

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100591

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER  
PO BOX 54347  
NEW ORLEANS, LA 70154,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
09-4528-140	2019/4846	06-01-2019	LT 20 LAGO VISTA S/D PB 11 P 77 OR 7221 P 1283

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

07-19-2021  
Application Date

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

<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.	\$17,168.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>07/05/2022</u> Signature, Clerk of Court or Designee	

# INSTRUCTIONS

PLUS \$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.



# 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

0722. 48

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	Jul 19, 2021	
Property description	COUCH SHANNON M MCFRY HOWARD M 7220 LAGO VISTA CT PENSACOLA, FL 32505 7220 LAGO VISTA CT 09-4528-140 LT 20 LAGO VISTA S/D PB 11 P 77 OR 7221 P 1283		Certificate #	2019 / 4846	
			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)	
# 2019/4846	06/01/2019	281.97	14.10	296.07	
# 2020/5194	06/01/2020	289.07	14.45	303.52	
→Part 2: Total*				599.59	
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)
# 2021/4116	06/01/2021	299.55	6.25	14.98	320.78
Part 3: Total*					320.78
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)					920.37
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)					1,295.37
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>Shirley Rich, OFCA</u> Signature, Tax Collector or Designee			Escambia, Florida Date <u>July 28th, 2021</u>		

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

Images



6/16/16

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.

4

4C

(Last Updated 03/17/2021 (tc.1543))

4

5

5

4

12



65

616



View Florida Department of Environmental Protection(DEP) Data

### Buildings

Address: 7220 LAGO VISTA CT, Year Built: 1983, Effective Year: 1983, PA Building ID#: 106533

#### Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-5

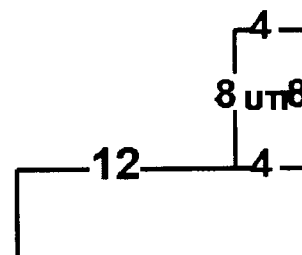
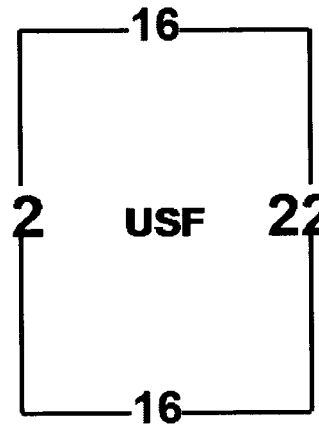
NO. STORIES-2

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME





# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information	
Parcel ID:	202S314304000020
Account:	094528140
Owners:	COUCH SHANNON M MCFRY HOWARD M
Mail:	7220 LAGO VISTA CT PENSACOLA, FL 32505
Situs:	7220 LAGO VISTA CT 32506
Use Code:	SINGLE FAMILY - TOWNHOME 🔍
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/29/2014	7221	1283	\$36,000	WD	
03/05/2014	7147	915	\$100	QC	
03/2007	6242	1223	\$100	WD	
04/2004	5405	1403	\$48,900	WD	
08/1990	2904	715	\$31,700	WD	
07/1990	2882	144	\$33,000	WD	
12/1988	2641	889	\$100	WD	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

Assessments				
Year	Land	Imprv	Total	Cap Val
2021	\$5,000	\$53,964	\$58,964	\$34,816
2020	\$5,000	\$47,640	\$52,640	\$34,336
2019	\$5,000	\$45,309	\$50,309	\$33,565

[Disclaimer](#)

[Market Value Breakdown Letter](#)

[Tax Estimator](#)

[File for New Homestead Exemption Online](#)

[Report Storm Damage](#)

2021 Certified Roll Exemptions	
HOMESTEAD EXEMPTION, TOTAL & PERMANENT	

Legal Description	
LT 20 LAGO VISTA S/D PB 11 P 77 OR 7221 P 1283	

Extra Features	
None	

Parcel Information [Launch Interactive Map](#)

Section  
Map Id:  
20-2S-31-2

Approx.  
Acreage:  
0.0208

Zoned:   
HDR

Evacuation  
& Flood  
Information  
[Open Report](#)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA** holder of **Tax Certificate No. 04846**, 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:

**LT 20 LAGO VISTA S/D PB 11 P 77 OR 7221 P 1283**

**SECTION 20, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 094528140 (0722-48)**

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

**SHANNON M COUCH and HOWARD M MCFRY**

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 July, which is the **5th day of July 2022**.

Dated this 7th day of September 2021.

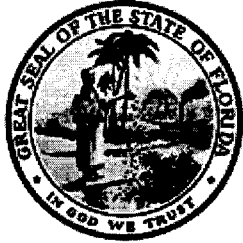
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**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: 094528140 Certificate Number: 004846 of 2019**

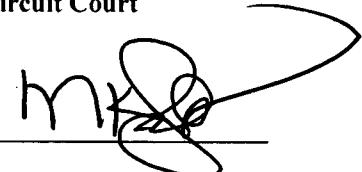
**Payor: SHANNON M COUCH and HOWARD M MCFRY 7220 LAGO VISTA CT PENSACOLA, FL  
32505 Date 02/16/2022**

Clerk's Check # 2987951  
Tax Collector Check # 1

Clerk's Total \$538.08  
Tax Collector's Total \$1,541.04  
Postage \$60.00  
Researcher Copies \$0.00  
Recording \$10.00  
Prep Fee \$7.00  
Total Received ~~\$2,156.12~~

*Reduced to \$1,644.76*

**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>**



Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2022016409 2/16/2022 1:01 PM  
OFF REC BK: 8724 PG: 147 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 8614, Page 92, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04846, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 094528140 (0722-48)

DESCRIPTION OF PROPERTY:

LT 20 LAGO VISTA S/D PB 11 P 77 OR 7221 P 1283

SECTION 20, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: SHANNON M COUCH and HOWARD M MCFRY

Dated this 16th day of February 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



Recorded in Public Records 02/03/2016 at 02:09 PM OR Book 7472 Page 1903,  
Instrument #2016007899, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 01/20/2016 at 01:55 PM OR Book 7465 Page 1611,  
Instrument #2016004097, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA

CASE NO: 15-CC-1531 DIV V

PORTFOLIO RECOVERY ASSOCIATES,  
LLC

Plaintiff

vs.

SHANNON COUCH

Defendant(s)

FINAL SUMMARY JUDGMENT

THIS CAUSE having come to be heard before this Honorable Court on 01/06/2016 upon Plaintiff's Motion for Summary Judgment and the Court having heard argument of counsel and being otherwise fully advised in the premises, finds as follows:

That there are no genuine issues as to any material facts and Plaintiff is entitled to a judgment as a matter of law.

IT IS THEREUPON ORDERED AND ADJUDGED THAT:

Plaintiff whose address is 140 CORPORATE BLVD, SUITE 100 NORFOLK, VA 23502 shall recover from Defendant(s) SHANNON COUCH the principal sum of \$6,963.23 and court costs in the amount of \$353.00, for all of the above let execution issue. Plaintiff shall be entitled to post-judgment costs incurred in the execution of the judgment pursuant to Florida Statute.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete under oath the Fact Information Sheet including all required attachments, and return it to the Plaintiff's attorney, within 45 days from the date of this Judgment, unless the Judgment is satisfied or a post judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney. The Fact Information Sheet need not be recorded in the Public Records.

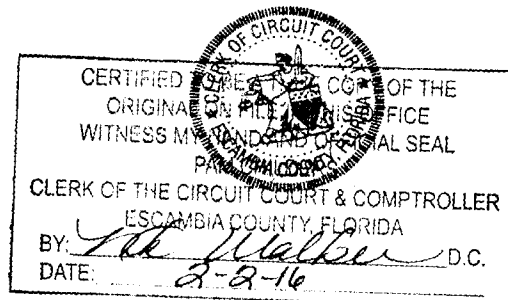
DONE AND ORDERED in Escambia County, Florida on this the 19th day of

Jan, 20 16

COUNTY COURT JUDGE

✓ 1-20-16  
Copies furnished to:  
HAYT, HAYT & LANDAU, P.L.L.  
7765 SW 87 Ave, Suite 101  
Miami, Florida 33173

SHANNON COUCH  
7220 LAGO VISTA CT  
PENSACOLA, FL 32506  
Our File #: 292599



Recorded in Public Records 11/29/2021 3:18 PM OR Book 8670 Page 504,  
Instrument #2021129431, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Filing # 49359133 E-Filed 11/29/2016 09:30:38 AM

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

PORTFOLIO RECOVERY  
ASSOCIATES, LLC ASSIGNEE OF  
SYNCHRONY BANK /JC PENNEY

Plaintiff,

CASE NO. 2015CC004054

v.

SHANNON COUCH

Defendant.

FINAL JUDGMENT

This cause having come before the Court on the Plaintiff's Motion for Final Judgment by Default, and the Court having reviewed the Motion and being advised in the premises, it is:

ORDERED and ADJUDGED that Plaintiff, PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF SYNCHRONY BANK /JC PENNEY, whose address is 140 CORPORATE BLVD, NORFOLK, VA 23502, recover from the Defendant, SHANNON COUCH, the principal amount of \$5,551.43, together with costs of \$352.00, for a total final judgment award of \$5,903.43, for all of which let execution issue.

IT IS FURTHER ORDERED and ADJUDGED that the Defendant shall complete Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet) and return it to the Plaintiff's attorney within forty-five (45) days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.

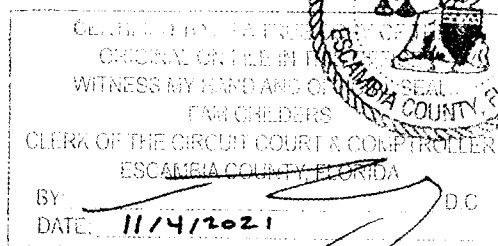
Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete Florida Rule of Civil Procedure Form 1.977 and return it to the Plaintiff's attorney.

DONE and ORDERED and ADJUDGED in ESCAMBIA County, Florida, on Nov 28, 2016

  
JUDGE  
ESCAMBIA COUNTY COURT

Conformed copies to:  
Cooling & Winter, I.L.C, 7901 SW 6<sup>TH</sup> COURT STE. 310, PLANTATION, FL 33324  
Florida@CoolingWinter.com  
SHANNON COUCH, 7220 LAGO VIS CT, PENSACOLA FL 32506

C0337921



BK: 7221 PG: 1284 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 Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a 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 acknowledgment by the County of the veracity of any disclosure statement.

Name of roadway: Lago Vista Court

Legal Address of Property: 7220 Lago Vista Court, Pensacola, FL 32506

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



This form completed by:

Surety Land Title, Inc.  
2600 North 12<sup>th</sup> Avenue  
Pensacola, FL 32503

AS TO SELLER (S):


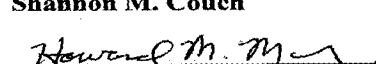
Witness to Seller(s):

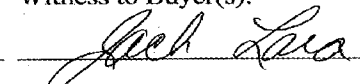

  
Brent A. Beckstrom Jr.

AS TO BUYER (S):

Witness to Buyer(s):

  
Shannon M. Couch  
  
Howard M. McFry

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS. Effective: 4/15/95

Recorded in Public Records 09/04/2014 at 08:22 AM OR Book 7221 Page 1283,  
Instrument #2014064462, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$252.00

18.50  
252.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Patricia A. Snellgrove  
SURETY LAND TITLE OF FLORIDA, LLC  
2600 N. 12th Avenue  
PENSACOLA, FL 32503  
Property Appraisers Parcel Identification (Folio) Number: 20-2S-31-4304-000-020

## WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 29th day of August, 2014 by Brent A. Beckstrom, Jr. a single man, whose post office address is herein called the grantor, to Shannon M. Couch and Howard M. McFry as joint tenants with rights of survivorship whose post office address is 7220 LAGO VISTA CT., PENSACOLA, FL 32506 hereinafter called the Grantees:

(Wherever used herein the terms "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 AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 20, Lago Vista, a Planned Unit Development, a Subdivision of a portion of Section 20, Township 2 South, Range 31 West, according to the Plat thereof, recorded in Plat Book 11, Page(s) 77, of the Public Records of Escambia County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2014 and thereafter.

**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 grantees 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, and hereby 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, 2013.

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

Signed, sealed and delivered in the presence of:

Jack Lara  
Witness #1 Signature

Jack Lara  
Witness #1 Printed Name

MOOL  
Witness #2 Signature

Patricia A. Snellgrove  
Witness #2 Printed Name

Brent A. Beckstrom, Jr.  
Brent A. Beckstrom, Jr.

### STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 29th day of August, 2014 by Brent A. Beckstrom, Jr. who is personally known to me or has produced drivers license as identification.

**SEATRICA A. SNELLGROVE**  
MY COMMISSION #EE75127  
EXPIRES: APRIL 10, 2015  
Notary Public-State of Florida

My Commission Expires:

MOOL  
Notary Public

Printed Notary Name

**PROPERTY INFORMATION REPORT**

**April 22, 2022**

**Tax Account #:09-4528-140**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 20 LAGO VISTA S/D PB 11 P 77 OR 7221/1283**

**SECTION 20, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-4528-140(0722-48)**

**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:** JULY 5, 2022

**TAX ACCOUNT #:** 09-4528-140

**CERTIFICATE #:** 2019-4846

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2021</u> tax year.

**SHANNON M COUCH AND**  
**HOWARD M MCFRY**  
**7220 LAGO VISTA CT**  
**PENSACOLA, FL 32506**

**LAGO VISTA HOMEOWNERS**  
**ASSOCIATION OF PENSACOLA INC**  
**PO BOX 3578**  
**PENSACOLA, FL 32516-3578**

**PORTFOLIO RECOVERY ASSOCIATES LLC**  
**ASSIGNEE OF SYNCHRONY/JC PENNEY AND**  
**PORTFOLIO RECOVERY ASSOCIATES LLC**  
**140 CORPORATE BLVD**  
**NORFOLK, VA 23502**

**MIDLAND CREDIT**  
**MANAGEMENT INC**  
**350 CAMINO DE LA REINA SUITE 100**  
**SAN DIEGO, CA 92108**

**Certified and delivered to Escambia County Tax Collector, this 22<sup>nd</sup> day of April, 2022.**

**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**

April 22, 2022

Tax Account #: **09-4528-140**

1. The Grantee(s) of the last deed(s) of record is/are: **SHANNON M COUCH AND HOWARD M MCFRY**

**By Virtue of Warranty Deed recorded 9/4/2014 in OR 7221/1283**

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. **Judgment in favor of Portfolio Recovery Associates LLC Assignee of Synchrony Bank/JC Penney recorded 11/29/2021 OR 8670/504**
  - b. **Judgment in favor of Portfolio Recovery Associates LLC recorded 2/3/2016 OR 7472/1903**
  - c. **Judgment in favor of Midland Credit Management Inc recorded 12/15/2021 OR 8682/1958**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 09-4528-140**

**Assessed Value: \$34,816.00**

**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): **LAGO VISTA HOMEOWNERS ASSOCIATION OF PENSACOLA, 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 #: 09-4528-140 CERTIFICATE #: 2019-4846

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: April 5, 2002 to and including April 5, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: April 22, 2022