



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

0326-61

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	LONE WOLF CAPITAL, LLC 4546 3RD AVE N ST PETERSBURG, FL 33713-7334	Application date	Aug 18, 2025
Property description	PICHLER RONALD PO BOX 692688 ORLANDO, FL 32869 2200 FRANK ST BLK 02-2755-150 W 48 FT OF THE FOLLOWING BEG AT SE COR OF LOT 12 S/D OF SE 1/4 PLAT DB 100 P 494 W 348 75/100 FT N 2 (Full legal attached.)	Certificate #	2019 / 834
		Date certificate issued	06/01/2019

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)
# 2019/834	06/01/2019	178.03	89.02	267.05
→ Part 2: Total*				267.05

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)
# 2025/851	06/01/2025	311.98	6.25	15.60	333.83
# 2024/778	06/01/2024	296.98	6.25	66.82	370.05
# 2023/740	06/01/2023	298.22	6.25	120.78	425.25
# 2022/772	06/01/2022	297.46	6.25	67.67	371.38
# 2021/689	06/01/2021	295.31	6.25	225.91	527.47
# 2020/906	06/01/2020	296.42	6.25	280.12	582.79
Part 3: Total*					2,610.77

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,877.82
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	225.00
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)	3,302.82

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: _____ Escambia, Florida
 Signature, Tax Collector or Designee Date August 20th, 2025

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.	
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>03/04/2026</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.

W 48 FT OF THE FOLLOWING BEG AT SE COR OF LOT 12 S/D OF SE 1/4 PLAT DB 100 P 494 W 348 75/100 FT N 20 FT FOR
POB CONT N 160 FT W 142 5/10 FT S 160 FT E 142 5/10 FT TO POB OR 7792 P 529 OR 7884 P 90

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: 2500650

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

LONE WOLF CAPITAL, LLC

4546 3RD AVE N

ST PETERSBURG, FL 33713-7334,

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
02-2755-150	2019/834	06-01-2019	W 48 FT OF THE FOLLOWING BEG AT SE COR OF LOT 12 S/D OF SE 1/4 PLAT DB 100 P 494 W 348 75/100 FT N 20 FT FOR POB CONT N 160 FT W 142 5/10 FT S 160 FT E 142 5/10 FT TO POB OR 7792 P 529 OR 7884 P 90

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

LONE WOLF CAPITAL, LLC

4546 3RD AVE N

ST PETERSBURG, FL 33713-7334

08-18-2025
Application Date

Applicant's signature



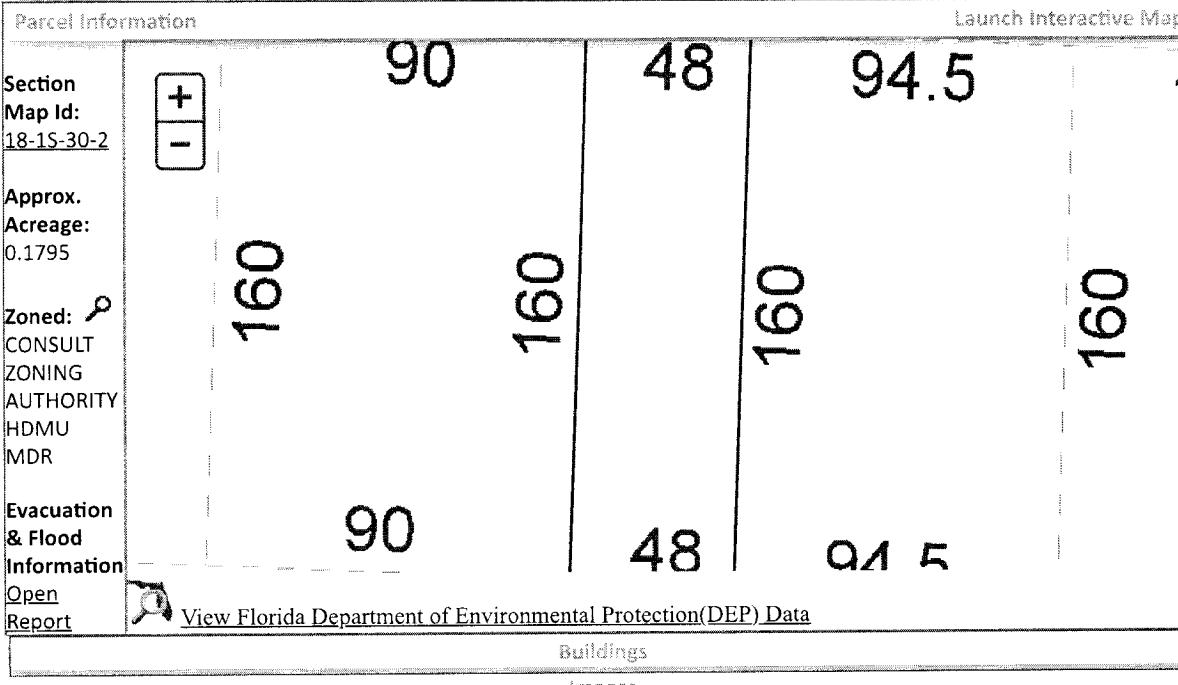
Gary "Bubba" Peters

Escambia County Property Appraiser

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[Tangible Property Search](#)
[Sale List](#)
[Back](#)
← Nav. Mode Account Parcel ID →
[Printer Friendly Version](#)

General Information		Assessments									
Parcel ID:	181S305201010012	Year	Land	Imprv	Total	<u>Cap Val</u>					
Account:	022755150	2025	\$14,040	\$1	\$14,041	\$10,346					
Owners:	PICHLER RONALD	2024	\$10,530	\$1	\$10,531	\$9,406					
Mail:	PO BOX 692688 ORLANDO, FL 32869	2023	\$8,550	\$1	\$8,551	\$8,551					
Situs:	2200 FRANK ST BLK 32514	Open TRIM Notice									
Use Code:	MOBILE HOME	Tax Estimator									
Taxing Authority:	COUNTY MSTU	Change of Address									
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online									
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector											
Report Storm Damage											

Sales Data Type List:						
Sale Date Book Page Value Type Multi Parcel Records						
04/11/2018 7884 90 \$100 TR N						
10/12/2017 7792 529 \$3,800 TR N						
12/1979 1394 284 \$3,000 QC N						
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						
2025 Certified Roll Exemptions None						
Legal Description W 48 FT OF THE FOLLOWING BEG AT SE COR OF LOT 12 S/D OF SE 1/4 PLAT DB 100 P 494 W 348 75/100 FT N 20 FT FOR POB...						
Extra Features MOBILE HOME						





1/9/2020 12:00:00 AM

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: 09/11/2025 (ID: 62399)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **LONE WOLF CAPITAL LLC** holder of **Tax Certificate No. 00834**, issued the **1st** day of **June, A.D., 2019** 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:

**W 48 FT OF THE FOLLOWING BEG AT SE COR OF LOT 12 S/D OF SE 1/4 PLAT DB 100 P 494 W
348 75/100 FT N 20 FT FOR POB CONT N 160 FT W 142 5/10 FT S 160 FT E 142 5/10 FT TO POB OR
7792 P 529 OR 7884 P 90**

SECTION 18, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 022755150 (0326-61)

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

RONALD PICHLER

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of March, which is the **4th day of March 2026**.

Dated this 11th day of September 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

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



By:
Emily Hogg
Deputy Clerk

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



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

Tax Deed Sales - Redeemed From Sale

Account: 022755150 Certificate Number: 000834 of 2019

Date Of
Redemption

Clerk's Check Clerk's Total

Postage Tax Deed Court Registry

Payor Name

Notes



PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

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 #: 02-2755-150 CERTIFICATE #: 2019-834

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 encumber the title to said land as listed on page 2 herein.

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.

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 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: December 16, 2005 to and including December 16, 2025 Abstractor: Vicki Campbell

BY



Michael A. Campbell,
As President
Dated: December 17, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 17, 2025
Tax Account #: **02-2755-150**

- 1. The Grantee(s) of the last deed(s) of record is/are: DENNIS J ECHOLS**
By Virtue of Warranty Deed recorded 11/7/2025 in OR 9404/340
- 2. The land covered by this Report is: See Attached Exhibit "A"**
- 3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:**
 - a. NONE**
- 4. Taxes:**

Taxes for the year(s) NONE are delinquent.
Tax Account #: 02-2755-150
Assessed Value: \$10,346.00
Exemptions: NONE
- 5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): NONE**

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

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a Property Information Report 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 SOLUTIONS
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: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: MAR 3, 2026

TAX ACCOUNT #: 02-2755-150

CERTIFICATE #: 2019-834

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

- Notify City of Pensacola, P.O. Box 12910, 32521
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for 2025 tax year.

**RONALD PILCHER
DENNIS J ECHOLS
2200 FRANK ST BLK
PENSACOLA, FL 32514**

**RONALD PILCHER
PO BOX 692688
ORLANDO, FL 32869**

**DENNIS J ECHOLS
6513 MINT JULEP TRAIL
PENSACOLA, FL 32526**

Certified and delivered to Escambia County Tax Collector, this 17th day of December 2025.

**PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As Its President

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

PROPERTY INFORMATION REPORT

December 17, 2025
Tax Account #:02-2755-150

**LEGAL DESCRIPTION
EXHIBIT "A"**

**W 48 FT OF THE FOLLOWING BEG AT SE COR OF LOT 12 S/D OF SE 1/4 PLAT DB 100 P 494 W
348 75/100 FT N 20 FT FOR POB CONT N 160 FT W 142 5/10 FT S 160 FT E 142 5/10 FT TO POB OR
7792 P 529 OR 78884 P 90**

SECTION 18, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-2755-150(0326-61)

Prepared by:
Louis E. Harper III
Harper Title Company, LLC
2810 E Cervantes St
Pensacola, FL 32503
File No: 2025-3639
Consideration: \$26,000.00

WARRANTY DEED

THIS WARRANTY DEED made effective November 7, 2025, by RONALD PICHLER, whose mailing address is P O Box 692688 Orlando, FL 32869, (herein "Grantor") (whether singular or plural), to DENNIS J ECHOLS, A MARRIED MAN, whose mailing address is 6513 Mint Julep Trail, Pensacola, FL 32526, ("Grantee") (whether singular or plural).

WITNESSETH: that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which is acknowledged, grants, sells, and conveys unto the Grantee, the following described real property, situate, lying and being in Escambia County, State of Florida, to-wit:

The West 48 feet of the following described property:

Commence at the Southeast corner of Lot 12 of a subdivision of the Southeast Quarter, Section 18, Township 1 South, Range 30 West, according to plat recorded in Deed Book 100 at Page 494, of the records of Escambia County, Florida, thence West 348.75 feet, thence North 20 feet to the Point of Beginning, thence continue North 160 feet, thence West 142.5 feet, thence South 160 feet, thence East 142.5 feet to the Point of Beginning.

Parcel Identification Number: 181S305201010012

THIS CONVEYANCE IS SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements, encumbrances, and agreements of record, if any, but this provision shall not operate to re-impose same; taxes and assessments for the year 2025 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

The land described herein **IS NOT** the homestead of the Grantor and neither the Grantor nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, in fee simple forever.

AND the Grantor covenants with the Grantee that the Grantor is lawfully seized of an indefeasible estate in fee simple in said property; that the Grantor has good right and authority

to sell and convey the property; that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered
in the presence of:


Signature of Witness
DOUNA HUBBARD
Printed Name of Witness

11650 Claymont Cir Windermere
Post-office address of Witness


Signature of Witness
EDNA TAHADLANGIT
Printed Name of Witness

11650 Claymont Cir Windermere
Post-office address of Witness

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of November, 2025 by RONALD PICHLER who is/are personally known or has/have produced driver licenses as identification.

[Seal]


Notary Public

Print Name: Brittany Lynn Serviss

My Commission Expires: 1/4/2028

