

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0521-14

513

R. 07/19

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLOA OF FLORIDA LLC CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077 NEW ORLEANS, LA 70154-4077	Application date	Apr 21, 2020
Property description	WILLIAMS NICHOLAS REX 12001 LONGWOOD DR PENSACOLA, FL 32507 12001 LONGWOOD DR LT 40 GRANDE LAGOON NORTH PB 9 P 19 OR 6629 P 859	Certificate #	2018 / 5619
		Date certificate issued	06/01/2018
		Deed application number	2000421
		Account number	10-2062-195

## 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)
# 2018/5619	06/01/2018	1,193.11	59.66	1,252.77
→Part 2: Total*				1,252.77

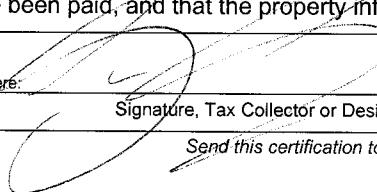
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# /					
Part 3: Total*					0.00

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,252.77
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee and Deed Application Recording and Release Fees	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. <b>Total Paid (Lines 1-6)</b>	<b>1,627.77</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: 

Signature, Tax Collector or Designee

Escambia County, Florida

Date May 4th, 2020

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.	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	
Sign here:  Signature, Clerk of Court or Designee	Date of sale <u>5-3-21</u>

**INSTRUCTIONS****Tax Collector (complete Parts 1-4)****Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

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

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

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

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

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

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

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

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

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

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

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000421

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLOA OF FLORIDA LLC  
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077  
NEW ORLEANS, LA 70154-4077,

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
10-2062-195	2018/5619	06-01-2018	LT 40 GRANDE LAGOON NORTH PB 9 P 19 OR 6629 P 859

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

TLOA OF FLORIDA LLC  
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO  
BOX 54077  
NEW ORLEANS, LA 70154-4077

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

04-21-2020  
Application Date



Chris Jones  
Escambia County Property Appraiser

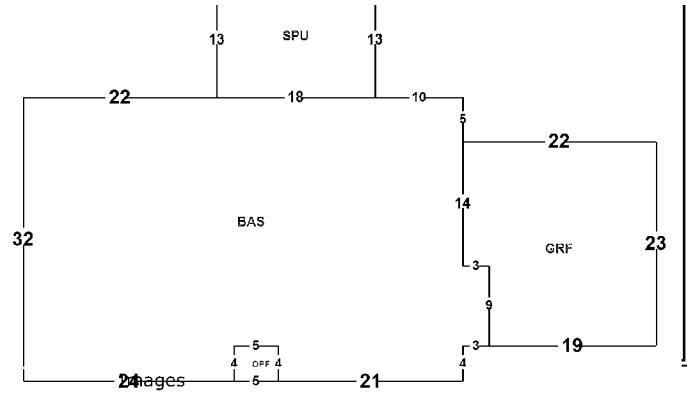
[Real Estate Search](#)[Tangible Property Search](#)[Sale List](#)

◀ [Navigate Mode](#)  [Account](#)  [Reference](#) ▶

[Printer Friendly Version](#)

<p><b>General Information</b></p> <p><b>Reference:</b> 223S316200000040  <b>Account:</b> 102062195  <b>Owners:</b> WILLIAMS NICHOLAS REX  <b>Mail:</b> 12001 LONGWOOD DR PENSACOLA, FL 32507  <b>Situs:</b> 12001 LONGWOOD DR 32507  <b>Use Code:</b> SINGLE FAMILY RESID </p> <p><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</p>	<p><b>Assessments</b></p> <table border="1"> <thead> <tr> <th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th>Cap Val</th></tr> </thead> <tbody> <tr> <td>2019</td><td>\$23,500</td><td>\$103,225</td><td>\$126,725</td><td>\$102,741</td></tr> <tr> <td>2018</td><td>\$23,500</td><td>\$95,859</td><td>\$119,359</td><td>\$100,826</td></tr> <tr> <td>2017</td><td>\$23,750</td><td>\$88,754</td><td>\$112,504</td><td>\$98,753</td></tr> </tbody> </table> <p><b>Disclaimer</b></p> <p><b>Tax Estimator</b></p> <p><b>File for New Homestead Exemption Online</b></p>	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																
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<p><b>Parcel Information</b></p> <p><b>Section Map Id:</b> 22-3S-31-2</p> <p><b>Approx. Acreage:</b> 0.3626</p> <p><b>Zoned:</b> MDR</p> <p><b>Evacuation &amp; Flood Information</b>  <a href="#">Open Report</a></p>	<p><a href="#">Launch Interactive Map</a></p> <p><a href="#">View Florida Department of Environmental Protection(DEP) Data</a></p>																																				
<p><b>Buildings</b></p> <p>Address: 12001 LONGWOOD DR, Year Built: 1979, Effective Year: 1979</p> <p><b>Structural Elements</b></p> <p><b>DECOR/MILLWORK-AVERAGE</b>  <b>DWELLING UNITS-1</b>  <b>EXTERIOR WALL-BRICK-FACE/VENEER</b>  <b>FLOOR COVER-CARPET</b>  <b>FOUNDATION-SLAB ON GRADE</b></p>																																					

**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 - 2340 Total SF  
**BASE AREA - 1607**  
**GARAGE FIN - 479**  
**OPEN PORCH FIN - 20**  
**SCRN PORCH UNF - 234**



4/22/15

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)

## 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.

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



By:  
Emily Hogg  
Deputy Clerk

## 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.

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale**

**Account: 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	18 12.45
Tax Collector Check #	1	Tax Collector's Total	\$1,951.44	
		Postage	\$60.00	
		Researcher Copies	\$40.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$2,626.51	
				\$ 1829.45

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By:  
 Deputy Clerk

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

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
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**BRANCH OFFICES**  
 ARCHIVES AND RECORDS  
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 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 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
<b>FINANCIAL SUMMARY</b>					
No Information Available - See Dockets					



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

**Tax Deed - Redemption Calculator**

Account: 102062195 Certificate Number: 005619 of 2018

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="05/03/2021"/>	Redemption Date <input type="text" value="05/12/2020"/> 
Months	13	1
Tax Collector	<input type="text" value="\$1,627.77"/>	<input type="text" value="\$1,627.77"/>
Tax Collector Interest	<input type="text" value="\$317.42"/>	<input type="text" value="\$24.42"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$1,951.44"/>	<input type="text" value="\$1,658.44"/> <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="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	<input type="text" value="\$91.07"/>	<input type="text" value="\$7.01"/>
Total Clerk	<input type="text" value="\$558.07"/>	<input type="text" value="\$474.01"/> <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="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$2,626.51"/>	$\$2,149.45 - 120 - 200 = \$1829.45$
	Repayment Overpayment Refund Amount	<input type="text" value="\$477.06"/>
Book/Page	<input type="text"/>	<input type="text"/>



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

## Part 1: Tax Deed Application Information

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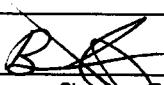
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I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:	 Signature, Tax Collector or Designee	Escambia, Florida
		Date August 25th, 2020

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

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

**INSTRUCTIONS** *1 CJS*

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

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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.



## 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 ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: February 16, 2001 to and including February 16, 2021 Abstractor: Vicki Campbell

BY

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

Michael A. Campbell,

As President

Dated: February 18, 2021

**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.

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** MAY 3, 2021

**TAX ACCOUNT #:** 10-2062-195

**CERTIFICATE #:** 2018-5619

**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.

**NICHOLAS REX WILLIAMS**  
12001 LONGWOOD DR.  
PENSACOLA, FL 32507

**ROGER T. DEVALCOURT AND**  
TANJA S. DEVALCOURT  
5555 SANDVIEW DR.  
PENSACOLA, FL 32507

**DEPARTMENT OF TREASURY**  
INTERNAL REVENUE SERVICE  
400 W BAY ST STE 35045  
JACKSONVILLE FL 32202 – 4437

**Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> day of February, 2021.**

**PERDIDO TITLE & ABSTRACT, INC.**



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

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

**PROPERTY INFORMATION REPORT**

**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 NUMBER 10-2062-195 (0521-14**

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:*

*Lisa A. Duran*  
 Witness Printed Name LISA A. DURANT

*Brenda M. Demet*  
 Witness Printed Name BRENDA M. DEMET

*George E. Waller Trustee*  
 George E. Waller, as Trustee of The Waller Family Trust  
 Agreement dated February 27, 2006

*Cynthia C. Waller Trustee*  
 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 825713  
 EXPIRES: December 10, 2012  
 Bonded Thru Budget Notary Services

Notary Public  
 Print Name: LISA A. DURANT  
 My Commission Expires: 12-10-12

**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 (  ) 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):

George E. Waller, Trustee  
George E. Waller, Trustee

Cynthia C. Waller, Trustee  
Cynthia C. Waller, Trustee

WITNESSES TO SELLER(S):

Lisita Durant  
Printed Name: Lisita Durant

Brenda M. Demet  
Printed Name: Brenda M. Demet

AS TO BUYER(S):

Nicholas Rex Williams  
Nicholas Rex Williams

WITNESSES TO BUYER(S):

USA ADWANT  
Printed Name: USA ADWANT

Brenda M. Demet  
Printed Name: Brenda M. Demet

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 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

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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

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.

9. 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

Nicholas Rex Williams  
NICHOLAS REX WILLIAMS

Print Name: Brenon M. Demet

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 23 day of August, 2010, by Nicholas Rex Williams, who is personally known to me or who produced Drivers license as identification and did not take an oath.

Sign: LISA A. DURANT  
Print: LISA A. DURANT  
NOTARY PUBLIC - STATE OF FLORIDA  
My Commission Expires: 12-10-12  
My Commission Number: DD 826713



LISA A. DURANT  
MY COMMISSION # DD 326713  
EXPIRES: December 10, 2012  
Bonded Thru Budget Notary Services

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

18

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 21st day of November, 2013.

WITNESSES:

Becky Davidson

George E. Waller  
 GEORGE E. WALLER, Trustee

Deborah M. Palos

Cynthia C. Waller  
 CYNTHIA C. WALLER, Trustee

Becky Davidson

Deborah M. Palos

STATE OF Florida

COUNTY OF Escambia

2014 The foregoing instrument was acknowledged before me this day of November, 2013 by GEORGE E. WALLER as trustee of the WALLER FAMILY TRUST who is

- personally known
- identified by driver's license
- identified by \_\_\_\_\_

and who did take an oath.



(NOTARY SEAL)

Deborah M. Pollock  
NOTARY PUBLIC

Deborah M. Pollock

Printed Name

My Commission Expires:

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this  
21st day of November, 2013 by CYNTHIA C.  
 WALLER, as trustee of the WALLER FAMILY TRUST who is

- personally known
- identified by driver's license
- identified by \_\_\_\_\_

and who did take an oath.



(NOTARY SEAL)

Deborah M. Pollock  
NOTARY PUBLIC

Deborah M. Pollock

Printed Name

My Commission Expires:

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

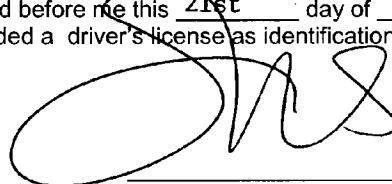
DATED THIS 21st day of October, 2016



George E. Waller

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 21st day of October, 2016, by George E. Waller, who has provided a driver's license as identification, and who did take an oath.



My Commission expires:

(Notary Seal)

**CAROL D. EUBANKS**  
Notary Public, State of Florida  
Commission No. FF 944229  
Commission Expires March 3, 2020

Notary Public

**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 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

10194	Department of the Treasury - Internal Revenue Service	
<b>Form 668 (Y)(c)</b> (Rev. February 2004)	<b>Notice of Federal Tax Lien</b>	

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	Serial Number 150874115	For Optional Use by Recording Office
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**As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.**

Name of Taxpayer NICHOLAS R WILLIAMS

Residence 12001 LONGWOOD DR  
PENSACOLA, FL 32507-9038

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2010	XXX-XX-[REDACTED]	10/29/2012	11/28/2022	85272.76

Place of Filing  CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595	Total	\$	85272.76
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This notice was prepared and signed at BALTIMORE, MD, on this,

the 02nd day of April, 2015.

Signature <i>Cheryl Cordon</i> for P.A. BELTON	Title ACS SBSE (800) 829-3903	23-00-0008
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**(NOTE:** Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 60025X

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

11953		Department of the Treasury - Internal Revenue Service <b>Notice of Federal Tax Lien</b>			
<b>Form 668 (Y)(c)</b> (Rev. February 2004)		Serial Number 230475216			
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050		For Optional Use by Recording Office			
<p><b>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</b></p>					
Name of Taxpayer NICHOLAS WILLIAMS					
Residence 12001 LONGWOOD DR PENSACOLA, FL 32507-9038					
<p><b>IMPORTANT RELEASE INFORMATION:</b> For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).</p>					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2015	XXX-XX-[REDACTED]	08/15/2016	09/14/2026	4539.19
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 4539.19

This notice was prepared and signed at BALTIMORE, MD, on this,  
 the 20th day of September, 2016.

Signature <u>Chery Corden</u> for M. TACKETT	Title REVENUE OFFICER (850) 475-7339	23-06-2409
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**(NOTE:** Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
 Rev. Rul. 71-486, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
 CAT. NO 60025X

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 \$10.00

<b>Form 668 (Y)(c)</b> (Rev. February 2004)	18331 Department of the Treasury - Internal Revenue Service				
	<b>Notice of Federal Tax Lien</b>				For Optional Use by Recording Office
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050		Serial Number 399505919			
<p><b>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</b></p>					
Name of Taxpayer NICHOLAS WILLIAMS					
Residence 12001 LONGWOOD DR PENSACOLA, FL 32507-9038					
<p><b>IMPORTANT RELEASE INFORMATION:</b> For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).</p>					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refileing (e)	Unpaid Balance of Assessment (f)
1040	12/31/2017	XXX-XX-[REDACTED]	05/28/2018	06/27/2028	2867.41
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 2867.41

This notice was prepared and signed at BALTIMORE, MD, on this,

the 30th day of December, 2019.

Signature for L HENDERSON <i>Elvin Dean Clegg</i>	Title REVENUE OFFICER (850) 475-7328	23-09-2407
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
 Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
 CAT. NO 60025X