

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200498

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
04-1529-000	2020/1829	06-01-2020	LT 5 BLK 10 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 7068 P 1 SEC 44/52 T 1S R 30 W

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

07-14-2022
Application Date

Applicant's signature

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.	24,578.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/06/2023</u> Signature, Clerk of Court or Designee	

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.



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

0323-67

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 14, 2022
Property description	PETERSON JAMES L EST OF PETERSON MELISSA DAWN 1013 LAKE TERRACE AVE PENSACOLA, FL 32505 1013 LAKE TERRACE AVE 04-1529-000 LT 5 BLK 10 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 7068 P 1 SEC 44/52 T 1S R 30 W	Certificate #	2020 / 1829
		Date certificate issued	06/01/2020

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)
# 2020/1829	06/01/2020	554.21	27.71	581.92
# 2021/1442	06/01/2021	567.62	28.38	596.00
→ Part 2: Total*				1,177.92

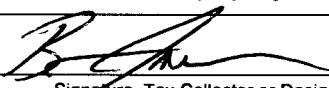
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2022/1603	06/01/2022	583.78	6.25	29.19	619.22
Part 3: Total*					619.22

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)	1,797.14
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)	2,172.14

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 July 27th, 2022

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



Chris Jones

Escambia County Property Appraiser

Real Estate Search

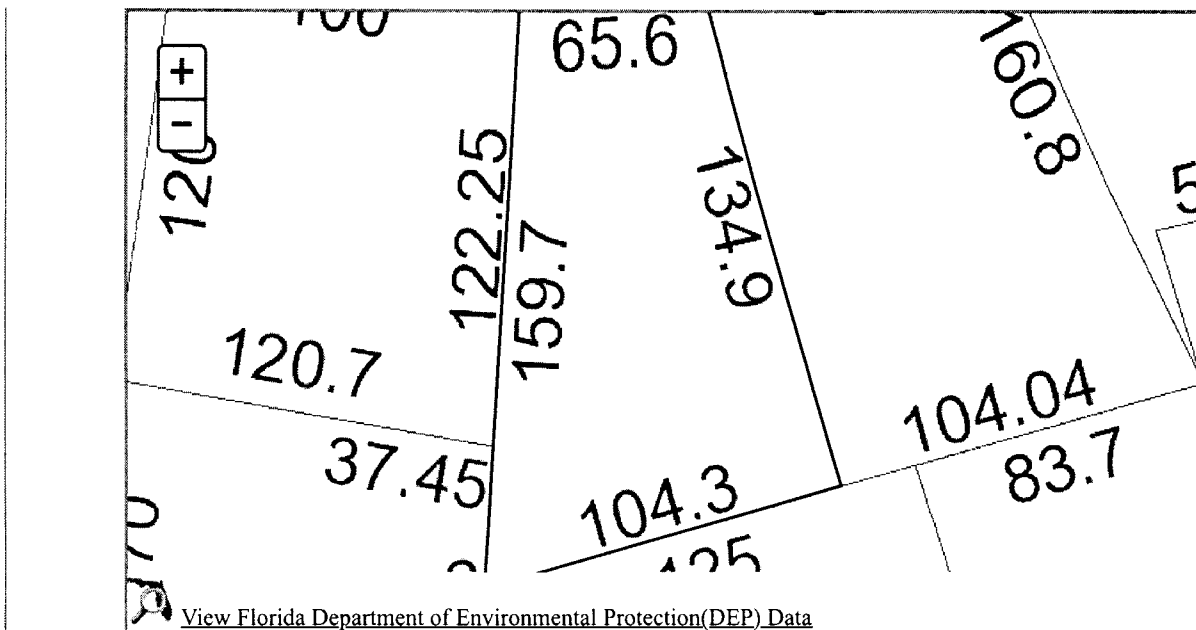
Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

General Information Parcel ID: 441S301000005010 Account: 041529000 Owners: PETERSON JAMES L EST OF PETERSON MELISSA DAWN Mail: 1013 LAKE TERRACE AVE PENSACOLA, FL 32505 Situs: 1013 LAKE TERRACE AVE 32505 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector				Assessments <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>2021</td> <td>\$14,000</td> <td>\$50,083</td> <td>\$64,083</td> <td>\$49,156</td> </tr> <tr> <td>2020</td> <td>\$11,500</td> <td>\$43,904</td> <td>\$55,404</td> <td>\$48,478</td> </tr> <tr> <td>2019</td> <td>\$11,500</td> <td>\$40,091</td> <td>\$51,591</td> <td>\$47,389</td> </tr> </tbody> </table> Disclaimer Market Value Breakdown Letter Tax Estimator File for New Homestead Exemption Online		Year	Land	Imprv	Total	Cap Val	2021	\$14,000	\$50,083	\$64,083	\$49,156	2020	\$11,500	\$43,904	\$55,404	\$48,478	2019	\$11,500	\$40,091	\$51,591	\$47,389																						
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Parcel Information Section Map Id: 44-1S-30-2 Approx. Acreage: 0.2757 Zoned: MDR Evacuation & Flood Information Open Report				Launch Interactive Map																																											



View Florida Department of Environmental Protection(DEF) Data

Buildings

Address: 1013 LAKE TERRACE AVE, Year Built: 1960, Effective Year: 1960, PA Building ID#: 67778

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-CONCRETE BLOCK

FLOOR COVER-ASPHALT TILE

FOUNDATION-SLAB ON GRADE

HEAT/AIR-WALL/FLOOR FURN

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-MASONRY PIL/STL

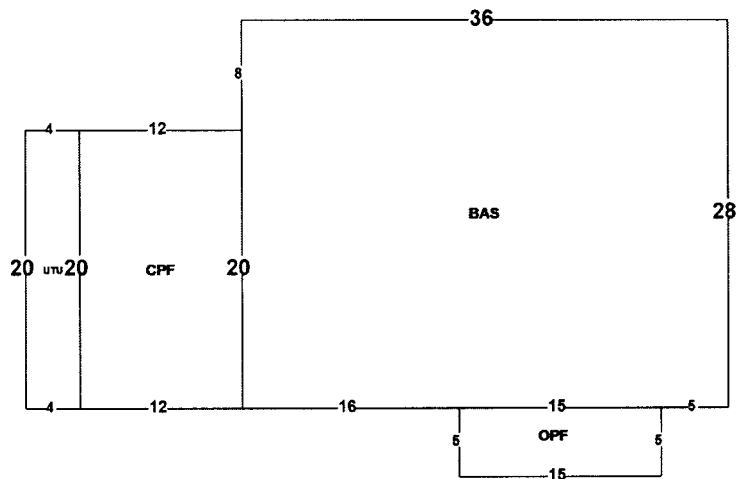
Areas - 1403 Total SF

BASE AREA - 1008

CARPORT FIN - 240

OPEN PORCH FIN - 75

UTILITY UNF - 80



Images



10/18/2019 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: 08/01/2022 (10.1700)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 01829**, issued the **1st** day of **June, A.D., 2020** 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 5 BLK 10 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 7068 P 1 SEC 44/52 T 1S R 30 W

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041529000 (0323-67)

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

JAMES L PETERSON EST OF and MELISSA DAWN PETERSON

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 March, which is the **6th day of March 2023**.

Dated this 10th day of August 2022.

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

3017034

**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 may 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 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 acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: **Lake Terrace Avenue**

Legal Address of Property: **1013 Lake Terrace Avenue, Pensacola, Florida 32505**

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

This form completed by: **First American Title Insurance Company
810 Scenic Highway
Pensacola, Florida 32503**

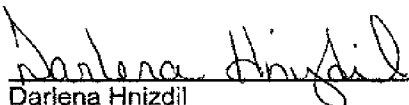
Signed, sealed and delivered in our presence:


Witness Signature

Print Name: TRAVIS Stone


Witness Signature

Print Name: Barbara L. Weidman


Darlena Hnizdil

James Levi Peterson

Melissa Dawn Peterson

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

3017034

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

This form completed by: **First American Title Insurance Company
810 Scenic Highway
Pensacola, Florida 32503**

Signed, sealed and delivered in our presence:

Witness Signature

Print Name:

James Levi Peterson

Witness Signature

Print Name:

Kelly Diamond

Darlana Hnizdil

James Levi Peterson
James Levi Peterson

Melissa Dawn Peterson
Melissa Dawn Peterson

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

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 31st of 2012.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Darlana Hnizdil
Darlana Hnizdil

Signed, sealed and delivered in the presence of these witnesses:

#1 Barbara L. Weidman #2 Christine Rose
Witness Signature Witness Signature

Print Name: Barbara L. Wendman Print Name: Travis Stone

State of Alabama
County of Shelby

The Foregoing Instrument was Acknowledged before me on Aug 20, 2013 by **Darlena Hnizdil F/K/A Darlena Ann Newman** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Barbara L. Wehrman
Notary Public

Barbara L. Weinman
(Printed Name)

My Commission expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 29, 2016
~~BONDED THRU NOTARY PUBLIC UNDERWRITER~~

{Notorial Seal}

Prepared by
Edith Garcia, an employee of
First American Title Insurance Company
810 Scenic Highway
Pensacola, Florida 32503
(877)309-7217

Return to: Grantee

File No.: 1005-3017034

WARRANTY DEED

Made this August 20 of 2013 by and between

Darlana Hnizdil F/K/A Darlena Ann Newman

whose address is: **2013 Shelby Forest Cove, Chelsea, AL 35043**
hereinafter called the "grantor", to

James Levi Peterson and Melissa Dawn Peterson

whose post office address is: ,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

LOT 5, BLOCK 10, CRESCENT LAKE UNIT NO. 3, A SUBDIVISION ACCORDING TO PLAT THEREOF
RECORDED IN PLAT BOOK 5, PAGE 7, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Parcel Identification Number: **441S30-1000-005-010**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

PROPERTY INFORMATION REPORT

December 24, 2022

Tax Account #:04-1529-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 5 BLK 10 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 7068 P 1 SEC 44/52 T 1S R 30 W

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-1529-000(0323-67)

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: MAR 6, 2023

TAX ACCOUNT #: 04-1529-000

CERTIFICATE #: 2020-1829

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 <u>2022</u> tax year.

ESTATE OF JAMES L PETERSON
MELISSA DAWN PETERSON
1013 LAKE TERRACE AVE
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 24th day of December, 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

December 24, 2022

Tax Account #: **04-1529-000**

1. The Grantee(s) of the last deed(s) of record is/are: **THE ESTATE OF JAMES LEVI PETERSON AND MELISSA DAWN PETERSON**

By Virtue of Warranty Deed recorded 8/29/2013 in OR 7068/1; and Certification of Death recorded 12/17/2020 in OR 8425/1776

ABSTRACTOR'S NOTE: DEED DOES NOT INCLUDE MARITAL STATUS. IF THEY WERE MARRIED TITLE PASSED TO HER UPON HIS DEATH BUT NO AFFIDAVIT IS RECORDED.

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) 2019-2021 are delinquent.

Tax Account #: 04-1529-000

Assessed Value: \$50,630.00

Exemptions: HOMESTEAD EXEPTION

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

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

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



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 04-1529-000 CERTIFICATE #: 2020-1829

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: December 02, 2002 to and including December 02, 2022 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: December 24, 2022

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 6, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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Dated this 13th day of January 2023.

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Personal Services:

MELISSA DAWN PETERSON
1013 LAKE TERRACE AVE
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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LT 5 BLK 10 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 7068 P 1 SEC 44/52 T 1S R 30 W

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041529000 (0323-67)

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

JAMES L PETERSON EST OF and MELISSA DAWN PETERSON

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 March, which is the **6th day of March 2023**.

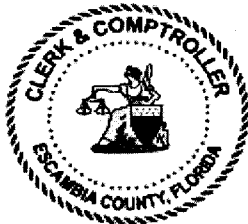
Dated this 13th day of January 2023.

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.

Personal Services:

JAMES L PETERSON EST OF
1013 LAKE TERRACE AVE
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 6, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC CAPITAL ONE NA AS COLLATER holder of Tax Certificate No. 01829, issued the 1st day of June, A.D., 2020 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:

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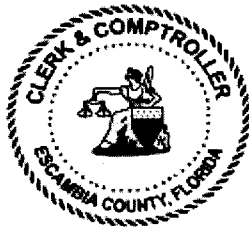
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Post Property:

1013 LAKE TERRACE AVE 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 01829 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 19, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES L PETERSON EST OF	MELISSA DAWN PETERSON
1013 LAKE TERRACE AVE	1013 LAKE TERRACE AVE
PENSACOLA, FL 32505	PENSACOLA, FL 32505

WITNESS my official seal this 19th day of January 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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Dated this 13th day of January 2023.

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Personal Services:

MELISSA DAWN PETERSON
1013 LAKE TERRACE AVE
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

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Personal Services:

MELISSA DAWN PETERSON
1013 LAKE TERRACE AVE
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
CLERK OF THE CIRCUIT COURT
CYL UNIT
2023 JAN 20 AM 9:44

002940

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0323-67

Document Number: ECSO23CIV002589NON

Agency Number: 23-002940

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01829 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: MELISSA DAWN PETERSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 1/20/2023 at 9:44 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for MELISSA DAWN PETERSON , Writ was returned to court UNEXECUTED on 2/10/2023 for the following reason:

AFTER NUMEROUS ATTEMPTS TO SERVE SUBJECT AT 1013 LAKE TERRACE AVENUE, UNABLE TO MAKE CONTACT WITH SUBJECT PRIOR TO COURT DATE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

J. Cypret

J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 6, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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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.

Personal Services:

JAMES L PETERSON EST OF
1013 LAKE TERRACE AVE
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

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Personal Services:

JAMES L PETERSON EST OF
1013 LAKE TERRACE AVE
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
CLERK OF THE CIRCUIT COURT
CIVIL UNIT

2023 JAN 20 PM 9:44

01829

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0323-61

Document Number: ECSO23CIV002586NON

Agency Number: 23-002939

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01829 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JAMES L PETERSON EST OF AND MELISSA DAWN PETERSON
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

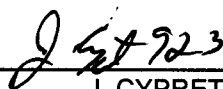
Non-Executed

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AFTER NUMEROUS ATTEMPTS TO SERVE SUBJECT AT 1013 LAKE TERRACE AVENUE, UNABLE TO MAKE CONTACT WITH SUBJECT PRIOR TO COURT DATE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

WARNING

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NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 01829**, issued the **1st** day of **June, A.D., 2020** 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:

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Post Property:

1013 LAKE TERRACE AVE 32505



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

By:
Emily Hogg
Deputy Clerk

CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
JAN 13 2023
10:51 AM

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0323-67

Document Number: ECSO23CIV002592NON

Agency Number: 23-002941

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01829 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JAMES L PETERSON EST OF AND MELISSA DAWN PETERSON
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/20/2023 at 9:44 AM and served same at 11:21 AM on 1/23/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

J. Cypret
J. CYPRET, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: GBGUY

JAMES L PETERSON EST OF [0323-67]
1013 LAKE TERRACE AVE
PENSACOLA, FL 32505

9171 9690 0935 0128 2152 53

MELISSA DAWN PETERSON [0323-67]
1013 LAKE TERRACE AVE
PENSACOLA, FL 32505

9171 9690 0935 0128 2152 46

contact



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

2022

REAL ESTATE

TAXES



Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
04-1529-000	06		4415301000005010

PETERSON JAMES L EST OF
PETERSON MELISSA DAWN
1013 LAKE TERRACE AVE
PENSACOLA, FL 32505

PROPERTY ADDRESS:
1013 LAKE TERRACE AVE

EXEMPTIONS:
HOMESTEAD EXEMPTION

PRIOR YEAR(S) TAXES OUTSTANDING

201829

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	50,630	25,630	25,000	165.41
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	50,630	25,000	25,630	50.29
BY STATE LAW	3.3120	50,630	25,000	25,630	84.89
WATER MANAGEMENT	0.0261	50,630	25,630	25,000	0.65
SHERIFF	0.6850	50,630	25,630	25,000	17.13
M.S.T.U. LIBRARY	0.3590	50,630	25,630	25,000	8.98
ESCAMBIA CHILDRENS TRUST	0.4365	50,630	25,630	25,000	10.91

TOTAL MILLAGE 13.3971

AD VALOREM TAXES \$338.26

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
LT 5 BLK 10 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 7068 P 1 OR 8425 P 1776 SEC 44/5 See Additional Legal on Tax Roll	CL CRESCENT LAKE STREET LIGHTING		49.30
	FP FIRE PROTECTION		125.33
	NON-AD VALOREM ASSESSMENTS		\$174.63

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$512.89

If Paid By	Feb 28, 2023	Mar 31, 2023			
Please Pay	\$507.76	\$512.89			

RETAIN FOR YOUR RECORDS

2022 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Feb 28, 2023
	507.76
AMOUNT IF PAID BY	Mar 31, 2023
	512.89
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER

04-1529-000

PROPERTY ADDRESS

1013 LAKE TERRACE AVE

PETERSON JAMES L EST OF
PETERSON MELISSA DAWN
1013 LAKE TERRACE AVE
PENSACOLA, FL 32505

1 041529000 2022 7

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared **Michael P. Driver** who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE 03-06-2023 – TAX CERTIFICATE #01829

in the CIRCUIT Court

was published in said newspaper in the issues of

FEBRUARY 2, 9, 16, 23, 2023

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2023.02.23 10:45:48 -06'00'

PUBLISHER

Sworn to and subscribed before me this 23RD day of FEBRUARY
A.D., 2023



Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181F3C90F20000659C7, cn=Heather Tuttle
Date: 2023.02.23 11:07:06 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

Page 1 of 1

**NOTICE OF APPLICATION FOR
TAX DEED**

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NO 3 PB 5 P 7 OR 7068 P 1 SEC 44/52 T
1S R 30 W SECTION 44, TOWNSHIP 1 S,
RANGE 30 W

TAX ACCOUNT NUMBER 041529000
(0323-67)

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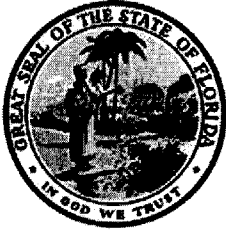
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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-02-02-09-16-23-2023



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 041529000 Certificate Number: 001829 of 2020

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 3/6/2023	Redemption Date 3/6/2023 
Months	8	8
Tax Collector	\$2,172.14	\$2,172.14
Tax Collector Interest	\$260.66	\$260.66
Tax Collector Fee	\$12.50	\$12.50
Total Tax Collector	\$2,445.30	\$2,445.30 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$54.72	\$54.72
Total Clerk	\$510.72	\$510.72 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$13.20	\$13.20
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$2,986.22	\$2,986.22
	Repayment Overpayment Refund Amount	\$0.00
Book/Page	8839	486

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



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

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

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

Case # 2020 TD 001829

Redeemed Date 3/6/2023

Name MELISSA DAWN PETERSON 1013 LAKE TERRACE AVE PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$510.72
Due Tax Collector = TAXDEED	\$2,445.30
Postage = TD2	\$13.20
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
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
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TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
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**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: 041529000 Certificate Number: 001829 of 2020**

**Payor: MELISSA DAWN PETERSON 1013 LAKE TERRACE AVE PENSACOLA, FL 32505 Date
3/6/2023**

Clerk's Check #	1	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$2,445.30
		Postage	\$13.20
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,986.22

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>**

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 8839, Page 486, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01829, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 041529000 (0323-67)

DESCRIPTION OF PROPERTY:

LT 5 BLK 10 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 7068 P 1 SEC 44/52 T 1S R 30 W

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: JAMES L PETERSON EST OF and MELISSA DAWN PETERSON

Dated this 6th day of March 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk