# **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

512 R. 12/16

Application Number: 2000421

To: Tax Collector of	ESCAM	BIA COUNTY ,	Florida	
I, TLOA OF FLORIDA LLC CAPITOL ONE BANK, C NEW ORLEANS, LA 7 hold the listed tax certif	C/O TLOA H 0154-4077	,		Collector and make tax deed application thereon:
Account Number		Certificate No.	Date	Legal Description
10-2062-195		2018/5619	06-01-2018	LT 40 GRANDE LAGOON NORTH PB 9 P 19 OR 6629 P 859
<ul><li>pay all delinque</li><li>pay all Tax Co Sheriff's costs</li></ul>	tstanding uent and coollector's fe , if applicate certificate	tax certificates plus intermitted taxes, plus interes, property informationals.	rest covering the n report costs, C	
Electronic signature of TLOA OF FLORIDA L CAPITOL ONE BANK BOX 54077 NEW ORLEANS, LA	LC , C/O TLC	A HOLDINGS, LLC PO	)	
A	pplicant's s	gnature		04-21-2020 Application Date

Par	t 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.		
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.	51371
16.	Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18.	Redemption fee	6.25
19.	Total amount to redeem	0.07
Sign h	ere:  Date of sale 5	3-2/
	Signature, Clerk of Court or Designee	/

#### **INSTRUCTIONS**

#### Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

#### Clerk of Court (complete Part 5)

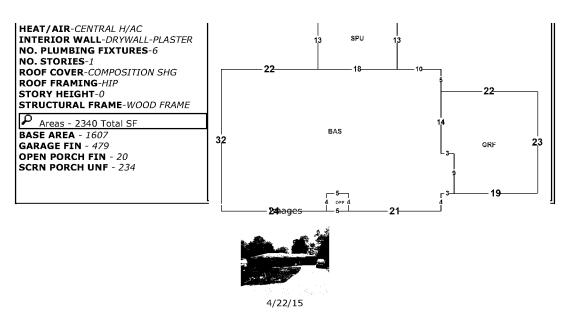
Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8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

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

0821-14 513

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed	App	lication Infor	mation						
Applicant Name Applicant Address	CAP BOX	A OF FLORIDA ITOL ONE BAN 54077 / ORLEANS, LA	IK, C/O TL		NGS, LLC PO	Application date			Apr 21, 2020
Property description		JAMS NICHOL				Cer	tificate#		2018 / 5619
description	PEN	)1 LONGWOOD SACOLA, FL	32507			Date certificate issued			06/01/2018
	1			RTH PB 9	P 19 OR 6629	Deed application number			2000421
							ount number		10-2062-195
Part 2: Certificat	es Ov			Т		App			·
Column 1 Certificate Numbe	er	Columr Date of Certific		_	olumn 3 ount of Certificate		Column 4 Interest		Column 5: Total (Column 3 + Column 4)
# 2018/5619	2018/5619 06/01/2018				1,193.11				1,252.7
							→Part 2:	Total*	1,252.7
Part 3: Other Cei	rtifica	tes Redeeme	ed by Ap	plicant (C	Other than Co	unty	)		
Column 1 Certificate Number	D	Date of Other Face A		mount of Certificate  Column 4  Tax Collector's F		Column 5 Fee Interest			Total (Column 3 + Column 4 + Column 5)
# /									,
					,		Part 3:	Total*	0.0
Part 4: Tax Colle	ector	Certified Am	ounts (Li	ines 1-7)			-		
Cost of all certi	ficates	s in applicant's	possessio	n and othe			ed by applica of Parts 2 + 3		1,252.7
2. Delinquent taxe	es paid	d by the applica	int						0.0
3. Current taxes p	oaid by	the applicant							0.0
4. Property inform	nation	report fee and l	Deed Appl	ication Red	cording and Rele	ease	Fees		200.0
5. Tax deed appli	cation	fee		-					175.0
6. Interest accrue	d by ta	ax collector und	er s.197.5	42, F.S. (s	ee Tax Collecto	r Inst	ructions, pag	e 2)	0.0
7.						To	otal Paid (Lin	es 1-6)	1,627.7
certify the above in						infor	mation repor	t fee, an	d tax collector's fees
	X		)				Escambia Co	unty , FI	orida
Sign here: Signa	ture, Ta	x Collector or Desig	nee			Ε	Date <u>May</u>	4th, 202	20
-/		and the same of th	<u> </u>	Court by 10 da	ays after the date sig	ned.	See Instruction	s on Pag	e 2



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

Last Updated:05/08/2020 (tc.2330)



Real Estate Search Tangible Property Search Sale List

Printer Friendly Version

**Launch Interactive Map** 

#### General Information

Reference: 223S316200000040

Account: 102062195

Owners: WILLIAMS NICHOLAS REX 12001 LONGWOOD DR Mail: PENSACOLA, FL 32507 Situs: 12001 LONGWOOD DR 32507

Use Code: SINGLE FAMILY RESID 🔑

Taxing COUNTY MSTU Authority:

Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford

Escambia County Tax Collector

### Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$23,500	\$103,225	\$126,725	\$102,741
2018	\$23,500	\$95,859	\$119,359	\$100,826
2017	\$23.750	\$88 754	\$112 504	\$98 753

#### **Disclaimer**

#### **Tax Estimator**

#### > File for New Homestead **Exemption Online**

#### Sales Data

#### Records Sale Date Book Page Value Type (New Window)

08/23/2010 6629 859 \$145,500 WD View Instr 02/2006 5850 1836 \$100 WD View Instr 01/2006 5817 957 \$150,000 WD View Instr 04/2003 5118 1566 \$84,500 WD View Instr 05/1995 3763 964 \$67,000 WD View Instr

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

#### 2019 Certified Roll Exemptions

HOMESTEAD EXEMPTION

#### **Legal Description**

LT 40 GRANDE LAGOON NORTH PB 9 P 19 OR 6629 P 859

#### **Extra Features**

FRAME SHED METAL BUILDING

#### Information Section Map Id: 22-3S-31-2 Approx. Acreage: 0.3626

Official

Zoned: 🔑 MDR

Parcel

Evacuation & Flood Information Open Report

90

View Florida Department of Environmental Protection(DEP) Data

Address:12001 LONGWOOD DR, Year Built: 1979, Effective Year: 1979

Structural Elements DECOR/MILLWORK-AVERAGE **DWELLING UNITS-1 EXTERIOR WALL-BRICK-FACE/VENEER** FLOOR COVER-CARPET FOUNDATION-SLAB ON GRADE

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020038553 5/12/2020 4:41 PM
OFF REC BK: 8294 PG: 1823 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC CAPITOL ONE BANK C/O TLOA HOLDINGS LLC holder of Tax Certificate No. 05619, 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 40 GRANDE LAGOON NORTH PB 9 P 19 OR 6629 P 859

**SECTION 22, TOWNSHIP 3 S, RANGE 31 W** 

TAX ACCOUNT NUMBER 102062195 (0521-14)

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

#### **NICHOLAS REX WILLIAMS**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of May, which is the 3rd day of May 2021.

Dated this 12th day of May 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.

COMPT OF STATE OF STA

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020038554 5/12/2020 4:49 PM
OFF REC BK: 8294 PG: 1824 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 8294, Page 1823, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05619, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 102062195 (0521-14)

**DESCRIPTION OF PROPERTY:** 

LT 40 GRANDE LAGOON NORTH PB 9 P 19 OR 6629 P 859

**SECTION 22, TOWNSHIP 3 S, RANGE 31 W** 

NAME IN WHICH ASSESSED: NICHOLAS REX WILLIAMS

Dated this 12th day of May 2020.

COMPTOR

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk





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

Tax Deed - Redemption Calculator
Account: 102062195 Certificate Number: 005619 of 2018

Redemption No V	pplication Date 04/21/2020	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 05/03/2021	Redemption Date 05/12/2020
Months	13	1
Tax Collector	\$1,627.77	\$1,627.77
Tax Collector Interest	\$317.42	\$24.42
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,951.44	\$1,658.44
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	\$7.01
Total Clerk	\$558.07	\$474.01 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$2,626.51	\$2,149.45 -120-200 =\$1829
	Repayment Overpayment Refund Amount	\$477.06
Book/Page		

#### **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 005619

**Redeemed Date** 05/12/2020

Name RANDI MULLER 12001 LONGWOOD DR PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$558.07
Due Tax Collector = TAXDEED	\$1,951.44
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00
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 SUM	MARY	
No Inforr	mation Availa	ble - See D	ockets		

#### **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: 102062195 Certificate Number: 005619 of 2018

Payor: RANDI MULLER 12001 LONGWOOD DR PENSACOLA, FL 32507 Date 05/12/2020

Clerk's Check # 1	Clerk's Total	\$\$58,07 1812.L
Tax Collector Check # 1	Tax Collector's Total	\$1, <b>93</b> 1.44
	Postage	\$60,00
	Researcher Copies	\$40.00
	Recording	\$10.00
	Prep Fee	\$7.00
	Total Received	<del>\$2,626.51</del>
	TO AND THE PARTY OF THE PARTY O	A .000 15

\$ 1829.45

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

Par	t 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.	51,370.50
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign I	nere: Date of sale <u>05/03/</u> Signature, Clerk of Court or Designee	2021

# INSTRUCTIONS & C.25

#### Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

#### Clerk of Court (complete Part 5)

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

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



## **CERTIFICATION OF TAX DEED APPLICATION**

Sections 197.502 and 197.542, Florida Statutes

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

Part 1: Tax Deed	Appl	lication Infor	nation					
Applicant Name Applicant Address	CAP BOX	A OF FLORIDA ITOL ONE BAN 54077 / ORLEANS, LA	IK, C/O TL		INGS, LLC PO	Аррі	lication date	Apr 21, 2020
Property description	1200	LIAMS NICHOL 01 LONGWOOD SACOLA, FL	DR			Cert	ificate #	2018 / 5619
	10-2	01 LONGWOOD 062-195 0 GRANDE LAG 9		RTH PB 9	P 19 OR 6629	Date certificate issued		06/01/2018
Part 2: Certificat	es Ov	wned by App	icant and	d Filed w	ith Tax Deed	Appl	ication	
Column 1 Certificate Numbe	er	Column Date of Certific	-		olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/5619		06/01/20	)18		1,193.11		59.66	1,252.77
							→Part 2: Total*	1,252.77
Part 3: Other Cer	rtifica	tes Redeeme	d by Ap	plicant (C	Other than Co	unty	)	
Column 1 Certificate Number	D	Column 2 Date of Other Pertificate Sale	Face A	ımn 3 mount of certificate	Column 4 Tax Collector's f	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
#/								
							Part 3: Total*	0.00
Part 4: Tax Colle	ector	<b>Certified Am</b>	ounts (Li	nes 1-7)				
Cost of all cert	ificate	s in applicant's	possessio	n and othe			ed by applicant of Parts 2 + 3 above)	1,252.77
2. Delinquent tax	es pai	d by the applica	int					0.00
3. Current taxes	paid b	y the applicant						0.00
4. Property inform	nation	report fee						200.00
5. Tax deed appli	ication	fee						175.00
6. Interest accrue	ed by t	ax collector und	ler s.197.5	42, F.S. (s	see Tax Collecto	r Inst	ructions, page 2)	0.00
7.						To	otal Paid (Lines 1-6)	1,627.77
I certify the above in have been paid, and						/ infor	mation report fee, ar	nd tax collector's fees
DA	1			<del>.</del>			Escambia, Florid	а
Sign here: Sign	ebre, Ta	ax Collector or Desi	gnee			Date	August 25th, 20	20
	~		-					

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

Recorded in Public Records 1/21/2020 1:09 PM OR Book 8234 Page 509, Instrument #2020005738, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording S10.00

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ev. February 2004	<del>)</del> )	NOTICE	or reactar r	ax Elen		
	ESS/SELF EMPLO	OYED AREA #3	erial Number 3995	505919	For Optional	Use by Recording Office
Code, we are have been as a demand fo there is a lie property beladditional pe	e giving a notice seessed against the payment of the in favor of the longing to this to	that taxes (including following-named is liability, but it reduced the United States on axpayer for the among and costs that mand costs that	of the Internal R ng interest and per taxpayer. We have mains unpaid. The all property and rip count of these taxe ay accrue.	nalties) e made refore, ghts to		
	PENSACOI		ach assessment listed			
	following such dat		column (e), this notice ficate of release as of the column (e), this notice ficate of release as of the column (e), this notice ficate of release as of the column (e), this notice ficate of release as of the column (e), this notice ficate of release as of the column (e), this notice ficate of release as of the column (e), this notice ficate of release as of the column (e), this notice ficate of release as of the column (e), this notice ficate of release as of the column (e), this notice ficate of release as of the column (e), this notice ficate of release as of the column (e), this notice ficate of release as of the column (e), this notice ficate of release as of the column (e), this notice ficate of release as of the column (e), this notice ficate of the column (e), the			Unpaid Balance of Assessment
(a) 1040	<b>(b)</b> 12/31/2017	(c) XXX-XX-	(d) ■ 05/28/2018	(e) 06/27		<b>(f)</b> 2867.41
		·				
of Ethio						
Place of Filing	CLERK ESCAM	OF CIRCUIT C BIA COUNTY COLA, FL 3259			Total	\$ 2867.41
	CLERK ESCAM	BIA COUNTY COLA, FL 3259		)	Total	\$ 2867.41 , on this
This notice w	CLERK ESCAM PENSA as prepared and	BIA COUNTY COLA, FL 3259	5 BALTIMORE, MI	)	Total	

Recorded in Public Records 09/30/2016 at 04:24 PM OR Book 7599 Page 1924, Instrument #2016076086, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

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<b>form 668 (Y)</b> Rev. February 200	` -	Notice	of Federal T	ax Lien	
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Code, we as have been a a demand for there is a lie property be additional p	re giving a notice issessed against to or payment of th en in favor of th longing to this t	1, 6322, and 6323 that taxes (including he following-named this liability, but it rene and taxpayer for the amount, and costs that may WILLIAMS	g interest and per axpayer. We hav nains unpaid. The I property and ri unt of these taxo	nalties) e made erefore, ghts to	
esidence	PENSACOI	DNGWOOD DR LA, FL 32507-90	n assessment listed	below,	
	following such dat	ed by the date given in co te, operate as a certific			
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2015	XXX-XX-	08/15/2016	09/14/2026	4539.19
I £ = 12 · · ·		OF CIRCUIT COUNTY	RT	Total	\$ 4539.19
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CAT. NO 60025X

Recorded in Public Records 04/14/2015 at 02:20 PM OR Book 7328 Page 1601, Instrument #2015027600, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

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orm 668 (Y)(		Department of the Notice	ie Treasury - Intei <b>of Federal T</b>		e Service	
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MALL BUSIN	ESS/SELF EMPL ne:(800) 829-3	OYED AREA #3		37 <b>4</b> 115	ОГОРИСТА	t dec by need any embe
Code, we are have been as a demand fo there is a lie property bel additional personal property beloadditional personal property beloadditional personal pers	e giving a notice seessed against the payment of the min favor of the conging to this the conging to the congin	1, 6322, and 6323 of that taxes (including the following-named ta is liability, but it reme the United States on all axpayer for the amou , and costs that may	interest and per expayer. We have ains unpaid. The property and ri ant of these taxe	nalties) e made erefore, ghts to		
lame of Taxp		R WILLIAMS	<del></del> -			
		A, FL 32507-90	38			
unless notice on the day in IRC 6325 Kind of Tax	of the lien is refile following such dat (a).  Tax Period Ending	ORMATION: For each d by the date given in cole, operate as a certification.	Date of Assessment	e shall, defined Last Day Refilin	for g	Unpaid Balance of Assessment
(a) 1040	(b) 12/31/2010	(c)	(d) 10/29/2012	(e) 11/28/2	2022	<b>(f)</b> 85272.76
Place of Filing	ESCAMB	OF CIRCUIT COU IA COUNTY OLA, FL 32595	RT		Total	\$ 85272.76
	ESCAMB	IA COUNTY OLA, FL 32595	RT LTIMORE, MD		Total	\$ 85272.76
his notice wa	ESCAMB PENSAC	IA COUNTY OLA, FL 32595 signed atBA			Total	

BK: 7610 PG: 1380 Last Page

**EXHIBIT "A"** 

#### **LEGAL DESCRIPTION**

Lot 40, Grande Lagoon North, a subdivision of a portion of Section 22, Township 3 South, Range 31 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 9, Page(s) 19, of the Public Records of said County.

Recorded in Public Records 10/21/2016 at 11:00 AM OR Book 7610 Page 1379, Instrument #2016081603, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50

Prepared by: Partnership Title Company, LLC 1015 North 12<sup>th</sup> Avenue Pensacola, FL 32501 **File # 16FL-5439** 

#### ASSIGNMENT OF MORTGAGE

STATE OF FLORIDA COUNTY OF ESCAMBIA

WE THE UNDERSIGNED OWNERS of a mortgage (and of the indebtedness secured by it) made by Nicholas Rex Williams, an unmarried man to George E. Waller and Cynthia C. Waller, as Trustees of the Waller Family Trust Agreement dated February 27, 2006 for One Hundred Twenty Five Thousand Five Hundred and 00/100 (\$125,500.00) on the 23<sup>rd</sup> day of August, 2010, and recorded in Official Records Book 6629 at Page 861, together with Assignment of Mortgage, dated November 21, 2013 and recorded in Official Record Book 7195 Page 459 of the public records of Escambia County, Florida, for valuable considerations do assign and transfer the above-described mortgage and indebtedness to Roger T. DeValcourt and Tanja S. DeValcourt, husband and wife, 5555 Sandview Drive, Pensacola, Florida 32507

DATED THIS21s	st day of October	, 2016	
		Geor	rge E. Waller
STATE OF FLORIDA COUNTY OF <u>ESCAI</u>			
THE FOREGOING IN	STRUMENT was acknowledged eorge E. Waller, who has provide	before me this 216t ed a driver's license as	day of <u>October</u> identification, and who did take an oath.
My Commission expi	res:	Natary Bubble	
(Notary Seal)	CAROL D. EUBANKS Notary Public, State of Florida Commission No. FF 944229 Commission Expires March 3, 20	ŧ	,

BK: 7195 PG: 460 Last Page

and who are take an oath.	
DEBORAH M. POLLOCK MY COMMISSION # EE 050574 EXPIRES: January 24, 2015 Bonded Thru Notary Public Underwriters	Dubruh M. Pulloa
CONTRACT PROPERTY OF THE CONCENTRACE	NOTARY PUBLIC
	Deburah M. Pollock
	Printed Name
(NOTARY SEAL)	My Commission Expires:
STATE OF Florida	
COUNTY OF GOCCONTRA	
The foregoing instrument  One day of None  WALLER, as trustee of the WALLER F	was acknowledged before me this 2013 by CYNTHIA C. FAMILY TRUST who is
( ) personally known ( Y ) identified by driver's lic ( ) identified by	cense
and who did take an oath.	

Printed Name

My Commission Expires:

DEBORAH M. POLLOCK MY COMMISSION # EE 050574 EXPIRES: January 24, 2015 Bonded Thru Notary Public Underwriter Recorded in Public Records 07/11/2014 at 04:25 PM OR Book 7195 Page 459, Instrument #2014049160, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50



#### ASSIGNMENT

In consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, GEORGE E. WALLER and CYNTHIA C. WALLER, as Trustees of the WALLER FAMILY TRUST AGREEMENT DATED FEBRUARY 27, 2006, hereinafter Grantors, hereby assign to GEORGE E. WALLER, all of the Grantors' right, title, and interest in that certain Promissory Note and Mortgage dated August 23, 2010 by and between NICHOLAS REX WILLIAMS, as mortgagor and GEORGE E. WALLER and CYNTHIA C. WALLER, as Trustees of the WALLER FAMILY TRUST AGREEMENT DATED FEBRUARY 27, 2006, as mortgagees, in the original principal amount of \$125,500.00 (One Hundred Twenty-Five Thousand Dollars) recorded in Official Record Book 6629 at page 861 of the Public Records of Escambia County, Florida.

IN WITNESS WHEREOF, the Grantors have caused this Assignment to be executed and delivered this 2/3 day of November, 2013.

WITNESSES:

Blumphon, 2013.

WITNESSES:

Blumphon, 2013.

GEORGE E. WALLER, Trustee

CYNTHIA C. WALLER, Trustee

BK: 863 Last Page

- Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other payment hereunder which would render this instrument usurious as to the Mortgagor under the laws of the State of Florida.
- 10. This Mortgage and the Note secured hereby may not be assumed without the prior written consent of the Mortgagee. If all or any part of the Property or any interest in it is sold or transferred without said prior written consent, Mortgagee may, at its option, require immediate payment of all sums due under the terms of this Mortgage. Mortgagee will not sell, assign or transfer this mortgage prior to the third anniversary of the date of this Note.
- 11. If this mortgage is prepaid at any time during its term, there shall be no prepayment penalty.

IN WITNESS WHEREOF, the said Mortgagor has executed these presents, this the date and year first above written.

Signed, sealed and delivered in the presence of:

Print Name:

LISA A. DURANT

COMMISSION # DD 326713

XPIRES: December 10, 2012

nded Thru Budget Notary Services

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this Asia of August, 2010, by Nicholas Rex Williams, who is personally known to me or who produced Divivers License as identification and did not take an oath.

Sign: Print:

NOTARY/PUBLIC My Commission Expires:

My Commission Number:

BK: 6629 PG: 862

Mortgagor. In the event of loss or damage, insurance proceeds will be applied to the payment of the Note or restoration of the improvements, whichever the Mortgagor elects. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable upon demand by Mortgagee and shall be secured by this mortgage. If any sum becomes payable under such policy, Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.

- 4. That Mortgagor will not commit, permit or suffer any waste, impairment or deterioration of the mortgaged property. Upon the failure of Mortgagor to keep the buildings on the property in good condition or repair, Mortgagee may demand either the adequate repair of the buildings, an increase in the amount of security, or the immediate repayment of the debt secured. Failure of Mortgagor to comply with the demand of Mortgagee for a period of fifteen days shall constitute a breach of this mortgage.
- 5. To pay all expenses reasonably incurred by Mortgagee due to failure of Mortgagor to comply with the agreements in the note or this mortgage, including reasonable attorney fees. The cost thereof, with interest thereon from the date of payment at the rate specified in the note, shall also be secured by this mortgage.
- 6. That if any of the installments of principal and interest due by the terms of said promissory note are not paid when due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of the note plus interest, costs, and attorney fees, shall immediately become due at the option of Mortgagee, and Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.
- 7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.
- 8. If this is a junior mortgage, Mortgagor shall pay all installments of principal and interest and perform each and every covenant and obligation of the prior mortgage. Failure of Mortgagor to do so shall constitute a default hereunder. Upon failure of Mortgagor to do so, Mortgagee may (but shall not be required to) make such payments or perform such covenants or obligations and the cost of same, together with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable by Mortgagor upon demand by Mortgagee and shall be secured by the lien of this mortgage.

Recorded in Public Records 08/27/2010 at 03:47 PM OR Book 6629 Page 861, Instrument #2010056052, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00 MTG Stamps \$439.25 Int. Tax \$251.00



This instrument was prepared by: Wilson, Harrell, Farrington, Ford, Fricke, Wilson & Spain, P.A. 13020 Sorrento Road Pensacola, FL 32507 WHFF# 1-45454

#### **MORTGAGE**

NICHOLAS REX WILLIAMS, an unmarried man, hereinafter called Mortgagor, in consideration of the principal sum specified in the promissory note hereafter described, received from GEORGE E. WALLER AND CYNTHIA C. WALLER, ASTRUSTEES OF THE WALLER FAMILY TRUST AGREEMENT DATED FEBRUARY 27, 2006, whose address is 28107 Perdido Beach Blvd, Building D, Unit PH13, hereinafter called Mortgagee, (which terms Mortgagor and Mortgagee shall be construed to include the plural as well as the singular, whenever the context so permits or requires) hereby on this 23rd day of August, 2010, mortgages to the Mortgagee the real property in Escambia County, Florida described as:

LOT 40, GRANDE LAGOON NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 19 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

as security for the payment of the following:

ONE (1) PROMISSORY NOTE OF EVEN DATE HEREWITH IN THE ORIGINAL PRINCIPAL AMOUNT OF **\$ 125,500.00 PAYABLE** ACCORDING TO ITS TERMS.

#### AND Mortgagor agrees:

- 1. To make all payments required by the note and this mortgage promptly when due.
- 2. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable on demand by Mortgagee and shall be secured by this mortgage.
- 3. To keep all buildings now or hereafter on the land insured against damage by fire, flood and windstorm in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the

BK: 6629 PG: 860 Last Page

#### RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances, Chapter 1-29.2, Article V, requires that this disclosure be attached, along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: 12001 Longwood Drive

LEGAL ADDRESS OF PROPERTY: 12001 Longwood Drive, Pensacola, Florida 32507

The County (x) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by:

Wilson, Harrell, Farrington & Ford, P.A.

13020 Sorrento Road Pensacola, FL 32507

AS TO SELLER(S):

WITNESSES TO SELLER(S):

Cynthia C. Waller, Trustee

WITNESSES TO BUYER(S):

AS TO BUYER(S):

Nicholas Rex Williams

This form approved by the **Escambia County Board** of County Commissioners

Effective: 4/15/95

Recorded in Public Records 08/27/2010 at 03:47 PM OR Book 6629 Page 859, Instrument #2010056051, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$1018.50

Prepared by:

Wilson, Harrell, Farrington, Ford, Fricke, Wilson&Spain 307 South Palafox Street Pensacola, Florida 32502

File Number: 1-45454

## General Warranty Deed

Made this August 23, 2010 A.D. By George E. Waller and Cynthia C. Waller, as Trustees of The Waller Family Trust Agreement dated February 27, 2006, hereinafter called the grantor, to Nicholas Rex Williams, whose post office address is: 12001 Longwood Drive, Pensacola, Florida 32507, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 40, Grande Lagoon North, according to the Plat thereof as recorded in Plat Book 9, Page 19, of the Public Records of Escambia County, Florida.

#### TITLE WAS NEITHER EXAMINED NOR INSURED BY THE PREPARER OF THIS INSTRUMENT

Parcel ID Number: 22-3S-31-6200-000-040

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2009.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name

Trustee of Valler Family Trust George greement dated February 27, 2006

Cynthia C. Waller, as Trustee of The Waller Family Trust

Agreement dated February 27, 2006

State of Florida County of Escambia

The foregoing instrument was acknowledged before me this 23rd day of August, 2010, by George E. Waller and Cynthia C. Waller, as Trustees of The Waller Family Trust dated February 27,2006, who is/are personally known to me or who has produced identification.

LISA A. DURANT MY COMMISSION # DD 826713 EXPIRES: December 10, 2012 ided Thru Budget Notary Services

DEED Individual Warranty Deed - Legal on Face

### PROPERTY INFORMATION REPORT

February 18, 2021

Tax Account #: 10-2062-195

# LEGAL DESCRIPTION EXHIBIT "A"

LT 40 GRANDE LAGOON NORTH PB 9 P 19 OR 6629 P 859

**SECTION 22, TOWNSHIP 3 S, RANGE 31 W** 

TAX ACCOUNT NMBER 10-2062-195 (0521-14

## 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

Pensacola, FL 32591			
CERTIFICATION: TITLE SEA	RCH FOR TDA		
TAX DEED SALE DATE:	MAY 3, 2021		
TAX ACCOUNT #:	10-2062-195		
CERTIFICATE #:	2018-5619		
those persons, firms, and/or agend	22, Florida Statutes, the following is a list of names and addresses of cies having legal interest in or claim against the above-described tax sale certificate is being submitted as proper notification of tax deed		
YES NO			
X Notify City of Pensa Notify Escambia Control Homestead for 202	ounty, 190 Governmental Center, 32502		
NICHOLAS REX WILLIAMS 12001 LONGWOOD DR. PENSACOLA, FL 32507  DEPARTMENT OF TREASURY INTERNAL REVENUE SERVIC 400 W BAY ST STE 35045 JACKSONVILLE FL 32202 – 44	CE		
	his County Tay Collector this 16th day of Fahrmany 2021		

Certified and delivered to Escambia County Tax Collector, this 16th day of February, 2021.

PERDIDO TITLE & ABSTRACT, INC.

Meta Gell

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

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

#### PROPERTY INFORMATION REPORT

#### **CONTINUATION PAGE**

February 18, 2021

Tax Account #: 10-2062-195

- 1. The Grantee(s) of the last deed(s) of record is/are: NICHOLAS REX WILLIAMS
  - By Virtue of Warranty Deed recorded 8/27/2010
- 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. Mortgage in favor of George E. Waller and Cynthia C. Waller, as Trustees of the Waller Family Trust Agreement dated February 27, 2006 recorded 8/27/2010 OR 6629/861 assigned to George E. Waller by Assignment recorded 7/11/2014 OR 7195/459 and last assigned to Roger T. DeValcourt and Tanja S. DeValcourt, husband and wife by Assignment recorded 10/21/2016 OR 7610/1379
  - b. Tax Lien in favor of Department of Treasury/Internal Revenue Service recorded 4/14/2015
     OR 7328/1601
  - c. Tax Lien in favor of Department of Treasury/Internal Revenue Service recorded 9/30/2016 OR 7599/1924
  - d. Tax Lien in favor of Department of Treasury/Internal Revenue Service recorded 1/21/2019 OR 8234/509
- 4. Taxes:

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

Tax Account #: 10-2062-195 Assessed Value: \$105,104 Exemptions: HOMESTEAD

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE** 

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



## PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #:10-2062-195 CERTIFICATE #:	2018-5619
THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERF REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED I INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY	BY NAME IN THE PROPERTY
The attached Report prepared in accordance with the instructions given by the listing of the owner(s) of record of the land described herein together with contax information and a listing and copies of all open or unsatisfied leases, monencumbrances recorded in the Official Record Books of Escambia County, Fittle to said land as listed on page 2 herein. It is the responsibility of the particular document listed. If a copy of any document listed is not received, the contacted immediately.	urrent and delinquent ad valorem rtgages, judgments and Florida that appear to encumber the ty named above to verify receipt of
This Report is subject to: Current year taxes; taxes and assessments due not and mineral or any subsurface rights of any kind or nature; easements, restrict encroachments, overlaps, boundary line disputes, and any other matters that survey and inspection of the premises.	ctions and covenants of record;
This Report does not insure or guarantee the validity or sufficiency of any doconsidered a title insurance policy, an opinion of title, a guarantee of title, or warranty of title.	
Use of the term "Report" herein refers to the Property Information Report ar	nd the documents attached hereto.
Period Searched: February 16, 2001 to and including February 16, 2021	Abstractor: Vicki Campbell

Michael A. Campbell,

As President

BY

Dated: February 18, 2021