



# 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* Escambia, Florida  
Signature, Tax Collector or Designee 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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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 ESCAMBA 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				
<b>Parcel ID:</b>	172S301500090023	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	062081000	2023	\$7,779	\$63,388	\$71,167	\$58,766
<b>Owners:</b>	YOUNG ALICE M EST OF	2022	\$4,034	\$56,562	\$60,596	\$53,424
<b>Mail:</b>	2301 W BOBE ST PENSACOLA, FL 32505	2021	\$4,034	\$44,534	\$48,568	\$48,568
<b>Situs:</b>	2301 W BOBE ST 32505	Disclaimer				
<b>Use Code:</b>	SINGLE FAMILY RESID 🔗	Tax Estimator				
<b>Taxing Authority:</b>	COUNTY MSTU	File for New Homestead Exemption Online				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	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	
<b>Section Map Id:</b> 17-2S-30-2	⊕ ⊖		
<b>Approx. Acreage:</b> 0.0945			
<b>Zoned:</b> 🔗 MDR MDR			
<b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>			
🔍 <a href="#">View Florida Department of Environmental Protection(DEP) Data</a>			

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**

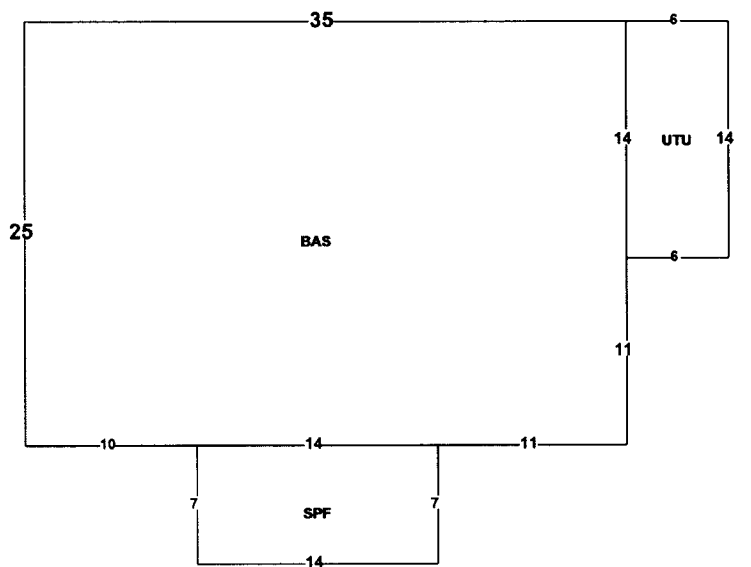
**STRUCTURAL FRAME-WOOD FRAME**

**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.

Last Updated:08/17/2023 (cc.3772)

## 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.

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

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

Certified and delivered to Escambia County Tax Collector, this 26<sup>th</sup> 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

## WARRANTY DEED

Tax ID # 26-2081-000

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

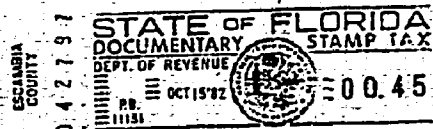
, Grantor\*,

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

, Grantee\*

Address: 2361 West Bobc St  
Pensacola, FL 32505  
 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. B. & J. C. NOTARIES  
 100 N. 17th St., Pensacola,  
 FLA. 32504

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 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. Bradgman  
John J. Taylor

Robert Pettway (SEAL)  
ALICE H. PETTWAY (SEAL)  
Alice M. Young (SEAL)  
 \_\_\_\_\_ (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 J. Taylor  
 Notary Public

(SEAL)

My Commission Expires

MY COMMISSION EXPIRES NOV. 4, 1984

400 Rec  
9 50 St  
3307

State of Florida  
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.

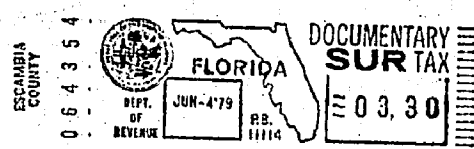
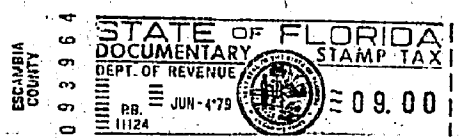
Know All Men by These Presents: That we,  
Floyd L. Cooley and wife, Mary L. Cooley,

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 3096 NOTER ABOVE  
JULIUS A. COOPER, CLERK

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: William K. Mayes (SEAL)  
Dorcas H. Whitaker (SEAL)  
As to Mary L. Cooley: Mary L. Cooley (SEAL)  
William K. Mayes (SEAL)  
Dorcas H. Whitaker (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 they 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 at 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  
(if checked)

☐ 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 insurer 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

009-00003 FL Mortgage (Rev. 3-97)

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.

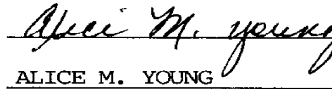
☐ If checked and the term of the obligation secured by this mortgage is 60 months or more, the following is applicable:

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

 (Seal)  
ALICE M. YOUNG

Print or type name

  
TRACY D. TURNER

Print or type name

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
Print or type name

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.

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

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**

Page 1 Of 4



BK: 8771 PG: 1484

BK: 8771 PG: 1077

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

Page 2 Of 4

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



**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.

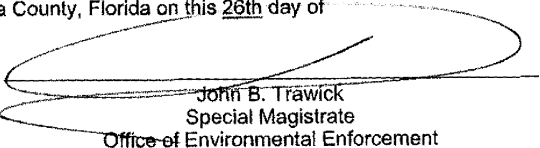
Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

**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

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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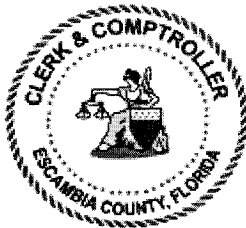
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### Personal Services:

**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 PM 4:10  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



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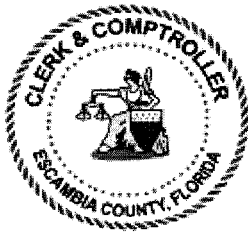
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PENSACOLA, FL 32505

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

Printed By: TDH

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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  
 2024 JAN 19 PM 6:49  
 302075

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

**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

**CERTIFIED MAIL™**



9171 9690 0935 0128 0746 38

PENSACOLA FL 325

18 JAN 2024 PM 2:15



quadiant

FIRST-CLASS MAIL

IMI

**\$007.18<sup>9</sup>**

01/18/2024 ZIP 32502

043M31219251

US POSTAGE

NSN

NIXIE

322 DEF 1

0001/24/24

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

BC: 32502583335

\*2738-01586-18-37

NSN  
3250258333



# 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	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

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

PRIOR YEAR(S) TAXES  
OUTSTANDING

1 062081000 2023 1



# 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. 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**

**Cert # 002512 of 2021 Date 3/6/2024**

**Name PHIL SMITH**

**Cash Summary**

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  
 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 # 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	 <b>VIEW IMAGES</b>
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 CORY FIELD RD PENSACOLA, FL 32507	
2/2/2024	CheckVoided	CHECK # 900036562 VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORY FIELD RD PENSACOLA, FL 32507	
2/5/2024	CheckVoided	CHECK (CHECKID 132578) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORY 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

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

03/06/2024

2021 TD 002512

03/06/2024

2021 TD 002429

03/06/2024

2021 TD 001105

03/06/2024

2019 TD 002036

03/06/2024

2016 TD 008474

03/06/2024

2016 TD 008008

03/06/2024

2016 TD 004265

03/06/2024

2016 TD 004060

03/06/2024

2016 TD 003556

03/06/2024

2016 TD 003213

03/06/2024

2016 TD 002663

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

Page 1 of 1

30

TOTALS: Items Count: 11 Balance: \$235,600.00 Clerk Fees: \$0.00 Rec Fees: \$487.50 Doc Stamps: \$1,738.00 Total Due: \$23

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  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

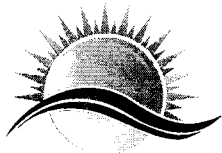
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT  
ESCAMBIA CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE  
PENSACOLA FL 32505

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



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

Page 1 of 1

**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

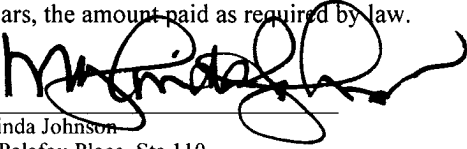
Tax Certificate numbered 02512 issued on June 1, 2021 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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.

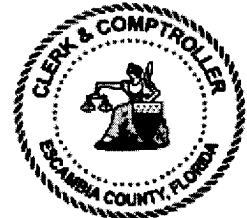
**Description of lands: N 70 FT OF LTS 9 10 BLK 23 OR 1692 P 86 BRITTON PLACE PLAT DB 154 P 521 SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

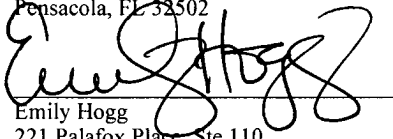
**\*\* Property previously assessed to: ALICE M YOUNG EST OF**

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

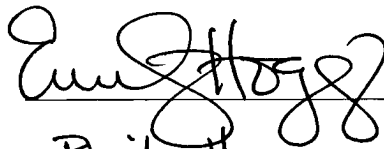
  
Pam Childers,  
Clerk of Court and Comptroller  
Escambia County, Florida



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

On this 6<sup>th</sup> 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



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:

✓		
✓		
✓	CODE ENF 8711/1483	Due \$ 33109.00
✓		Paid \$ 5029.28
✓		Due \$
✓		Paid \$
✓		Due \$
✓		Paid \$
		Due \$
		Paid \$
		Due \$
		Paid \$
		Due \$
		Paid \$
		Due \$
		Paid \$
		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:  [View Image](#)

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

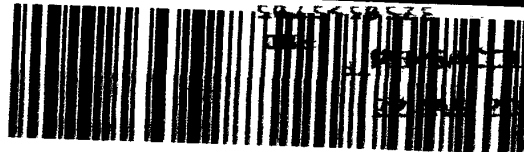
Notes:

[Submit](#) [Reset](#) [Clear](#)

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



quadrant  
01/19/2024  
FIRST-CLASS MAIL  
IMI  
**\$007.18<sup>0</sup>**  
01/19/2024 ZIP 32502  
043M31219251

US POSTAGE

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

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

APR -9 A 10:14  
COUNTY, FL

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

