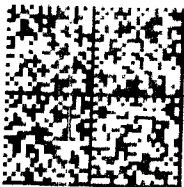


quadrant

FIRST-CLASS MAIL

\$005.86

071502021 ZIP 32502
046M31219251



US POSTAGE

9171 9690 0935 0127 1728 78

Ways

ZENNIA CHERYL HYDE [0921-03]
540 TALLOW TREE DRIVE
PENSACOLA FL 32506

322 DE 1

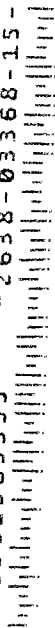
0008/11/21

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
32502583335

BC. 32502583335

*2638-03368-15-41



Pam Childers

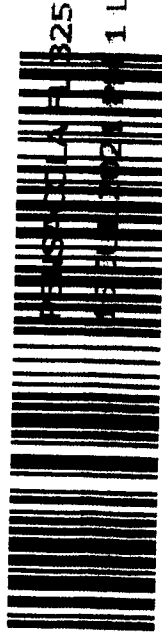
Clerk of the Circuit Court & Comptroller

Official Records

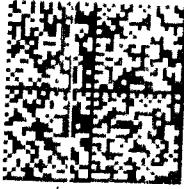
221 Palafox Place, Suite 110

Pensacola, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0127 1728 61



quadrant

FIRST-CLASS MAIL

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per

CHERYL Z HYDE [0921-03]
540 TALLOW TREE DR
PENSACOLA, FL 32506

322 DE 1

7/16

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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 32502583335

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