



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

0921-14

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	CAMPION JAMES J 224 E GARDEN ST #102 PENSACOLA, FL 32502 224 E GARDEN ST 102 13-0837-202 UNIT 102 CARLTON PALMS CONDOMINIUM ALSO .0089289% INT IN COMMON ELEMENTS OR 7073 P 17 CA 69		Certificate #	2018 / 7921
			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)
# 2018/7921	06/01/2018	462.34	23.12	485.46
# 2020/7913	06/01/2020	487.61	24.38	511.99
→Part 2: Total*				997.45
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)
# 2019/7511	06/01/2019	475.76	6.25	23.79 505.80
Part 3: Total*				505.80
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)				1,503.25
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)				1,878.25
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.				
Sign here: <u>Candice Lewis</u> 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	
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.	22,572.00
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>09/07/2021</u>	

INSTRUCTIONS + 12.50

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: 2000655

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
13-0837-202	2018/7921	06-01-2018	UNIT 102 CARLTON PALMS CONDOMINIUM ALSO .0089289% INT IN COMMON ELEMENTS OR 7073 P 17 CA 69

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

Applicant's signature

08-17-2020
Application Date



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

General Information					
Reference:	000S008006102001				
Account:	130837202				
Owners:	CAMPION JAMES J				
Mail:	224 E GARDEN ST #102 PENSACOLA, FL 32502				
Situs:	224 E GARDEN ST 102 32502				
Use Code:	CONDO-RES UNIT				
Taxing Authority:	DOWNTOWN, PENSACOLA CITY LIMITS				
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	\$0	\$75,816	\$75,816	\$46,182	
2019	\$0	\$75,114	\$75,114	\$45,144	
2018	\$0	\$49,140	\$49,140	\$44,303	

Disclaimer

Tax Estimator

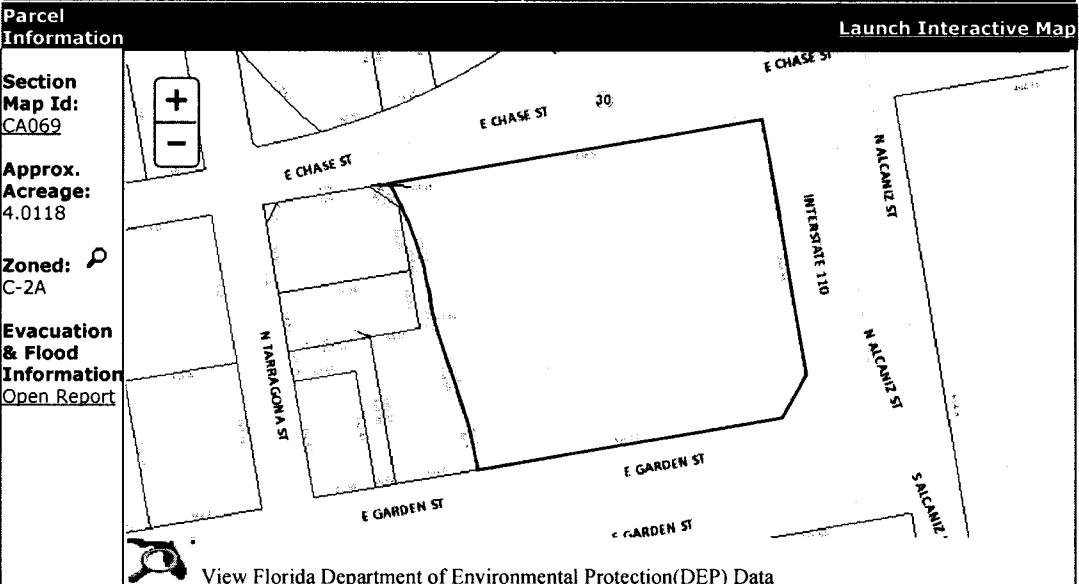
> File for New Homestead Exemption Online

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/04/2013	7073	17	\$50,000	WD	View Instr
11/1996	4075	1815	\$70,500	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2020 Certified Roll Exemptions					
HOMESTEAD EXEMPTION					

Legal Description					
UNIT 102 CARLTON PALMS CONDOMINIUM ALSO .0089289% INT IN COMMON ELEMENTS OR 7073 P 17 CA 69					

Extra Features					
None					



Buildings

Address: 224 E GARDEN ST 102, Year Built: 1973, Effective Year: 1984, PA Building ID #: 16793

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1

**ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-STEEL TRUSS/FRM
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
PIL/STL**

 Areas - 702 Total SF
BASE AREA - 702

26

BAS

26

Images

None

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.

27

Last Updated:08/27/2020 (tc.2632)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020088126 10/22/2020 8:34 AM
OFF REC BK: 8388 PG: 1391 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 07921**, 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:

**UNIT 102 CARLTON PALMS CONDOMINIUM ALSO .0089289% INT IN COMMON ELEMENTS
OR 7073 P 17 CA 69**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 130837202 (0921-14)

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

JAMES J CAMPION

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 CHILDEERS
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: 130837202 Certificate Number: 007921 of 2018

Redemption

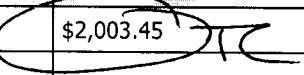
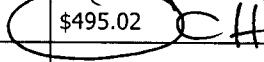
Yes

Application Date

08/17/2020

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/07/2021"/>	Redemption Date <input type="text" value="12/29/2020"/> 
Months	13	4
Tax Collector	<input type="text" value="\$1,878.25"/>	<input type="text" value="\$1,878.25"/>
Tax Collector Interest	<input type="text" value="\$366.26"/>	<input type="text" value="\$112.70"/>
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	<input type="text" value="\$2,257.01"/>	<input type="text" value="\$2,003.45"/> 
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="\$28.02"/>
Total Clerk	<input type="text" value="\$558.07"/>	<input type="text" value="\$495.02"/> 
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$2,892.08"/>	<input type="text" value="\$2,515.47"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$376.61"/>
Book/Page	<input type="text" value="8388"/>	<input type="text" value="1391"/>

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**

Case # 2018 TD 007921

Redeemed Date 12/29/2020

Name SEAN CAMPION 1024 E STRONG ST PENSACOLA FL 32501

Clerk's Total = TAXDEED	\$58.07	2,178.47
Due Tax Collector = TAXDEED	\$2,257.01	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

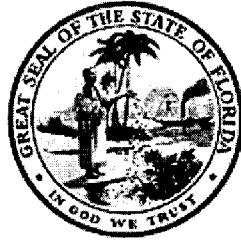
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
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 CIRCUIT CIVIL
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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

PAM CHILDERS, CLERK OF THE CIRCUIT COURT

Tax Certificate Redeemed From Sale

Account: 130837202 Certificate Number: 007921 of 2018

Payor: SEAN CAMPION 1024 E STRONG ST PENSACOLA FL 32501 Date 12/29/2020

Clerk's Check #	1	Clerk's Total	\$558.07	2178.47
Tax Collector Check #	1	Tax Collector's Total	\$2,257.01	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$2,892.08	

\$ 2,195.47

PAM CHILDERS
Clerk of the Circuit Court

Received By: *Emilie Shogren*
 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 8388, Page 1391, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07921, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **130837202 (0921-14)**

DESCRIPTION OF PROPERTY:

**UNIT 102 CARLTON PALMS CONDOMINIUM ALSO .0089289% INT IN COMMON ELEMENTS
OR 7073 P 17 CA 69**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: JAMES J CAMPION

Dated this 29th day of December 2020.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

✓ This instrument prepared by:
Denis A. Braslow
Attorney at Law
917 N. 12TH AVE
Pensacola, FL 32501

Parcel ID Number: 00-08-00-8006-102-001

Warranty Deed

This Indenture, Made this 4th day of September, 2013 A.D., Between

of the County of Jefferson, State of Alabama, , grantor, and
James J. Campion, a single man

whose address is: 224 E. Garden Street #102, Pensacola, FL 32502

of the County of Escambia, State of Florida, , grantee.
Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10) ----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Escambia State of Florida to wit:

Unit 102, Carlton Palms, a condominium according to the Declaration of
Condominium recorded in Official Records Book 3714, Page 822, as amended in
Official Records Book 3769, Page 212 and Official Records Book 4060, Page
194, all of the Public Records of Escambia County, Florida; together with
an undivided interest in and to the common elements as described in said
Declaration, as amended appurtenant thereto, all in accordance with and
subject, however, to all the provisions of the said Declaration of
Condominium of Carlton Palms.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.
In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Mary A. Mann
Printed Name: Mary A. Mann
Witness

Joseph S. Due
Printed Name: Joseph S. Due
Witness

Annabeth Carter (Seal)
Printed Name: Annabeth Carter
P.O. Address: 1368 Kendall Place, Birmingham, AL 35209

STATE OF Alabama
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 4th day of September, 2013 by
Annabeth Carter, a single woman

who is personally known to me or who has produced her

military ID card.

as identification.

Mary A. Mann
Printed Name: Mary A. Mann
Notary Public
My Commission Expires: 07/05/2017

PROPERTY INFORMATION REPORT

June 24, 2021

Tax Account #:13-0837-202

**LEGAL DESCRIPTION
EXHIBIT "A"**

**UNIT 102 CARLTON PALMS CONDOMINIUM ALSO .0089289% INT 1N COMMON ELEMENTS.
OR 7073 P 17 CA 49**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-0837-202 (0921-14)

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: SEPT 8, 2021

TAX ACCOUNT #: 13-0837-202

CERTIFICATE #: 2018-7921

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.

JAMES J. CAMPION
224 E GARDEN ST #102
PENSACOLA, FL 32502

CARLTON PALMS CONDONIUM ASSOCIATION, INC.
224 E GARDEN ST STE 8
PENSACOLA, FL 32502

Certified and delivered to Escambia County Tax Collector, this 30 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 30, 2021

Tax Account #:13-0837-202

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES J. CAMPION**

By Virtue of Warranty Deed recorded 09/10/2013 – OR 7073/17

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: **NONE**

4. Taxes:

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

Tax Account #:13-0837-202

Assessed Value: \$46,182

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): **CARLTON PALMS CONDONINIUM ASSOCIATION, INC.**

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 #: 13-0837-202 CERTIFICATE #: 2018-7921

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 18, 2001 to and including June 18, 2021 Abstractor: Cody Campbell

BY

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

Michael A. Campbell,
As President
Dated: June 30, 2021