



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

0423-41

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	WOLFE MEGAN K & SMITH MORGAN M 1476 BYRNEVILLE RD CENTURY, FL 32535 1478 BYRNEVILLE RD 12-1578-413 BEG NW COR OF SE 1/4 OF SEC S 866 FT E 422 FT FOR POB CONT E 417 42/100 FT S 236 FT W 417 42/100 FT (Full legal attached.)	Certificate #	2020 / 7561
		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)
# 2020/7561	06/01/2020	690.37	34.52	724.89
→ Part 2: Total*				724.89

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)
# 2022/6469	06/01/2022	756.62	6.25	37.83	800.70
# 2021/5940	06/01/2021	709.16	6.25	35.46	750.87
Part 3: Total*					1,551.57

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,276.46
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)	2,651.46

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: 
Signature, Tax Collector or Designee

Escambia, Florida
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 NW COR OF SE 1/4 OF SEC S 866 FT E 422 FT FOR POB CONT E 417 42/100 FT S 236 FT W 417 42/100 FT N 236 FT TO POB OR 5716 P 1150

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200485

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
12-1578-413	2020/7561	06-01-2020	BEG NW COR OF SE 1/4 OF SEC S 866 FT E 422 FT FOR POB CONT E 417 42/100 FT S 236 FT W 417 42/100 FT N 236 FT TO POB OR 5716 P 1150

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

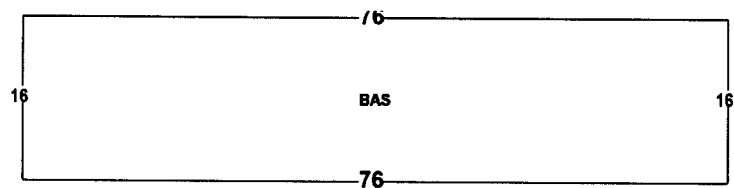
General Information		Assessments				
Parcel ID:	105N314100002006	Year	Land	Imprv	Total	Cap Val
Account:	121578413	2021	\$9,662	\$29,111	\$38,773	\$38,773
Owners:	WOLFE MEGAN K & SMITH MORGAN M	2020	\$9,662	\$26,582	\$36,244	\$36,244
Mail:	1476 BYRNEVILLE RD CENTURY, FL 32535	2019	\$9,662	\$25,029	\$34,691	\$34,691
Situs:	1478 BYRNEVILLE RD 32535	Disclaimer				
Use Code:	MOBILE HOME	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	
08/2005	5716	1150	\$100	WD		Legal Description	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

Parcel Information		Launch Interactive Map			
Section Map Id: <u>10-5N-31</u>	<div><div>+</div><div>-</div></div>				
Approx. Acreage: 2.2587					
Zoned: RR					
Evacuation & Flood Information Open Report					
View Florida Department of Environmental Protection(DEP) Data		Buildings			
Address:1478 BYRNEVILLE RD, Year Built: 2000, Effective Year: 2000, PA Building ID#: 125262					
<div>Structural Elements</div>					

DWELLING UNITS-1
MH EXTERIOR WALL-VINYL/METAL
MH FLOOR FINISH-CARPET
MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-HEAT & AIR
MH INTERIOR FINISH-DRYWALL/PLASTER
MH MILLWORK-TYPICAL
MH ROOF COVER-COMP SHINGLE/WOOD
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-6
NO. STORIES-1
STORY HEIGHT-0

 Areas - 1216 Total SF
BASE AREA - 1216



Images



11/24/2021 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 (rc.3142)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 07561**, 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 NW COR OF SE 1/4 OF SEC S 866 FT E 422 FT FOR POB CONT E 417 42/100 FT S 236 FT W 417 42/100 FT N 236 FT TO POB OR 5716 P 1150

SECTION 10, TOWNSHIP 5 N, RANGE 31 W

TAX ACCOUNT NUMBER 121578413 (0423-41)

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

MEGAN K WOLFE and MORGAN M SMITH

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

DR BK 4470 P0617
Escambia County, Florida
INSTRUMENT 99-663558

RCD Sep 20, 1999 08:18 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-663558

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: LORD HENRIETTA M & SMITH
MEGAN K & SMITH MORGAN M
1476 BYRNEVILLE RD
CENTURY FL 32535

ACCT.NO. 12 1578 410 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

BEG AT NW COR OF SE 1/4 S
866 FT E 422 FT FOR POB
CONT 1278 FT S 236 FT W
1278 FT N 236 FT TO POB
OR 3494 P 586
LESS MINERAL RIGHTS
PROP.NO. 10 5N 31 4100 000 006

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Deputy Clerk

OR BK 4321 PG1943
Escambia County, Florida
INSTRUMENT 98-548915

RCD Oct 08, 1998 08:47 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-548915

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: LORD HENRIETTA M & SMITH
MEGAN K & SMITH MORGAN M
1476 BYRNEVILLE RD
CENTURY FL 32535

ACCT.NO. 12 1578 410 000

AMOUNT \$140.80

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

BEG AT NW COR OF SE 1/4 S
866 FT E 422 FT FOR POB
CONT 1278 FT S 236 FT W
1278 FT N 236 FT TO POB
OR 3494 P 586
LESS MINERAL RIGHTS
PROP.NO. 10 SN 31 4100 000 006

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$140.80. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

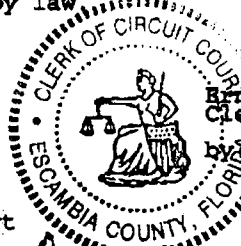
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

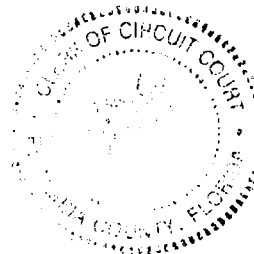
Ernie Lee Magaha
Clerk of the Circuit Court

by:

Deputy Clerk



Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Sandra M. McBrearty
Deputy Finance Director



Recorded in Public Records 09/04/2009 at 11:06 AM OR Book 6503 Page 918,
Instrument #2009061239, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

When recorded return to :

MERVIN R. SMITH
P.O. BOX 945
CENTURY, FL 32535

DECLARATION OF HOMESTEAD

1. I, Megan Wolfe and Morgan Smith, do hereby declare:

2. That my mailing address for my homestead is :

1478 Byrneville Rd.
Century, FL 32535

3. I am now residing on the land and premises located in the city of : Century, County of:
Escambia, State of : Florida, know and legally described as follows :

BEG NW COR OF SE ¼ OF SEC S 866 FT E 422
FT FOR POB CONT E 417 42/100 FT S 236 FT W 417 42/100 FT N 236 FT TO POB
OR 5716 P 1150.

4. I /We declare the claim said premises as a homestead .

5. No former DECLARATION OF HOMESTEAD has been made by me except as has
been abandoned .

Date : 9/3/09

x Megan K Wolfe
x Morgan Smith Odom

State of Florida

County of Escambia

I, Megan Wolfe and Morgan Smith Odom, being duly sworn on oath, deposes and
says: that as the signer to this DECLARATION OF HOMESTEAD, all statements made
herein are true and correct, to the best of my knowledge and belief.

Subscribed and sworn to me before me this 3rd day of 2009, in the month of Sept.

Dorothy L. Sims

Notary public, State of

My commission expires:

July 12, 2012



Personally Known

Recorded in Public Records 08/25/2005 at 02:34 PM OR Book 5716 Page 1150,
Instrument #2005413653, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$0.70

COVID. TO INDIVID.

Return to: (enclose self-addressed stamped envelope)

date:

date:

is Instrument Prepared by:

name: Henrietta Mae Lord
address: 795 Hedge Creek Rd.
Brewton, Al. 36426

operty Appraiser Permit Identification

the Number(s):

initials S.S. # (s)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 11th day of August, 2005, by
Henrietta Mae Lord and Morgan M. Smith

hereinafter called the Grantor, to Megan K. Wolfe
whose post office address is 34 Deer Run Lane, Brewton, Al. 36426
hereinafter called the Grantee.

(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, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 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, State of Florida, viz:

Begin at the Northwest corner of the Southeast Quarter of Section 10
5 North, Range 31 West thence run South 866 feet; thence East 422 feet
to point of beginning; thence continue East 417.42 feet; thence
South 236 feet; thence West 417.42 feet; thence North 236 feet to
point of beginning. Lying and being in Section 10, Township 5 North,
Range 31 West, Escambia County, Florida.

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 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, 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, 2004
In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above
written.

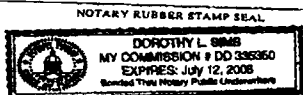
Signed, sealed and delivered in the presence of:

Karen R. Hughes
Witness Signature (as to first Grantor)
Karen R. Hughes
Printed Name
Kristina M. Wood
Witness Signature (as to first Grantor)
Kristina M. Wood
Printed Name
Kristina M. Wood
Witness Signature (as to Co-Grantor, if any)
Kristina M. Wood
Printed Name
Karen R. Hughes
Witness Signature (as to Co-Grantor, if any)
Karen R. Hughes
Printed Name

Henrietta Mae Lord
Grantor Signature
Henrietta Mae Lord
Printed Name
795 Hedge Creek Rd - Brewton,
Post Office Address
Al. 36426
Morgan M. Smith
Co-Grantor Signature (if any)
Morgan M. Smith
Printed Name
795 Hedge Creek Rd - Brewton,
Post Office Address
Al. 36426

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I hereby Certify that on this day, before me, an officer duly authorized
to administer oaths and take acknowledgments, personally appeared
known to me to be the person s described in and who executed the foregoing instrument, who acknowledged before me that they
executed the same, and an oath was not taken. (Check one) ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the
following type of identification:



Witness my hand and official seal in the County and State last aforesaid
this 11th day of August, A.D. 2005
Dorothy L. Sims
Notary Signature
Dorothy L. Sims
Printed Name

54
20
2470

3494N 586

State of Florida
Escambia County

WARRANTY DEED

Know All Men by These Presents: That Vera Levine Presley

for and in consideration of Ten dollars and other good and valuable considerations, DOLLARS,

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Henrietta M. Lord, Megan E. Smith, Morgan M. Smith, 1476 Byrneville Road, Century, Florida 32535.

their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida.

to-wit: Commencing at the NW corner of the SE1/4 of section 10, T-5-N., R-31-W., Escambia County, Florida; Run S. 866 feet, Thence E. 422 feet to Point of Beginning, Thence continue E. 1278 feet, Thence S. 236 feet, Thence W. 1278 feet, Thence N. 236 feet to Point of Beginning.

Also a strip 30 feet by 1278 feet to run along N. edge property for easement rights for ingress and egress.

Containing 6.92 acres more or less.

Vera Levine Presley and /or her heirs reserves the right of first option to purchase the property back in the event of the sale of the property.

All mineral rights reserved by Vera Levine Presley.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all encumbrances and right of homestead.

And I, the said Vera Levine Presley, well seized of an indefeasible estate in fee simple in the said property, and having a good right to convey the same; that it is free of lien or encumbrance, and that my heirs, executors and administrators, the said grantees and their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of December, A.D. 1993.

Signed, sealed and delivered in the presence of
Clara Cowan (SEAL)
Clara Cowan (SEAL)
Myra M. Crowder (SEAL)
Vera Levine Presley (SEAL)
VERA LEVINE PRESLEY (SEAL)
1480 Byrneville Rd (SEAL)
Century, FL 32535 (SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared Vera Levine Presley, known to me, and known to me to be the individual described by said name, to and who executed the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of December, 1993.

This instrument was prepared by:
Vera Levine Presley
1480 Byrneville Rd
Century, FL 32535
My commission expires
CLARA S. COWAN
Notary Public, State of Florida
My comm. expires May 15, 1996
6 CC 157364

25x10

32

PROPERTY INFORMATION REPORT

January 22, 2023

Tax Account #:12-1578-413

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG NW COR OF SE 1/4 OF SEC S 866 FT E 422 FT FOR POB CONT E 417 42/100 FT S 236 FT W
417 42/100 FT N 236 FT TO POB OR 5716 P 1150**

SECTION 10, TOWNSHIP 5 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-1578-413(0423-41)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY. ALSO NOTE DEED 3494/586 INCLUDES UNIDENTIFIED
ACCESS EASEMENT TO PARENT PARCEL BUT UNABLE TO DETERMINE ANY ACCESS TO
SUBJECT PROPERTY.**

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 #: 12-1578-413
CERTIFICATE #: 2020/7561

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

MEGAN K. WOLFE
MEGAN WOLFE
MORGAN K. SMITH
MORGAN SMITH
MORGAN SMITH ODOM
1476 BYRNEVILLE RD.
CENTURY, FL 32535

MEGAN K. WOLFE
34 DEER RUN LANE
BREWTON, AL 36426

Certified and delivered to Escambia County Tax Collector, this 22nd 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 22, 2023
Tax Account #: **12-1578-413**

1. The Grantee(s) of the last deed(s) of record is/are: **MEGAN K. WOLFE**

By Virtue of Warranty Deed recorded 8/25/2005 in OR 5716/1150

ABTRACTOR'S NOTE: By Warranty Deed recorded 12/30/1993 in 3494/586, Henrietta M. Lord, Megan K. Smith and Morgan M. Smith acquired the 6.92 acre Parent Parcel. Henrietta Mae Lord and Morgan M. Smith conveyed to Megan K. Wolfe the Subject Property by virtue of said Warranty Deed above. Megan Wolfe and Morgan Smith declared the Subject Property to be their Homestead by the Declaration of Homestead recorded 9/4/2009 in 6503/918.

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. **MSBU Lien in favor of Escambia County recorded 10/8/1998 OR 4321/1943**
- b. **MSBU Lien in favor of Escambia County recorded 9/20/1999 OR 4470/617**

4. Taxes:

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

Tax Account #: 12-1578-413

Assessed Value: \$42,650.00

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 #: 12-1578-413 CERTIFICATE #: 2020/7561

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 11, 2003 to and including January 11, 2023 Abstractor: BYRON BROWN

BY

Michael A. Campbell,
As President
Dated: January 22, 2023

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC CAPITAL ONE NA AS COLLATER holder of Tax Certificate No. 07561, 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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SECTION 10, TOWNSHIP 5 N, RANGE 31 W

TAX ACCOUNT NUMBER 121578413 (0423-41)

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

MEGAN K WOLFE and MORGAN M SMITH

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 16th day of February 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:

MORGAN M SMITH
1476 BYRNEVILLE RD
CENTURY, FL 32535

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

MEGAN K WOLFE
1476 BYRNEVILLE RD
CENTURY, FL 32535

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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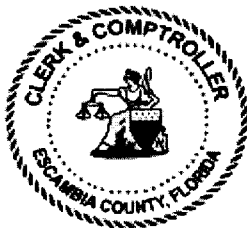
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Post Property:

1478 BYRNEVILLE RD 32535



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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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 # 07561 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 16, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MEGAN K WOLFE MORGAN M SMITH
1476 BYRNEVILLE RD 1476 BYRNEVILLE RD
CENTURY, FL 32535 CENTURY, FL 32535

MEGAN K. WOLFE ESCAMBIA COUNTY / COUNTY ATTORNEY
34 DEER RUN LANE 221 PALAFOX PLACE STE 430
BREWTON, AL 36426 PENSACOLA FL 32502

WITNESS my official seal this 16th day of February 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0423-41

Document Number: ECSO23CIV007165NON

Agency Number: 23-004014

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07561 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: MEGAN K WOLFE and MORGAN M SMITH

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 2/28/2023 at 9:14 AM and served same on MEGAN K WOLFE , at 7:09 AM on 3/2/2023 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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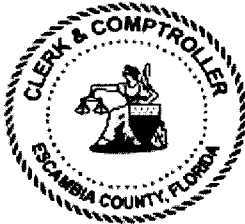
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Post Property:

1478 BYRNEVILLE RD 32535



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0423-41

Document Number: ECSO23CIV007067NON

Agency Number: 23-004059

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07561 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE MEGAN K WOLFE AND MORGAN M SMITH

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/28/2023 at 9:16 AM and served same at 12:16 PM on 3/2/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERK'S OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

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Personal Services:

MORGAN M SMITH
1476 BYRNEVILLE RD
CENTURY, FL 32535

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

MORGAN M SMITH
1476 BYRNEVILLE RD
CENTURY, FL 32535

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0423-41

Document Number: ECSO23CIV007166NON

Agency Number: 23-004015

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07561 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: MEGAN K WOLFE and MORGAN M SMITH

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 2/28/2023 at 9:14 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for MORGAN M SMITH , Writ was returned to court UNEXECUTED on 3/2/2023 for the following reason:

PER FATHER AT 1476 BYRNEVILLE ROAD, CENTURY, SUBJECT DOES NOT LIVE HERE; ADVISED LIVES OUT OF TOWN AND WHEREABOUTS ARE UNKNOWN. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

MEGAN K WOLFE [0423-41]
1476 BYRNEVILLE RD
CENTURY, FL 32535

9171 9690 0935 0128 2254 29

MORGAN M SMITH [0423-41]
1476 BYRNEVILLE RD
CENTURY, FL 32535

9171 9690 0935 0128 2254 12

MEGAN K. WOLFE [0423-41]
34 DEER RUN LANE
BREWTON, AL 36426

9171 9690 0935 0128 2254 05

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0423-41]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 2253 99

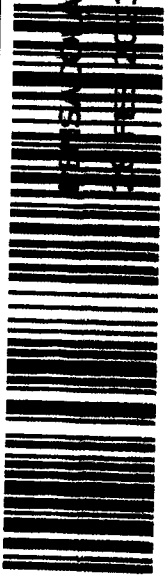
*Contact -
owner*

Pam Childers
 Clerk of the Circuit Court & Comptroller
 Official Records
 221 Palafox Place, Suite 110
 Pensacola, FL 32502

2023 MAR 14 10:34
 CLERK OF THE CIRCUIT COURT
 PENSACOLA, FL

MEGAN K. WOLFE [0423-41]
 34 DEER RUN LANE
 BREWTON, AL 36426

CERTIFIED MAIL™



PENSACOLA FL 32502
 MAR 14 2023 3 PM 11

9171 9690 0935 0128 2254 05

US POSTAGE
 0006 85

NIXIE

552 DE 1 0003/08/23

RETURN TO SENDER
 NO MAIL RECEPTACLE
 UNABLE TO LOCATE

RMR
 35426-717334

801 32502583335 *2638-00490-28-40



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 121578413 Certificate Number: 007561 of 2020

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="4/3/2023"/>	Redemption Date <input type="text" value="3/23/2023"/>
Months	9	8
Tax Collector	<input type="text" value="\$2,651.46"/>	<input type="text" value="\$2,651.46"/>
Tax Collector Interest	\$357.95	\$318.18
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,015.66	\$2,975.89
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$61.56	\$54.72
Total Clerk	\$517.56	\$510.72
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$27.52"/>	<input type="text" value="\$27.52"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,577.74	\$3,531.13
	Repayment Overpayment Refund Amount	\$46.61

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 007561

Redeemed Date 3/23/2023

Name MARK SMITH 1476 BYRNEVILLE RD CENTURY, FL 32535

Clerk's Total = TAXDEED	\$517.56	\$3,015.66 \$3,486.61
Due Tax Collector = TAXDEED	\$3,015.66	
Postage = TD2	\$27.52	
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
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: 121578413 Certificate Number: 007561 of 2020**

Payor: MARK SMITH 1476 BYRNEVILLE RD CENTURY, FL 32535 Date 3/23/2023

Clerk's Check #	1	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$3,015.66
		Postage	\$27.52
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,577.74

\$3,531.13

**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 1877, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07561, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **121578413 (0423-41)**

DESCRIPTION OF PROPERTY:

**BEG NW COR OF SE 1/4 OF SEC S 866 FT E 422 FT FOR POB CONT E 417 42/100 FT S 236 FT W
417 42/100 FT N 236 FT TO POB OR 5716 P 1150**

SECTION 10, TOWNSHIP 5 N, RANGE 31 W

NAME IN WHICH ASSESSED: MEGAN K WOLFE and MORGAN M SMITH

Dated this 23rd day of March 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC CAPITAL ONE NA AS COLLATERAL holder of Tax Certificate No. 07561, 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 NW COR OF SE 1/4 OF SEC 8 866 FT E 422 FT FOR POB CONT E 417 42/100 FT S 236 FT W 417 42/100 FT N 236 FT TO POB OR 5716 P 1150

SECTION 10, TOWNSHIP 5 N, RANGE 31 W
TAX ACCOUNT NUMBER 121578413 (0423-41)

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

MEGAN K WOLFE and MORGAN M SMITH

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 February 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.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR3/8-3/29TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2020-TD-07561 in the Escambia County Court was published in said newspaper in and was printed and released on March 8, 2023; March 15, 2023; March 22, 2023; and March 29, 2023.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, 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 of the said newspaper.

X

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of March, 2023, by MALCOLM BALLINGER, who is personally known to me.

X

, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024