



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

0423-47

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	EDWARDSON MELISSA M 1817 E CERVANTES ST PENSACOLA, FL 32501 1817 E CERVANTES ST 14-0687-000 LT 7 BLK 98 NEW CITY TRACT OR 7900 P 1836 CA 41	Certificate #	2020 / 8259
		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)
# 2020/8259	06/01/2020	967.56	48.38	1,015.94
→Part 2: Total*				1,015.94

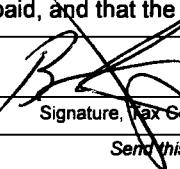
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2022/7044	06/01/2022	1,026.92	6.25	51.35	1,084.52
# 2021/6472	06/01/2021	998.01	6.25	49.90	1,054.16
Part 3: Total*					2,138.68

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)	3,154.62
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)	3,529.62

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.	46,019.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Signature, Clerk of Court or Designee	Date of sale <u>04/03/2023</u>

INSTRUCTIONS

+ 6.25

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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200505

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
14-0687-000	2020/8259	06-01-2020	LT 7 BLK 98 NEW CITY TRACT OR 7900 P 1836 CA 41

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



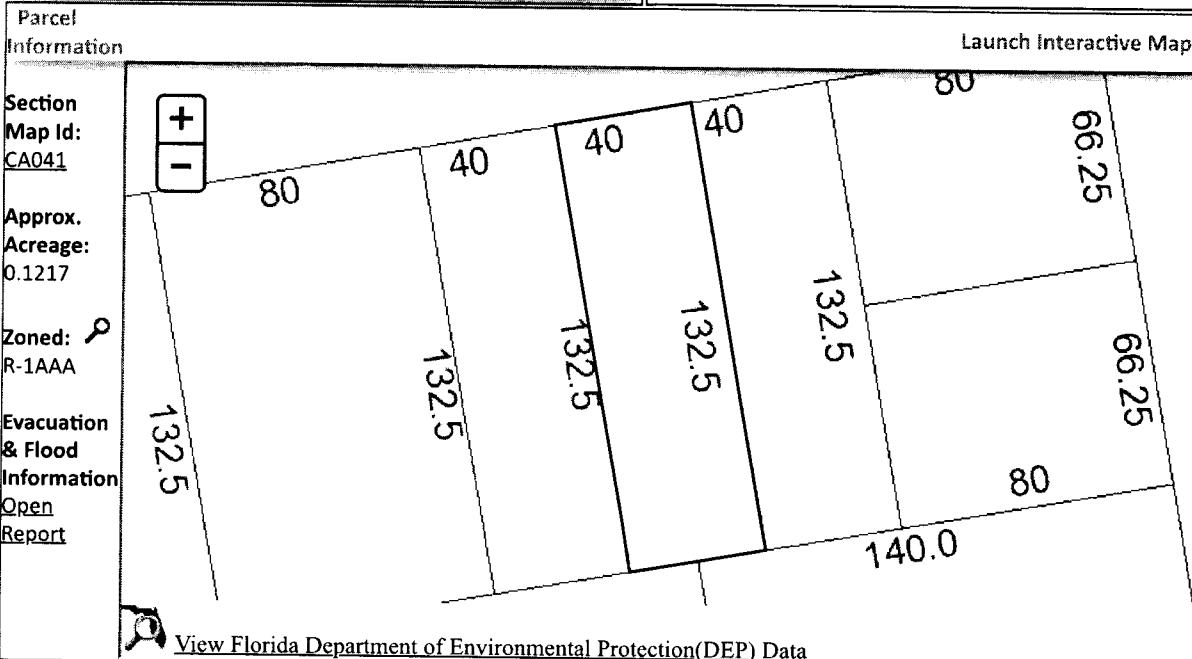
Chris Jones

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:	000S009025007098					
Account:	140687000					
Owners:	EDWARDSON MELISSA M					
Mail:	1817 E CERVANTES ST PENSACOLA, FL 32501					
Situs:	1817 E CERVANTES ST 32501					
Use Code:	SINGLE FAMILY RESID					
Taxing Authority:	PENSACOLA CITY LIMITS					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2021 Certified Roll Exemptions
Sale Date						HOMESTEAD EXEMPTION
Book						Legal Description
Page						LT 7 BLK 98 NEW CITY TRACT OR 7900 P 1836 CA 41
Value						Extra Features
Type						CARPORT
Official Records (New Window)						FRAME SHED
04/09/2018	7900	1836	\$100	CJ		
05/1981	1543	988	\$19,300	WD		
01/1974	832	69	\$10,000	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						



Buildings

Address: 1817 E CERVANTES ST, Year Built: 1928, Effective Year: 1965, PA Building ID#: 20489

Structural Elements

[DECOR/MILLWORK-AVERAGE](#)

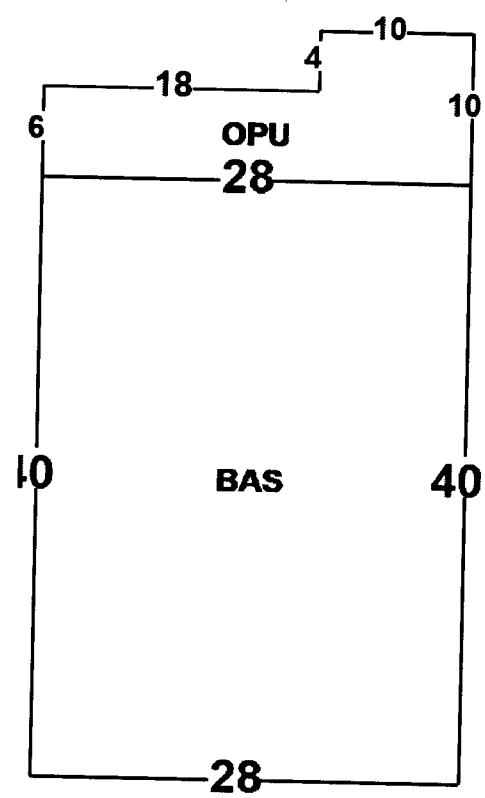
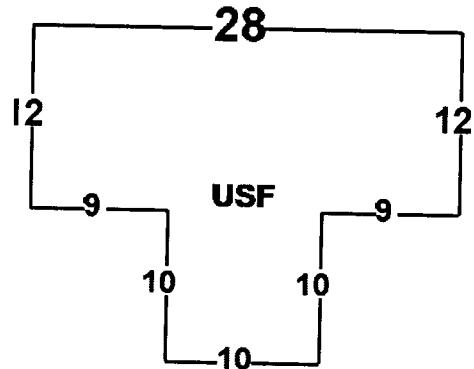
DWELLING UNITS-1
EXTERIOR WALL-SIDING-LAP.AAVG
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP HI PTC
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1764 Total SF

BASE AREA - 1120

OPEN PORCH UNF - 208

UPPER STORY FIN - 436



Images



6/23/2015 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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022087561 8/29/2022 1:16 PM
OFF REC BK: 8848 PG: 1883 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of Tax Certificate No. **08259**, 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 7 BLK 98 NEW CITY TRACT OR 7900 P 1836 CA 41

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 140687000 (0423-47)

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

MELISSA M EDWARDSON

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

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



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale**

Account: 140687000 Certificate Number: 008259 of 2020

**Payor: MELISSA M EDWARDSON 1817 E CERVANTES ST PENSACOLA, FL 32501 Date
 9/13/2022**

Clerk's Check #	455116937	Clerk's Total	\$317.56	\$3,791.44
Tax Collector Check #	1	Tax Collector's Total	\$4,012.37	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$4,606.93	

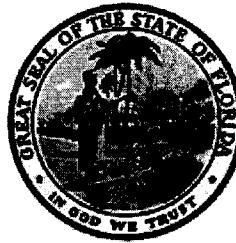
\$3808.44

**PAM CHILDERS
 Clerk of the Circuit Court**

**Received By
 Deputy Clerk**

A handwritten signature in black ink, appearing to read "Pam Childers".

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



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2020 TD 008259

Redeemed Date 9/13/2022

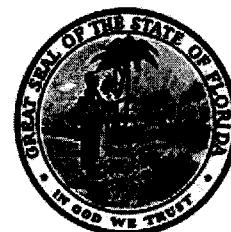
Name MELISSA M EDWARDSON 1817 E CERVANTES ST PENSACOLA, FL 32501

Clerk's Total = TAXDEED	\$517.56	\$3,791.44
Due Tax Collector = TAXDEED	\$4,012.37	
Postage = TD2	\$60.00	
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

No Information Available - See Dockets



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

Tax Deed - Redemption Calculator

Account: 140687000 Certificate Number: 008259 of 2020

Redemption No 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="9/13/2022"/> 
Months	9	2
Tax Collector	<input type="text" value="\$3,529.62"/>	<input type="text" value="\$3,529.62"/>
Tax Collector Interest	<input type="text" value="\$476.50"/>	<input type="text" value="\$105.89"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$4,012.37"/>	<input type="text" value="\$3,641.76"/> 
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	<input type="text" value="\$61.56"/>	<input type="text" value="\$13.68"/>
Total Clerk	<input type="text" value="\$517.56"/>	<input type="text" value="\$469.68"/> 
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="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$4,606.93"/>	<input type="text" value="\$4,128.44"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$478.49"/>
Book/Page	<input type="text" value="8848"/>	<input type="text" value="1883"/>

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022092914 9/13/2022 4:52 PM
OFF REC BK: 8858 PG: 757 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8848, Page 1883, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08259, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 140687000 (0423-47)

DESCRIPTION OF PROPERTY:

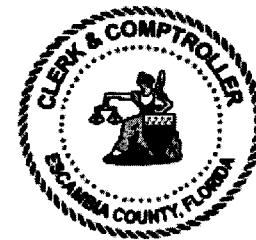
LT 7 BLK 98 NEW CITY TRACT OR 7900 P 1836 CA 41

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: MELISSA M EDWARDSON

Dated this 13th day of September 2022.

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



By:
Emily Hogg
Deputy Clerk



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 #: 14-0687-000 CERTIFICATE #: 2020-8259

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 16, 2003 to and including January 16, 2023 Abstractor: Ashley McDonald

BY

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

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

January 22, 2023
Tax Account #: **14-0687-000**

1. The Grantee(s) of the last deed(s) of record is/are: **MELISSA M. EDWARDSON**

By Virtue of Personal Representative's Quit Claim Deed recorded 5/16/2018 in OR 7900/1836

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **None**
4. Taxes:

Taxes for the year(s) None are delinquent.

Tax Account #: 14-0687-000

Assessed Value: \$94,800.00

Exemptions: HOMESTEAD

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **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.

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 #: 14-0687-000

CERTIFICATE #: 2020-8259

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 2021 tax year.

MELISSA M EDWARDSON
1817 E CERVANTES ST
PENSACOLA, FL 32501

Certified and delivered to Escambia County Tax Collector, this 22nd day of January, 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

January 22, 2023
Tax Account #:14-0687-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 7 BLK 98 NEW CITY TRACT OR 7900 P 1836 CA 41

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 14-0687-000(0423-47)

This instrument prepared by:
Raymond B. Palmer, Esq.
Law Office Raymond B. Palmer, P.A.
913 Gulf Breeze Pkwy, Ste 41
Gulf Breeze, FL 32561
850-916-1000

Tax Parcel ID: 0005000025007098

**THIS DEED IS BEING RECORDED WITHOUT
THE BENEFIT OF TITLE SEARCH**

Personal Representative's Quit Claim Deed

This Indenture, made between **Matthew C. Edwardson** as personal representative of the Estate of **Martha C. Haag**, in the State of Florida pursuant Letters of Administration issued in Florida Probate Case# 2017-CP-458 in Circuit Court in and for Escambia County, Florida, herein called **Grantor**, whose post address is 2541 Crescent Rd, Navarre, FL 32566, and **Melissa M. Edwardson**, a single person, herein called **Grantee**, whose post office address is 1817 E. Cervantes St. Pensacola, FL 32501.

Witnesseth:

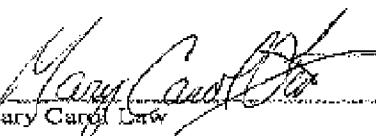
That the said Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, paid by the Grantee, the receipt whereof is hereby acknowledged, quit claims to Grantee all of Grantor's right, title and interest in the following described real property in Escambia County, Florida:

LT 7 BLK 98 NEW CITY TRACT, per map of the City of Pensacola, Copyrighted by Thomas C. Watson in 1906.

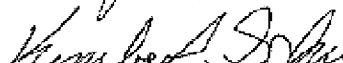
Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for 2016 and subsequent years.

Dated on April 9, 2018

Signed, sealed and delivered in the presence of:



Mary Carol Law



Kimberly Schneider



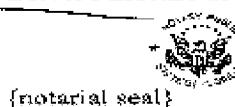
Matthew C. Edwardson, as Personal Representative

STATE OF FLORIDA

ACKNOWLEDGMENT

COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me on April 9, 2018 by **Matthew C. Edwardson, as Personal Representative**, who is personally known to me or who produced a Florida Driver's License as identification.



KIMBERLY SCHNEIDER
* MY COMMISSION # FF14098
EXPIRES: October 19, 2018
Bonded Trust Agent Notary Service
(notarial seal)

NOTARY PUBLIC:



Kimberly Schneider
State of Florida at Large

(Page 7 of 1 Pages)