



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

0423-20

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	MCNAUGHTON JOHN C & MCNAUGHTON BRENDA 2172 W NINE MILE RD # 209 PENSACOLA, FL 32534 8132 MOBILE HWY 09-0344-725 BEG AT NE COR OF SW 1/4 OF SE 1/4 S 46 DEG 02 MIN 30 SEC W 813 20/100 FT TO N RW OF SR 10-A 88 DEG (Full legal attached.)	Certificate #	2020 / 4550
		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)
# 2020/4550	06/01/2020	1,197.53	59.88	1,257.41
→ Part 2: Total*				1,257.41

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)
# 2022/3831	06/01/2022	1,381.09	6.25	69.05	1,456.39
# 2021/3567	06/01/2021	1,249.89	6.25	62.49	1,318.63
Part 3: Total*					2,775.02

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)	4,032.43
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)	4,407.43

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

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: _____ Date of sale <u>04/03/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

16.25

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.

BEG AT NE COR OF SW 1/4 OF SE 1/4 S 46 DEG 02 MIN 30 SEC W 813 20/100 FT TO N RAW OF SR 10-A 88 DEG 18 MIN 30 SEC LEFT 292 FT FOR POB CONT 84 FT 91 DEG 41 MIN 30 SEC LEFT 200 FT 88 DEG 18 MIN 30 SEC LEFT 84 FT 91 DEG 41 MIN 30 SEC LEFT 200 FT TO POB OR 1492 P 863

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200520

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
09-0344-725	2020/4550	06-01-2020	BEG AT NE COR OF SW 1/4 OF SE 1/4 S 46 DEG 02 MIN 30 SEC W 813 20/100 FT TO N R/W OF SR 10-A 88 DEG 18 MIN 30 SEC LEFT 292 FT FOR POB CONT 84 FT 91 DEG 41 MIN 30 SEC LEFT 200 FT 88 DEG 18 MIN 30 SEC LEFT 84 FT 91 DEG 41 MIN 30 SEC LEFT 200 FT TO POB OR 1492 P 863

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



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

General Information		Assessments					
Parcel ID:	0715314303000009		Year	Land	Imprv	Total	Cap Val
Account:	090344725		2021	\$11,029	\$69,141	\$80,170	\$79,670
Owners:	MCNAUGHTON JOHN C & MCNAUGHTON BRENDA		2020	\$11,029	\$61,399	\$72,428	\$72,428
Mail:	2172 W NINE MILE RD # 209 PENSACOLA, FL 32534		2019	\$11,029	\$57,311	\$68,340	\$68,340
Situs:	8132 MOBILE HWY 32526		Disclaimer				
Use Code:	SINGLE FAMILY RESID 		Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU		Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window		File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							

Sales Data						2021 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
10/1980	1492	863	\$34,500	WD		 Legal Description BEG AT NE COR OF SW 1/4 OF SE 1/4 S 46 DEG 02 MIN 30 SEC W 813 20/100 FT TO N R/W OF SR 10-A 88 DEG 18 MIN 30 SEC...	
05/1980	1440	37	\$31,000	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features METAL SHED	

Parcel Information

Section Map Id: 07-15-31

Approx. Acreage: 0.3793

Zoned: LDR

Evacuation & Flood Information [Open Report](#)

Launch Interactive Map

[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

Address: 8132 MOBILE HWY, Year Built: 1980, Effective Year: 1980, PA Building ID#: 93266

Structural Elements

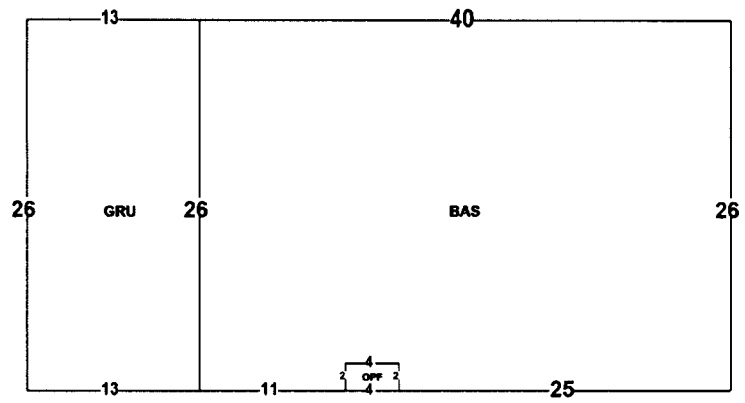
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1378 Total SF

BASE AREA - 1032

GARAGE UNFIN - 338

OPEN PORCH FIN - 8



Images



3/20/2019 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:08/02/2022 (tc.5390)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPTIAL ONE NA, AS COLLATER** holder of **Tax Certificate No. 04550**, 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:

BEG AT NE COR OF SW 1/4 OF SE 1/4 S 46 DEG 02 MIN 30 SEC W 813 20/100 FT TO N R/W OF SR 10-A 88 DEG 18 MIN 30 SEC LEFT 292 FT FOR POB CONT 84 FT 91 DEG 41 MIN 30 SEC LEFT 200 FT 88 DEG 18 MIN 30 SEC LEFT 84 FT 91 DEG 41 MIN 30 SEC LEFT 200 FT TO POB OR 1492 P 863

SECTION 07, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090344725 (0423-20)

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

JOHN C MCNAUGHTON and BRENDA MCNAUGHTON

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 April, which is the **3rd day of April 2023**.

Dated this 24th 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

Recorded in Public Records 6/15/2018 3:58 PM OR Book 7918 Page 804,
Instrument #2018047362, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 17-04-01467
Location: 8132 Mobile Hwy
PR# 071S314303000009

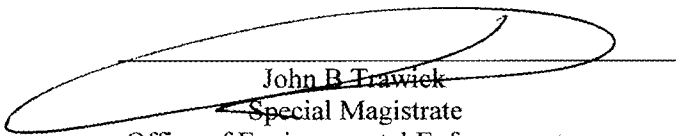
McNaughton John C & McNaughton Brenda
2172 W Nine Mile Rd #209
Pensacola, FL 32534

ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of August 15, 2017; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (c) Inoperable Vehicle(s), (d) Overgrowth, 82-171 Mandatory Service, 82-135, 82-134, 82-2, 82-3, 82-5. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate August 15, 2017.

Itemized	Cost
a. Fines (\$25.00 per day 11/14/17-3/11/18)	\$ 2,925.00
b. Court Costs	\$ 1,100.00 235
c. County Abatement Fees	\$ 2,790.00
Total:	\$ 6,815.00 5,950.00

DONE AND ORDERED at Escambia County, Florida on this 12 day of June, 2018.


John B. Trawick
Special Magistrate
Office of Environmental Enforcement

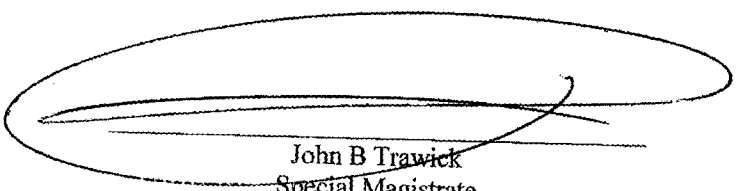
BK: 7763 PG: 257 Last Page

BK: 7763 PG: 90 Last Page

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 15 day of August, 2017.



John B Trawick
Special Magistrate
Office of Environmental Enforcement

BK: 7763 PG: 256

BK: 7763 PG: 89

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 25.00 per day, commencing November 14, 2017. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1100 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

BK: 7763 PG: 255

BK: 7763 PG: 88

Corrective action shall include:

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☒ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☐ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☒ Remove all refuse and dispose of legally and refrain from future littering
- ☒ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

BK: 7763 PG: 254

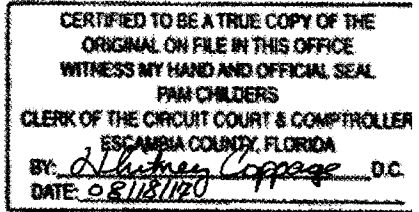
BK: 7763 PG: 87

- ☐ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)
- ☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o)
- ☐ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☒ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Chapter 3 Commercial in residential and non permitted use
- ☐ LDC Chapter 2 Article 3 Land Disturbance without permits
- ☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW
- ☐ LDC Sec 4-7.9 Outdoor Storage _____
- ☒ Other 82-135
- ☒ Other 82-134
- ☒ Other 82-2
- ☒ Other 82-3
- ☒ Other 82-5

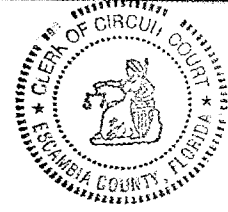
THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that RESPONDENT shall have until November 13, 2017 to correct the violation and to bring the violation into compliance.

Recorded in Public Records 8/18/2017 12:30 PM OR Book 7763 Page 253,
Instrument #2017064015, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 8/18/2017 11:46 AM OR Book 7763 Page 86,
Instrument #2017063979, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00



THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA



PETITIONER
ESCAMBIA COUNTY FLORIDA,

VS.

CASE NO: CE#17-04-01467
LOCATION: 8132 Mobile Hwy
PR# 071S314303000009

McNaughton John C & McNaughton Brenda
2172 W Nine Mile Rd #209
Pensacola, FL 32534
RESPONDENT

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent or representative, thereof, John McNaughton, as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☒ 42-196 (c) Inoperable Vehicle(s); Described _____
- ☒ 42-196 (d) Overgrowth

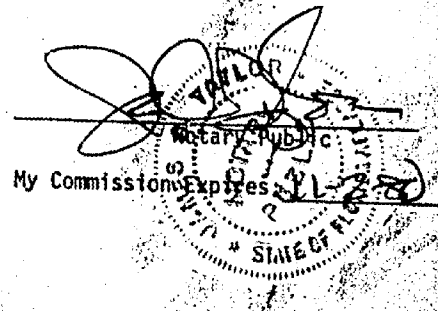
RESTRICTIONS

1. No parcel shall be used except for residential purposes of purposes incident thereto. No structures shall be erected, altered, placed or permitted to remain on any parcel other than a single family dwelling.
2. No noxious or offensive activity shall be carried on upon any parcel nor shall anything be done thereon which may be or become an annoyance to the neighborhood.
3. No principal residential structure shall be permitted upon any parcel the habitable floor area of which, exclusive of basement, porches and garages, is less than 1,000 square feet.
4. No animals or fowls may be kept for any commercial purpose. A reasonable number of house pets, horses and dogs may be kept upon the premises for personal use only, so long as they are not kept in such numbers or housed in such conditions as to constitute an annoyance to the neighborhood.
5. No trailer, mobile home, double wide mobile home, expandable mobile home with or without permanent foundation, no shack, garage, tent, barn or other outbuilding erected on the property may at any time be used in the principal residence. Holt Construction reserves the right to grant permission for a trailer or neat appearance to remain for a period of 1 (one) year only while permanent home is being constructed.
6. No parcel within the property shall be used for residential purpose prior to installation of toilet and bathroom facilities and sanitary and sewage convenience required for normal residential use.
7. All parts of all parcels shall be maintained in a sanitary and neat condition free from rubbish, junk, trash, debris, unused or unusable tools and equipment or other unsightly or unsanitary materials. Grass and weeds shall be kept mowed.
8. All buildings constructed on any parcel must be built in accord with local standard housing construction code, must be of sturdy, permanent construction.
9. The construction of any building or any parcel shall be completed within a reasonable time after it is begun and in all events shall be completed in one (1) year.
10. Enforcement shall be by action at law against any person violating or attempting to violate any of the covenants.
11. No fence, other than a chain link, brick, masonry, split rail, shall be erected nearer to the front set back line. Other types shall be erected to the rear of the dwelling.
12. The definition of the term parcel, shall be a minimum of one (1) lot or one (1) acre (including any easement) on any property.

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESSEX COUNTY
NOV 24 3 31 PM 1990
JULIA A. BROWN, CLERK
ESSEX COUNTY

052252

The foregoing instrument was acknowledged before me this 21st day of
November, 1980 by LORRIE A. NEVE.



- 2 - (Warranty Deed - Transfer Case)

TO HAVE AND TO HOLD TO THE SAID parties of the second part, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever, together with every contingent remainder and right of reversion.

And the said parties of the first part do, for them and for their heirs, executors, administrators and assigns covenant with the parties of the second part and their assigns that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors, administrators, and assigns shall warrant and defend the same to the said parties of the second part and their assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand(s) and seal(s), the day and year first above written.

Witness as to his signature:

Charles M. Hardness

Brian C. Neve (SEAL)

Linda J. Moon

Lorrie A. Neve (SEAL)

Signed, sealed, and delivered in the presence of:

as to her signature

Helena J. Lee

STATE OF ~~KANSAS~~ TEXAS

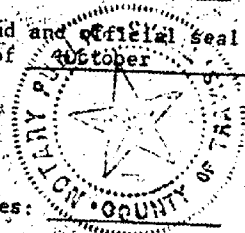
COUNTY OF TRAVIS



I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Brian C. Neve

known to be the person(s) described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of October, 19 80.



Carol J. Sample
Notary Public

My commission expires:

CAROL J. SAMPLE
Notary Public in and for Travis County, Texas
My Commission expires September 15, 1981

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

WARRANTY DEED
(Transfer Case)

THIS INDENTURE, made this 20 day of October, 1980,
between Brian C. Neve and Lorrie A. Neve
of Escambia County, State of Florida, parties of
the first part, and John C. McNaughton and Brenda McNaughton
of Escambia County, State of Florida, part
ies of the second part;

WITNESSETH: That the said parties of the first part, for and in
consideration of the sum of One Dollar (\$1.00), to them in hand paid
by the said parties of the second part, and for other good and valuable
considerations, the receipt whereof is hereby acknowledged, have granted,
bargained, sold and conveyed and by these presents to do grant, bargain,
sell and convey unto the said parties of the second part,
the following described land, lying
and being in the County of Escambia, State of Florida,
to wit:
Commence at the Northeast Corner of the Southwest 1/4 of the Southeast 1/4
Section 7, Township 1 South, Range 31 West, thence run South 46° 02' 30" West
for a Distance of 813.20 feet to the North right-of-way of SR 10-A; thence
deflect 88° 18' 30" to the left and run 292.00 feet to the point of beginning;
continue 84.00 feet; thence deflect 91° 41' 30" left and run 200.00 feet;
thence deflect 88° 18' 30" left and run 84.00 feet; thence deflect 91° 41' 30"
left and run 200.00 feet to the point of beginning.

Subject to Restrictive Covenants attached hereto.

The above-described land is subject to the following-described
mortgage(s):

1. That certain mortgage to the United States of America executed by
Brian C. Neve and Lorrie A. Neve, dated May 19
1980, and recorded in O.R. Book 1440, at page 38,
of the Public Records of Escambia County,
State of Florida;

and the said parties of the second part, by separate agreement, executed
as of the date hereof, assume(s) liability for and agree(s) to pay, as part
of the consideration of this conveyance, all or a certain specified portion
of the indebtedness secured by said mortgage(s).

PROPERTY INFORMATION REPORT

January 29, 2023

Tax Account #:09-0344-725

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NE COR OF SW 1/4 OF SE 1/4 S 46 DEG 02 MIN 30 SEC W 813 20/100 FT TO N R/W OF SR
10-A 88 DEG 18 MIN 30 SEC LEFT 292 FT FOR POB CONT 84 FT 91 DEG 41 MIN 30 SEC LEFT 200
FT 88 DEG 18 MIN 30 SEC LEFT 84 FT 91 DEG 41 MIN 30 SEC LEFT 200 FT TO POB OR 1492 P
863**

SECTION 07, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-0344-725(0423-20)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

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: APR 3, 2023

TAX ACCOUNT #: 09-0344-725

CERTIFICATE #: 2020-4550

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.

**JOHN C MCNAUGHTON AND
BRENDA MCNAUGHTON
8132 MOBILE HWY
PENSACOLA, FL 32526**

**JOHN C MCNAUGHTON AND
BRENDA MCNAUGHTON
2172 W NINE MILE RD #209
PENSACOLA, FL 32534**

**ESCAMBIA COUNTY CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505**

Certified and delivered to Escambia County Tax Collector, this 29th day of January, 2023.

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

January 29, 2023

Tax Account #: **09-0344-725**

1. The Grantee(s) of the last deed(s) of record is/are: **JOHN C MCNAUGHTON AND BRENDA MCNAUGHTON**

By Virtue of Warranty Deed recorded 11/24/1980 in OR 1492/863

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. **Code Enforcement Order in favor of Escambia County recorded 8/18/2017 OR 7763/253 together with Cost Order recorded 6/15/2018 OR 7918/804**

4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent.

Tax Account #: 09-0344-725

Assessed Value: \$87,637.00

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 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 #: 09-0344-725 CERTIFICATE #: 2020-4550

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: January 13, 2003 to and including January 13, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: January 29, 2023



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 090344725 Certificate Number: 004550 of 2020

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 4/3/2023	Redemption Date 2/17/2023
Months	9	7
Tax Collector	\$4,407.43	\$4,407.43
Tax Collector Interest	\$595.00	\$462.78
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$5,008.68	<u>\$4,876.46</u> <i>TC</i>
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	\$61.56	\$47.88
Total Clerk	\$517.56	<u>\$503.88</u> <i>CH</i>
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$41.28	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$5,584.52	\$5,397.34 ¹
	Repayment Overpayment Refund Amount	$187.18 + 120 + 200 = $ <u>\$507.18</u>

Redeemer

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 004550

Redeemed Date 2/17/2023

Name JOHN MCNAUGHTON 2172 W NINE MILE RD # 209 PENSACOLA, FL 32534

Clerk's Total = TAXDEED	\$517.56
Due Tax Collector = TAXDEED	\$5,008.68
Postage = TD2	\$41.28
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
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JUVENILE
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TRAFFIC



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

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

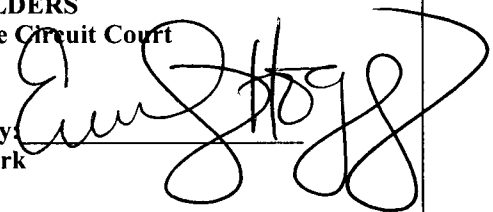
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 090344725 Certificate Number: 004550 of 2020**

**Payor: JOHN MCNAUGHTON 2172 W NINE MILE RD # 209 PENSACOLA, FL 32534 Date
2/17/2023**

Clerk's Check #	5508313478	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$5,008.68
		Postage	\$41.28
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,584.52

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 8848, Page 1556, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04550, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 090344725 (0423-20)

DESCRIPTION OF PROPERTY:

BEG AT NE COR OF SW 1/4 OF SE 1/4 S 46 DEG 02 MIN 30 SEC W 813 20/100 FT TO N R/W OF SR 10-A 88 DEG 18 MIN 30 SEC LEFT 292 FT FOR POB CONT 84 FT 91 DEG 41 MIN 30 SEC LEFT 200 FT 88 DEG 18 MIN 30 SEC LEFT 84 FT 91 DEG 41 MIN 30 SEC LEFT 200 FT TO POB OR 1492 P 863

SECTION 07, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: JOHN C MCNAUGHTON and BRENDA MCNAUGHTON

Dated this 17th day of February 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk