



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

0324-38

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Jul 26, 2023
Property description	YOUNG ALICE M EST OF 2301 W BOBE ST PENSACOLA, FL 32505 2301 W BOBE ST 06-2081-000 N 70 FT OF LTS 9 10 BLK 23 OR 1692 P 86 BRITTON PLACE PLAT DB 154 P 521	Certificate #	2021 / 2512
		Date certificate issued	06/01/2021

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)
# 2021/2512	06/01/2021	839.41	41.97	881.38
→ Part 2: Total*				881.38

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)
# 2023/2714	06/01/2023	999.35	6.25	49.97	1,055.57
# 2022/2706	06/01/2022	905.44	6.25	45.27	956.96
Part 3: Total*					2,012.53

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)	2,893.91
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)	3,268.91

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: Jennifer N. Cassidy Signature, Tax Collector or Designee Escambia, Florida
Date August 11th, 2023

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

+ \$625

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>03/06/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

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: 2300517

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139,

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
06-2081-000	2021/2512	06-01-2021	N 70 FT OF LTS 9 10 BLK 23 OR 1692 P 86 BRITTON PLACE PLAT DB 154 P 521

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 COLLATERAL ASSIGNEE OF
TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139

07-26-2023
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:	172S301500090023	Year	Land	Imprv	Total	Cap Val
Account:	062081000	2023	\$7,779	\$63,388	\$71,167	\$58,766
Owners:	YOUNG ALICE M EST OF	2022	\$4,034	\$56,562	\$60,596	\$53,424
Mail:	2301 W BOBE ST PENSACOLA, FL 32505	2021	\$4,034	\$44,534	\$48,568	\$48,568
Situs:	2301 W BOBE ST 32505	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
10/1982	1692	86	\$100	WD		Legal Description N 70 FT OF LTS 9 10 BLK 23 OR 1692 P 86 BRITTON PLACE PLAT DB 154 P 521
06/1979	1334	399	\$3,000	WD		
01/1974	825	361	\$1,500	WD		
01/1970	489	73	\$1,600	WD		
Official Records inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features UTILITY BLDG

Parcel Information [Launch Interactive Map](#)

Section Map Id:
17-2S-30-2

Approx. Acreage:
0.0945

Zoned:
MDR
MDR

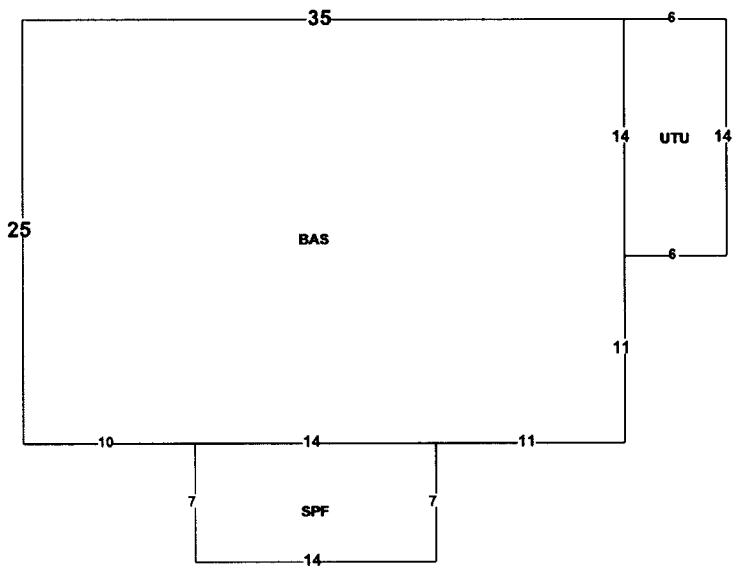
Evacuation & Flood Information
[Open Report](#)

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

Buildings
Address: 2301 W BOBE ST, Year Built: 1959, Effective Year: 1959, PA Building ID#: 79541

Structural Elements
 DECOR/MILLWORK-BELOW AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-VINYL SIDING
 FLOOR COVER-CARPET
 FOUNDATION-WOOD/SUB FLOOR
 HEAT/AIR-WALL/FLOOR FURN
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-3
 NO. STORIES-1
 ROOF COVER-COMPOSITION SHG
 ROOF FRAMING-GABLE
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD FRAME

Areas - 1057 Total SF
 BASE AREA - 875
 SCRN PORCH FIN - 98
 UTILITY UNF - 84



Images



6/29/2020 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of **Tax Certificate No. 02512**, issued the **1st** day of **June, A.D., 2021** 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:

N 70 FT OF LTS 9 10 BLK 23 OR 1692 P 86 BRITTON PLACE PLAT DB 154 P 521

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062081000 (0324-38)

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

ALICE M YOUNG EST OF

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** Wednesday in the month of March, which is the **6th** day of **March 2024**.

Dated this 18th day of August 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



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 #: 06-2081-000 CERTIFICATE #: 2021-2512

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: December 6, 2003 to and including December 6, 2023 Abstractor: Alicia Hahn

BY

Michael A. Campbell,
As President
Dated: December 26, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 26, 2023

Tax Account #: **06-2081-000**

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

By Virtue of Warranty Deed recorded 10/15/1982 in OR 1692/86 and Warranty Deed recorded 5/31/1979 in OR 1334/399

ABTRACTOR'S NOTE:WE FIND NO EVIDENCE OF DEATH FOR ALICE M YOUNG OR ALICE M PETTWAY RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

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. **Mortgage in favor of American General Home Equity Inc recorded 12/9/1997 OR 4199/1769**
 - b. **Code Enforcement Lien in favor of Escambia County recorded 4/27/2022 OR 8771/1483**

4. Taxes:

Taxes for the year(s) 2020-2022 are delinquent.

Tax Account #: 06-2081-000

Assessed Value: \$58,766.00

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.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: _____ **MAR 6, 2024**
TAX ACCOUNT #: _____ **06-2081-000**
CERTIFICATE #: _____ **2021-2512**

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

- | YES | NO | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify City of Pensacola, P.O. Box 12910, 32521 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2023</u> tax year. |

ALICE M YOUNG	AMERICAN GENERAL HOME EQUITY INC
EST OF ALICE M YOUNG	730 WEST GARDEN ST
2301 WEST BOBE ST	PENSACOLA, FL 32501
PENSACOLA, FL 32505	

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

Certified and delivered to Escambia County Tax Collector, this 26th day of December, 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

December 26, 2023

Tax Account #:06-2081-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

N 70 FT OF LTS 9 10 BLK 23 OR 1692 P 86 BRITTON PLACE PLAT DB 154 P 521

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-2081-000(0324-38)

FILE NO 82-4745
DOC _____
REC _____
TOTAL _____
STATE OF FLORIDA
COUNTY OF ESCAMBIA

5.30
45
5.45

WARRANTY DEED

Tax ID # CG-2081-000

OF DALE-TITLE COMPANY
P. O. BOX 386, PENSACOLA,
FLA. IN CONNECTION WITH
ISSUANCE OF TITLE INSURANCE.

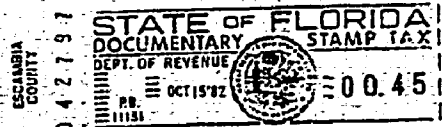
1692 PAGE 86

KNOW ALL MEN BY THESE PRESENTS: That ROBERT PETTWAY and ALICE H. PETTWAY

Grantor*,
for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of
which is hereby acknowledged has bargained, sold, conveyed and granted unto ALICE H. YOUNG

Address: 2361 West Bobc St
Pensacola, Fl 32505
Grantee*
grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying
and being in the County of Escambia State of Florida, to-wit:

The North Seventy (70) feet of Lots Nine (9) and Ten (10), in Block Twenty
Three (23), in Britton Place, according to map of Britton Place made by L.E.
Thornton, C.E., in July 1910, recorded in Deed Book 154, at Page 521.



FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA.
OCT 15 10 46 AM '82
J. H. BROWN & CO. NOTARIES
ESCAMBIA COUNTY, FLORIDA

170314

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property,
if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all
persons whomsoever.

*Wherever used herein, the term "grantor, grantor" shall include the heirs, personal representatives,
successors and or assigns of the respective parties hereto, the use of singular member shall include
the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on Oct. 7, 1982

Signed, sealed and delivered
in the presence of:
Clydene M. Rudgeman
John Taylor

Robert Pettway (SEAL)
ROBERT PETTWAY
Alice M. Young (SEAL)
ALICE H. PETTWAY (SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me the subscriber personally appeared ROBERT PETTWAY AND ALICE H. PETTWAY

known to me, and known to me to be the individual described by said name in and who executed the foregoing
instrument and acknowledged that, as grantor, executed the same for the uses and purposes therein set forth.

Given under my hand and seal on Oct. 7 19 82

CLERK FILE NO.

John Taylor
Notary Public
My Commission Expires _____
MY COMMISSION EXPIRES NOV. 4, 1984

400 Rec
9 50 St
3307
16.30 Escambia County

1334 PAGE 399

Printed and for sale by
Pfeiffer Printing Co.
Pensacola, Fla.

WARRANTY DEED

2301 W. Bobe Street

This Instrument Was Prepared By
WILLIAM K. MAYES, Attorney
4159 Barrachay Avenue
Pensacola, Fla.

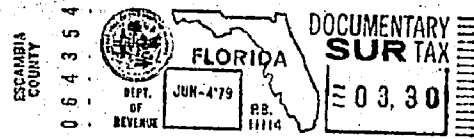
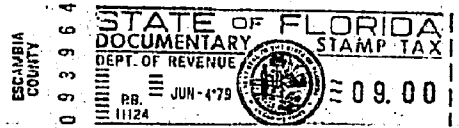
Know All Men by These Presents: That we,
Floyd L. Cooley and wife, Mary L. Cooley,

for and in consideration of Ten Dollars and other valuable considerations,

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
Robert Pettway and wife Alice M. Pettway,

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:

The North Seventy (70) feet of Lots Nine (9) and Ten (10), in Block Twenty
Three (23), in Britton Place, according to map of Britton Place made by L. E.
Thornton, C. E., in July 1910, recorded in Deed Book 154, at Page 521.



FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. ON
MAY 31 10 28 AM '79
IN ROOM 3996 NOTERABOVE
AND ATTORNEY'S OFFICE
E. CAREY A. COUNTY

952330

To have and to hold, unto the said grantee, their heirs and assigns, forever.
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining, free from all exemptions and right of homestead.

And we covenant that we are well seized of an indefeasible
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-
brance, and that we, our heirs, executors and administrators, the said grantee, 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, we have hereunto set our hand and seal this 22nd
day of May A. D. 1979.

Signed, sealed and delivered in the presence of
As to Floyd L. Cooley: *Floyd L. Cooley* (SEAL)
William K. Mayes }
Bonnie D. Whittaker }
As to Mary L. Cooley: *Mary L. Cooley* (SEAL)
William K. Mayes }
Sally Kaye } (SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared
Floyd L. Cooley, and Mary L. Cooley
his wife, known to me, and known to me to be the individual described by said name in 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 22nd day of May 1979

William K. Mayes
Notary Public

My commission expires at Florida of term
My Commission Expires March 7, 1980
Bonded by American Fire & Casualty Co.

10.50
29.75
17.00

OR BK 4199 PG1769
Escambia County, Florida
INSTRUMENT 97-439382

MTG DOC STAMPS PD @ ESC CO \$ 29.75
12/09/97 ERNIE LEE MAGAHA, CLERK

By: *[Signature]*

INTANGIBLE TAX PD @ ESC CO \$ 17.00
12/09/97 ERNIE LEE MAGAHA, CLERK

By: *[Signature]*

(Space above this line for recording data)

If checked, the following is applicable:
THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE BALANCE DUE UPON MATURITY IS \$ _____
TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE
TERMS OF THIS MORTGAGE.

MORTGAGE

ALICE M. YOUNG, UNMARRIED the Mortgagor,* in consideration of the principal
(customer)
sum specified in the promissory note hereafter described, received from AMERICAN GENERAL HOME EQUITY, INC.
730 WEST GARDEN STREET PENSACOLA, FL 32501
(our name and full address)
the Mortgagee,* hereby, on this 3RD day of DECEMBER, 1997, mortgage to the Mortgagee the real
property in ESCAMBIA County, Florida, described as:

THE NORTH 70 FEET OF LOTS NINE AND TEN, IN BLOCK 23, IN BRITTON PLACE, ACCORDING
TO MAP OF BRITTON PLACE MADE BY L.E. THORNTON, C.E. IN JULY 1910, RECORDED IN DEED
BOOK 154, AT PAGE 521.

Record & Return To
First American Title Insurance Co.
7201 N. 9th Avenue, Suite A-4
Pensacola, FL 32504

97-3156

DATE OF LOAN: DECEMBER 3, 1997 PRINCIPAL AMOUNT OF LOAN: \$8,500.00

as security for the payment of all sums due under that contain promissory note of even date herewith executed by Mortgagor* to Mortgagee* and agree:

DEMAND FEATURE Anytime after _____ year(s) from the date of this loan we can demand the full balance and you will have to pay the principal amount of the loan and all unpaid interest accrued to the day we make the demand. If we elect to exercise this option you will be given written notice of election at least 90 days before payment in full is due. If you fail to pay, we will have the right to exercise any rights permitted under this note, mortgage or deed of trust that secures this loan. If we elect to exercise this option, and the note calls for a prepayment penalty that would be due, there will be no prepayment penalty.

1. To make all payments required by that note and this mortgage promptly when due.
2. To pay all taxes, assessments, liens and encumbrances on that property promptly when due. If they are not promptly paid the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage.
3. To keep all buildings now or hereafter on that land insured against damage by fire and extended coverage, vandalism and malicious mischief in an amount sufficient to comply with any co-insurance clause, by an insuror satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage. If any sum becomes payable under such policy, the Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.
4. To commit, permit, or suffer no waste, impairment, or deterioration of the mortgaged property.
5. To pay all expenses reasonably incurred by the Mortgagee because of the failure of the Mortgagor to comply with the agreements in that note or this mortgage, including reasonable attorney's fees. The cost thereof, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage.

This instrument was prepared by: JENNIFER TESSIER (name)

Address: 730 W. GARDEN ST. PENSACOLA, FL 32501

OR BK 4199 PG1770
Escambia County, Florida
INSTRUMENT 97-439382

RCD Dec 09, 1997 08:29 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-439382

6. If any payment provided for in that note is not paid within ten days after it becomes due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid balance of that note shall immediately become due at the option of the Mortgagee and in accordance with the terms of said note and the Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.


7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor...or the adequacy of the security.

8. If this mortgage is subject and subordinate to another mortgage, it is hereby expressly agreed that should any default be made in the payment of any installment of principal or of interest on said prior mortgage, the holder of this mortgage may pay such installment of principal or such interest and the amount so paid with legal interest thereon from the time of such payment may be added to the indebtedness secured by this mortgage and the accompanying note shall be deemed to be secured by this mortgage, and it is further expressly agreed that in the event of such default or should any suit be commenced to foreclose said prior mortgage then the amount secured by this mortgage and the accompanying note shall become and be due and payable at any time thereafter at the sole option of the owner or holder of this mortgage.

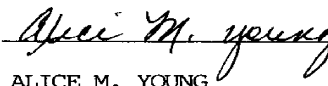
9. If not prohibited by law or regulation, this mortgage and all sums hereby secured shall become due and payable at the option of the mortgagee and without notice to mortgagor forthwith upon the conveyance of mortgagor's title to all or any portion of said mortgaged property and premises, or upon the vesting of such title in any manner in persons or entities other than, or with, mortgagor unless the purchaser or transferee assumes the indebtedness secured hereby with the consent of the mortgagee.

If checked and the term of the obligation secured by this mortgage is 60 months or more, the following is applicable:
THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE BALANCE DUE UPON MATURITY IS \$ _____
TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE
TERMS OF THIS MORTGAGE.


Signed in the presence of:



JENNIFER TESSIER
Print or type name



ALICE M. YOUNG
Print or type name (Seal)



TRACY D. TURNER
Print or type name

Print or type name (Seal)

STATE OF FLORIDA:
COUNTY OF ESCAMBIA :

I hereby certify that on this day, before me, a Notary Public duly authorized in the state and county named above to take acknowledgements, personally appeared ALICE M. YOUNG, UNMARRIED to me know to be the person described as Mortgagor in and who executed the foregoing mortgage, and acknowledged before me that said person executed the same. **WHO PRODUCED FLORIDA DRIVERS LICENSE AS I.D.


Witness my hand and official seal in the county and state named above this 3RD day of DECEMBER, 1997

STATE OF FLORIDA:
COUNTY OF _____ :

This instrument filed and recorded _____ day of _____, _____ in O.R. Book _____
on page _____ record verified, _____, Clerk of the Circuit Court.

By: _____ D.C.

Print or Type Name



NOTARY PUBLIC, State of Florida at large
My commission expires _____
PAMELA BARKSDALE
Notary Public State of FL
Comm. Exp: July 8, 2001
Comm. No: CC 662006

*"Mortgagor" and "Mortgagee" are used for singular and plural as context requires.

Recorded in Public Records 4/27/2022 11:30 AM OR Book 8771 Page 1483,
Instrument #2022042672, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 4/27/2022 10:05 AM OR Book 8771 Page 1076,
Instrument #2022042591, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE2202514N
LOCATION: 2301 W BOBE ST
PR#: 172S301500090023

VS.

EST OF, ALICE YOUNG
2301 W BOBE ST
PENSACOLA, FL 32505

RESPONDENT(S)

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(s) or representative thereof, None,
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 Ordinances has occurred and continues:

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(d) Nuisance - (D) Overgrowth

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

Unsafe Structures - 30-203 (P) Eaves/soffits

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCAEFCFJB-BBEABA-E Page 1 of 4



BK: 8771 PG: 1484

BK: 8771 PG: 1077

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCAECFJB-BBEABA-E Page 2 of 4

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **5/26/2022** to correct the violation(s) and to bring the violation into compliance.

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.

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$50.00** per day, commencing **5/27/2022**.

This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).**

At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning.

The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and

BK: 8771 PG: 1485

BK: 8771 PG: 1078

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCAECFJB-BBEABA-E Page 3 of 4

shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$235.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

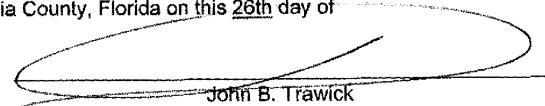
RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

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

BK: 8771 PG: 1486 Last Page
BK: 8771 PG: 1079 Last Page

DONE AND ORDERED in Escambia County, Florida on this 26th day of

April, 2022.



John B. Trawick
Special Magistrate
Office of Environmental Enforcement

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCAECFJB-BBEABA-E Page 4 of 4

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 02512 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 18, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ALICE M YOUNG EST OF AMERICAN GENERAL HOME EQUITY INC
2301 W BOBE ST 730 WEST GARDEN ST
PENSACOLA, FL 32505 PENSACOLA, FL 32501

ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505
--	---

WITNESS my official seal this 18th day of January 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 6, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of Tax Certificate No. 02512, issued the 1st day of June, A.D., 2021 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:

N 70 FT OF LTS 9 10 BLK 23 OR 1692 P 86 BRITTON PLACE PLAT DB 154 P 521

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062081000 (0324-38)

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

ALICE M YOUNG EST OF

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 Wednesday in the month of March, which is the 6th day of March 2024.

Dated this 12th day of January 2024.

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

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Post Property:

2301 W BOBE ST 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

ALICE M YOUNG EST OF
2301 W BOBE ST
PENSACOLA, FL 32505

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

0324-38

Document Number: ECSO24CIV002527NON

Agency Number: 24-002976

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02512 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ALICE M YOUNG EST OF

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 1/19/2024 at 8:48 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for ALICE M YOUNG EST OF , Writ was returned to court UNEXECUTED on 1/22/2024 for the following reason:

THERE IS NO HOUSE AT 2301 WEST BOBE STREET. PER NEIGHBOR, SUBJECT HAS PASSED AWAY AND WHEREABOUTS OF CHILDREN ARE UNKNOWN. NO OTHER INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:  _____
K HENLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

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Personal Services:

ALICE M YOUNG EST OF
2301 W BOBE ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

2024 JAN 12 10:05 AM
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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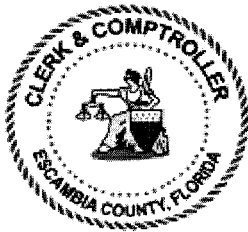
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2301 W BOBE ST
PENSACOLA, FL 32505

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

0324-38

Document Number: ECSO24CIV002523NON

Agency Number: 24-002975

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02512 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ALICE M YOUNG EST OF

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/19/2024 at 8:48 AM and served same at 9:09 AM on 1/22/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED PROPERTY PER CLERK'S OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



K HENLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

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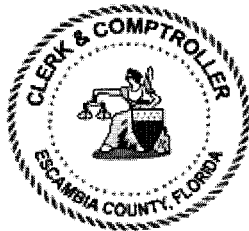
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Post Property:

2301 W BOBE ST 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
CLERK OF THE CIRCUIT COURT
2024 JAN 19 PM 04:49

ALICE M YOUNG EST OF [0324-38]
2301 W BOBE ST
PENSACOLA, FL 32505

9171 9690 0935 0128 0746 21

AMERICAN GENERAL HOME EQUITY
INC [0324-38]
730 WEST GARDEN ST
PENSACOLA, FL 32501

9171 9690 0935 0128 0746 38

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0324-38]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 0744 61

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0324-38]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 0744 78

Contact

CERTIFIED MAIL™

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

PAM CHILDERS
CLERK & COMPTROLLER
FILED

2024 JAN 26 A 11:15

ESCAMBIA COUNTY, FL

AMERICAN GENERAL HOME EQUITY
INC [0324-38]
730 WEST GARDEN ST
PENSACOLA, FL 32501



PENSACOLA FL 325

15 JAN 2024 PM 2:15

9171 9690 0935 0128 0746 38



quadiant
FIRST-CLASS MAIL
IMI
\$007.18⁰
01/18/2024 ZIP 32502
043M31219251

US POSTAGE

NSN

NIXIE 322 DE 1 0001/24/24

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 32502583335 *2738-01586-18-37

NSN
60700 24 01 15 00 33



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



2023

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
06-2081-000	06		172S301500090023

YOUNG ALICE M EST OF
2301 W BOBE ST
PENSACOLA, FL 32505

PROPERTY ADDRESS:
2301 W BOBE ST

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

21 / 2512

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6165	58,766	0	58,766	388.83	
PUBLIC SCHOOLS						
BY LOCAL BOARD	1.9620	71,167	0	71,167	139.63	
BY STATE LAW	3.1820	71,167	0	71,167	226.45	
WATER MANAGEMENT	0.0234	58,766	0	58,766	1.38	
SHERIFF	0.6850	58,766	0	58,766	40.25	
M.S.T.U. LIBRARY	0.3590	58,766	0	58,766	21.10	
ESCAMBIA CHILDRENS TRUST	0.4365	58,766	0	58,766	25.65	
TOTAL MILLAGE 13.2644					AD VALOREM TAXES	\$843.29

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS		
	TAXING AUTHORITY	RATE	AMOUNT
N 70 FT OF LTS 9 10 BLK 23 OR 1692 P 86 BRITTON PLACE PLAT DB 154 P 521	FP FIRE PROTECTION		125.33
	NON-AD VALOREM ASSESSMENTS		\$125.33

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$968.62

If Paid By Please Pay	Feb 29, 2024 \$958.93	Mar 31, 2024 \$968.62			
--------------------------	--------------------------	--------------------------	--	--	--

RETAIN FOR YOUR RECORDS

2023 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

**PRIOR YEAR(S) TAXES
OUTSTANDING**

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

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Feb 29, 2024 958.93
AMOUNT IF PAID BY	Mar 31, 2024 968.62
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
06-2081-000
PROPERTY ADDRESS
2301 W BOBE ST

YOUNG ALICE M EST OF
2301 W BOBE ST
PENSACOLA, FL 32505



Escambia
Sun Press
 PUBLISHED WEEKLY SINCE 1948
 (Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

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

NOTICE in the matter of TAX DEED SALE

DATE – 03-06-2024 – TAX CERTIFICATE #'S 02512

in the CIRCUIT Court

was published in said newspaper in the issues of

FEBRUARY 1, 8, 15, 22, 2024

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

Digitally signed by Michael P Driver
 DN: c=US, o=The Escambia Sun Press LLC,
 dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
 Driver
 Date: 2024.02.22 12:07:42 -06'00'

PUBLISHER

Sworn to and subscribed before me this 22ND day of FEBRUARY
 A.D., 2024

Digitally signed by Heather Tuttle
 DN: c=US, o=The Escambia Sun Press LLC,
 dnQualifier=A01410C000001890CD579360064AAE, cn=Heather Tuttle
 Date: 2024.02.22 12:26:28 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



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

**NOTICE OF APPLICATION FOR
 TAX DEED**

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of Tax Certificate No. 02512, issued the 1st day of June, A.D., 2021 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:

N 70 FT OF LTS 9 10 BLK 23 OR 1692 P 86 BRITTON PLACE PLAT DB 154 P 521 SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062081000 (0324-38)

The assessment of the said property under the said certificate issued was in the name of ALICE M YOUNG EST OF

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 Wednesday in the month of March, which is the 6th day of March 2024.

Dated this 18th day of January 2024.

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
 (SEAL)
 By: Emily Hogg
 Deputy Clerk

oaw-4w-02-01-08-15-22-2024

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
High Bid Tax Deed Sale

Cash Summary

Cert # 002512 of 2021 Date 3/6/2024

Name PHIL SMITH

Cash Deposit	\$515.00
Total Check	\$9,899.60
Grand Total	\$10,414.60

Purchase Price (high bid amount)	\$10,300.00	Total Check	\$9,899.60
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$72.10	Adv Doc. Stamps	\$72.10
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$5,176.37	Postage	\$29.60
		Researcher Copies	\$0.00
- postage	\$29.60		
- Researcher Copies	\$0.00	Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$5,146.77	Registry of Court	\$5,146.77
Purchase Price (high bid)	\$10,300.00		
-Registry of Court	\$5,146.77	Overbid Amount	\$5,123.63
-advance recording (for mail certificate)	\$18.50		
-postage	\$29.60		
-Researcher Copies	\$0.00		
= Overbid Amount	\$5,123.63		

PAM CHILDERS
 Clerk of the Circuit Court

By: 
 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
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 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 # 2021 TD 002512
Sold Date 3/6/2024
Name PHIL SMITH

RegistryOfCourtT = TAXDEED	\$5,146.77
overbidamount = TAXDEED	\$5,123.63
PostageT = TD2	\$29.60
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$72.10
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2021	0101	CASE FILED 06/01/2021 CASE NUMBER 2021 TD 002512	
8/28/2023	TD83	TAX COLLECTOR CERTIFICATION	
8/28/2023	TD84	PA'S INFO	
8/28/2023	TD84	NOTICE OF TDA	
8/29/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023064799	
1/10/2024	TD82	PROPERTY INFORMATION REPORT	
1/24/2024	TD81	CERTIFICATE OF MAILING	
2/1/2024	TD84	SHERIFF'S RETURN OF SERVICE	
2/2/2024	CheckMailed	CHECK PRINTED: CHECK # 900036562 - - REGISTRY CHECK	
2/2/2024	CheckVoided	CHECK # 900036562 VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
2/2/2024	CheckVoided	CHECK # 900036562 VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
2/5/2024	CheckVoided	CHECK (CHECKID 132578) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
2/5/2024	CheckMailed	CHECK PRINTED: CHECK # 900036625 - - REGISTRY CHECK	
2/21/2024	TD84	CERT MAIL TRACKING AND RETURNED MAIL	
2/26/2024	TD84	2023 TAX BILL	

2/29/2024	TD84	PROOF OF PUBLICATION
3/1/2024	CheckVoided	CHECK (CHECKID 133024) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501
3/1/2024	CheckMailed	CHECK PRINTED: CHECK # 900036740 - - REGISTRY CHECK

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
8/28/2023 11:06:48 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
8/28/2023 11:06:49 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
3/6/2024 11:28:46 AM	TAXDEED	TAX DEED CERTIFICATES	5,146.77	0.00	0.00	5,146.77
3/6/2024 11:28:59 AM	TAXDEED	TAX DEED CERTIFICATES	5,123.63	0.00	0.00	5,123.63
3/6/2024 11:29:21 AM	TAXDEED	TAX DEED CERTIFICATES	72.10	0.00	0.00	72.10
3/6/2024 11:29:35 AM	TAXDEED	TAX DEED CERTIFICATES	28.50	0.00	0.00	28.50
3/6/2024 11:29:08 AM	TD2	POSTAGE TAX DEEDS	29.60	0.00	0.00	29.60
3/6/2024 11:29:12 AM	TD4	PREPARE ANY INSTRUMENT	14.00	0.00	0.00	14.00
8/28/2023 11:06:47 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
8/28/2023 11:06:49 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
8/28/2023 11:08:55 AM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	10,870.60	456.00	0.00	10,414.60

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
8/29/2023 11:14:49 AM	2023064799	TLGFY LLC	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
3/1/2024 10:12:21 AM	Check (outgoing)	101871020	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	80.00	900036740 CLEARED ON 3/1/2024
2/5/2024 7:42:37 AM	Check (outgoing)	101864246	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900036625 CLEARED ON 2/5/2024
8/29/2023 11:14:49 AM	Deposit	101822685	TLGFY LLC		320.00	Deposit
Deposited			Used		Balance	
320.00			13,720.00		-13,400.00	

Results Report

Payments for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fees	Rec Fees	EA Fee	POPR Fee	Doc ** Stamps	Total Due	Cert Nu
03/06/2024	2021 TD 002512	172S301500	76524	\$10,300.00	\$515.00	\$9,785.00	\$0.00	\$42.50	\$0.00	\$0.00	\$72.10	\$9,899.60	02
03/06/2024	2021 TD 002429									\$0.00	\$84.70	\$11,622.20	02
03/06/2024	2021 TD 001105									\$0.00	\$56.70	\$7,794.20	01
03/06/2024	2019 TD 002036									\$0.00	\$84.70	\$11,622.20	02
03/06/2024	2016 TD 008474									\$0.00	\$375.20	\$51,337.70	08
03/06/2024	2016 TD 008008									\$0.00	\$319.20	\$43,681.70	08
03/06/2024	2016 TD 004265									\$0.00	\$133.00	\$18,225.50	04
03/06/2024	2016 TD 004060									\$0.00	\$177.10	\$24,254.60	04
03/06/2024	2016 TD 003556									\$0.00	\$217.70	\$29,805.20	03
03/06/2024	2016 TD 003213									\$0.00	\$116.90	\$16,024.40	03
03/06/2024	2016 TD 002663									\$0.00	\$98.70	\$13,536.20	02

Edit Name on Title ✕

Name on Title | Custom Fields | Style

Case Number: 2021 TD 002512
Result Date: 03/06/2024

Title Information:

Name: Phillip Smith

Address1: 3201 Vinewood Lane

Address2:

City: Pace

State: FL

Zip: 32571

Cancel Update

76524

Phil Smith

\$10,300.00

Deposit
\$ 515.00

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 02512 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 18, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ALICE M YOUNG EST OF AMERICAN GENERAL HOME EQUITY INC
2301 W BOBE ST 730 WEST GARDEN ST
PENSACOLA, FL 32505 PENSACOLA, FL 32501

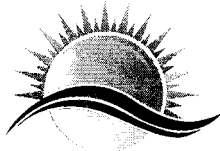
ESCAMBIA COUNTY / COUNTY ATTORNEY ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
221 PALAFOX PLACE STE 430 ESCAMBIA CENTRAL OFFICE COMPLEX
PENSACOLA FL 32502 3363 WEST PARK PLACE
PENSACOLA FL 32505

WITNESS my official seal this 18th day of January 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



Escambia
Sun Press
 PUBLISHED WEEKLY SINCE 1948
 (Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA
 County of Escambia

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

DATE - 03-06-2024 - TAX CERTIFICATE #'S 02512

in the CIRCUIT Court was published in said newspaper in the issues of

FEBRUARY 1, 8, 15, 22, 2024

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

Digitally signed by Michael P Driver
 DN: c=US, o=The Escambia Sun Press LLC,
 dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
 Driver
 Date: 2024.02.22 12:07:42 -06'00'

PUBLISHER

Sworn to and subscribed before me this 22ND day of FEBRUARY
 A.D., 2024

Digitally signed by Heather Tuttle
 DN: c=US, o=The Escambia Sun Press LLC,
 dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
 Date: 2024.02.22 12:26:28 -06'00'

HEATHER TUTTLE
 NOTARY PUBLIC



HEATHER TUTTLE
 Notary Public, State of Florida
 My Comm. Expires June 24, 2024
 Commission No. HH4827

**NOTICE OF APPLICATION FOR
 TAX DEED**

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of Tax Certificate No. 02512, issued the 1st day of June, A.D., 2021 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:

N 70 FT OF LTS 9 10 BLK 23 OR 1692 P 86 BRITTON PLACE PLAT DB 154 P 521 SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062081000 (0324-38)

The assessment of the said property under the said certificate issued was in the name of ALICE M YOUNG EST OF

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 Wednesday in the month of March, which is the 6th day of March 2024.

Dated this 18th day of January 2024.

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
 (SEAL)
 By: Emily Hogg
 Deputy Clerk

oaw-4w-02-01-08-15-22-2024

Tax deed file number 0324-38

Parcel ID number 172S301500090023

TAX DEED

Escambia County, Florida

for official use only

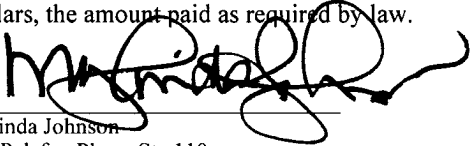
Tax Certificate numbered 02512 issued on June 1, 2021 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 6th day of March 2024, the land was offered for sale. It was sold to **Phillip Smith**, 3201 Vinewood Lane Pace FL 32571, who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: N 70 FT OF LTS 9 10 BLK 23 OR 1692 P 86 BRITTON PLACE PLAT DB 154 P 521 SECTION 17, TOWNSHIP 2 S, RANGE 30 W

**** Property previously assessed to: ALICE M YOUNG EST OF**

On 6th day of March 2024, in Escambia County, Florida, for the sum of (\$10,300.00) TEN THOUSAND THREE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

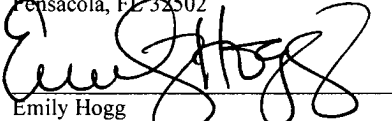


Mylinda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502



Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida

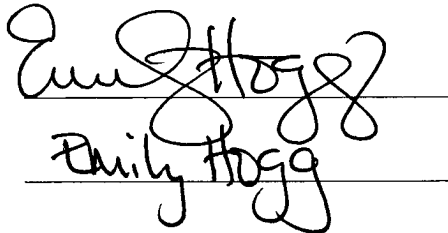




Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502

On this 6th day of March, 2024, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid





Emily Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida

Tax Certificate #

2021 TD 002512

Account #

062081000

Property Owner

Alice M Young Est of

Property Address

2301 W Bobe St. 32505

SOLD TO:

Phil Smith \$10,300.00

Amt Available to Disburse \$

Disbursed to/for:	Amount:
Recording Fees (from TXD receipt)	\$ 100.60 ✓
Clerk Registry Fee (fee due clerk tab)	\$ 94.35 ✓
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓
Certificate holder/taxes & app fees	\$ 4171.90 ✓
Refund High Bidder unused sheriff fees	\$ 46.00 ✓
Additional taxes	\$ 968.62 ✓
Postage final notices	\$ /
CODE ENF	\$ 5029.28
	\$
	\$
	\$
	\$
	\$

Check #	Balance
	\$
Key Fee in BM as OR860	\$
	\$
	\$
	\$
	\$ 5,029.28
	\$
→	\$ 0
	\$
	\$
	\$
	\$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

Post sale process:

- Tax Deed Results Report to Tax Collector
- Print Deed/Send to Admin for signature
- Request check for recording fees/doc stamps
- Request check for Clerk Registry fee/fee due clerk
- Request check for Tax Collector fee (\$6.25 etc)
- Request check for certificate holder refund/taxes & app fees
- Request check for any unused sheriff fees to high bidder
- Print Final notices to all lienholders/owners
- Request check for postage fees for final notices
- Determine government liens of record/ amounts due
- Record Tax Deed/Certificate of Mailing
- Copy of Deed for file and to Tax Collector

Lien Information:

<input checked="" type="checkbox"/>		Due \$
<input checked="" type="checkbox"/>		Paid \$
<input checked="" type="checkbox"/>	CODE ENF 8/11/14B	Due \$ 33109.00
<input checked="" type="checkbox"/>		Paid \$ 5029.28
<input checked="" type="checkbox"/>		Due \$
<input checked="" type="checkbox"/>		Paid \$
<input checked="" type="checkbox"/>		Due \$
<input checked="" type="checkbox"/>		Paid \$
		Due \$
		Paid \$
		Due \$
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		Due \$
		Paid \$
		Due \$
		Paid \$

Notes:



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

CODE ENFORCEMENT LIEN PAYOFF

**OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court**

**Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827**

Official Records Book: Page:

Start Date Court Cost

Recording Fees

Copies Certified Abatement Costs

Fine Per Day Date Of Payoff

2022 CL 042672
CE2202514N
2301 W BOBE ST
ALSO 8771/1076, 9101/589 AND 9101/623

Notes:

Fine Per Day	Number Of Days Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Costs	Total Due
\$50.00	555	\$27,750.00	\$235.00	\$100.00	\$10.00	\$7.00	\$7.00	\$5,000.00	\$33,109.00

CERTIFIED MAIL™



9171 9690 0935 0128 0746 21



gradient
01/19/2024 10:22:56
FIRST-CLASS MAIL
IMI
\$007.18⁰
01/19/2024 ZIP 32502
043M31219251

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

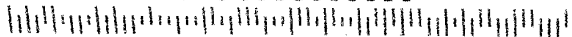
US POSTAGE

ALICE M YOUNG, EST OF [0324-38]
2309 W BOBE ST
PENSACOLA, FL 32505

UNABLE TO FORWARD/FOR REVIEW
322 AA 1 N C0001/30/24
C004

NIXIE 32203 05/05/2024

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56998999955



56998999955