



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

0324-60

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	PITTS RAMON J & ROSE MARIE & BROWN KRISTINA 1749 OLD CHEMSTRAND CANTONMENT, FL 32533 1630 OLD CHEMSTRAND RD 11-0067-000 BEG AT NE COR OF DAVISON S/D NLY 66 FT TO N LI OF RD ELY ALG RD 69 FT WLY 8 DEG 52 MIN 580 FT FOR PO (Full legal attached.)	Certificate #	2021 / 4906
		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)
# 2021/4906	06/01/2021	746.60	37.33	783.93
→ Part 2: Total*				783.93

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)
# 2023/5463	06/01/2023	746.77	6.25	37.34	790.36
# 2022/5297	06/01/2022	680.39	6.25	34.02	720.66
# 2020/6267	06/01/2020	735.85	6.25	36.79	778.89
Part 3: Total*					2,289.91

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3,073.84
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)	3,448.84

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

+ \$6.25

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.

BEG AT NE COR OF DAVISON S/D NLY 66 FT TO N LI OF RD ELY ALG RD 69 FT WLY 8 DEG 52 MIN 580 FT FOR POB CONTINUE SAME COURSE 150 FT SLY 112 FT TO N LI OF RD ELY ALG RD 90 48/100 FT TO POB OR 6307 P 1986

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300526

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
11-0067-000	2021/4906	06-01-2021	BEG AT NE COR OF DAVISON S/D NLY 66 FT TO N LI OF RD ELY ALG RD 69 FT WLY 8 DEG 52 MIN 580 FT FOR POB CONTINUE SAME COURSE 150 FT SLY 112 FT TO N LI OF RD ELY ALG RD 90 48/100 FT TO POB OR 6307 P 1986

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](#)

[Back](#)

◀ Nav. Mode Account Parcel ID ▶

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	131N303002007001	Year	Land	Imprv	Total	Cap Val
Account:	110067000	2023	\$10,500	\$28,681	\$39,181	\$39,181
Owners:	PITTS RAMON J & ROSE MARIE & BROWN KRISTINA	2022	\$10,500	\$28,570	\$39,070	\$37,131
Mail:	1749 OLD CHEMSTRAND CANTONMENT, FL 32533	2021	\$10,474	\$23,282	\$33,756	\$33,756
Situs:	1630 OLD CHEMSTRAND RD 32533	Disclaimer				
Use Code:	STORE, 1 STORY	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Report Storm Damage				
Tax Inquiry:	Open Tax Inquiry Window	Enter Income & Expense Survey				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Download Income & Expense Survey				

Sales Data						2023 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
03/28/2008	6307	1986	\$55,000	WD		Legal Description BEG AT NE COR OF DAVISON S/D NLY 66 FT TO N LI OF RD ELY ALG RD 69 FT WLY 8 DEG 52 MIN 580 FT FOR POB CONTINUE SAME...
11/28/2007	6264	1277	\$40,000	CT		
11/1998	4340	834	\$63,000	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features CHAINLINK FENCE

Section

Map Id:
13-1N-30-2

Approx. Acreage:
0.3513

Zoned:
LDMU
LDMU

Evacuation & Flood Information
[Open Report](#)

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


Parcel Information [Launch Interactive Map](#)

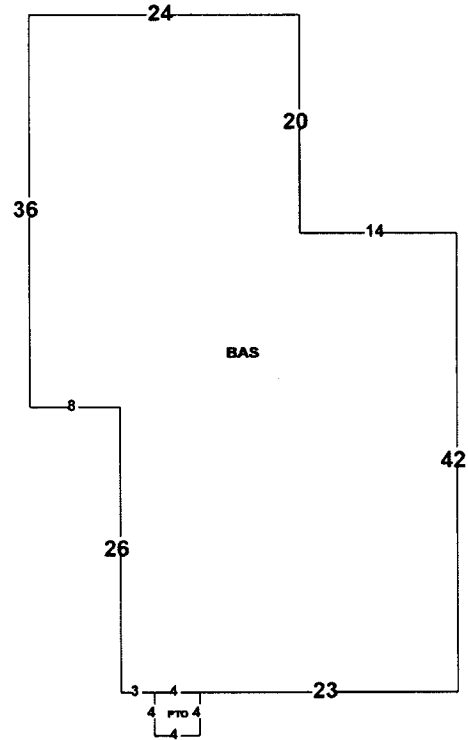
Buildings

Address:1630 OLD CHEMSTRAND RD, Year Built: 1955, Effective Year: 1975, PA Building ID#: 189

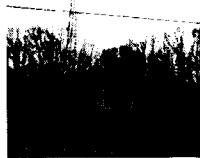
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-PLASTER DIRECT
NO. PLUMBING FIXTURES-4
NO. STORIES-1
ROOF COVER-CORRUGATED METL
ROOF FRAMING-FLAT/SHED
STORY HEIGHT-8
STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 1884 Total SF
BASE AREA - 1868
PATIO - 16



Images



3/10/2022 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:08/18/2023 (tc.2351)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of **Tax Certificate No. 04906**, 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:

BEG AT NE COR OF DAVISON S/D NLY 66 FT TO N LI OF RD ELY ALG RD 69 FT WLY 8 DEG 52 MIN 580 FT FOR POB CONTINUE SAME COURSE 150 FT SLY 112 FT TO N LI OF RD ELY ALG RD 90 48/100 FT TO POB OR 6307 P 1986

SECTION 13, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110067000 (0324-60)

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

RAMON J PITTS and ROSE MARIE PITTS and KRISTINA BROWN

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



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

August 28, 2023

TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. There are additional fees needed in order to process your application. If you have any questions, please feel free to contact me at (850) 595-3793.


TAX CERT	ADDITIONAL FEES
2021 TD 01660	\$40.00 - Sheriff Fee
2021 TD 02855	\$40.00 - Sheriff Fee
2021 TD 03224	\$40.00 - Sheriff Fee
2021 TD 03358	\$200.00 - Sheriff Fee
2021 TD 00107	\$80.00 - Sheriff Fee
2021 TD 06069	\$40.00 - Sheriff Fee
2021 TD 04906	\$40.00 - Sheriff Fee

PLEASE REMIT \$480.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



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

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


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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 110067000 Certificate Number: 004906 of 2021**

Payor: KRISTINA BROWN 1504 5th Avenue Cantonment, FL 32533 Date 12/19/2023

Clerk's Check #	1	Clerk's Total	\$555.52
Tax Collector Check #	1	Tax Collector's Total	\$3,868.95
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,501.47
			\$3,903.95

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: 
 Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**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 004906
 Redeemed Date 12/19/2023**

Name KRISTINA BROWN 1504 5th Avenue Cantonment, FL 32533

Clerk's Total = TAXDEED	\$555.52
Due Tax Collector = TAXDEED	\$3,868.95
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 110067000 Certificate Number: 004906 of 2021

Redemption Yes No Application Date Interest Rate

Final Redemption Payment
ESTIMATED

Redemption Overpayment ACTUAL

Auction Date

Redemption Date

Months	<input type="text" value="8"/>	<input type="text" value="5"/>
Tax Collector	<input type="text" value="\$3,448.84"/>	<input type="text" value="\$3,448.84"/>
Tax Collector Interest	<input type="text" value="\$413.86"/>	<input type="text" value="\$258.66"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$3,868.95"/>	<input type="text" value="\$3,713.75"/> - TC

Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$160.00"/>	<input type="text" value="\$160.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	<input type="text" value="\$59.52"/>	<input type="text" value="\$37.20"/>
Total Clerk	<input type="text" value="\$555.52"/>	<input type="text" value="\$533.20"/> - CH

Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>

Total Redemption Amount	<input type="text" value="\$4,501.47"/>	<input type="text" value="\$4,263.95"/>
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Repayment Overpayment Refund Amount

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9028, Page 1546, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04906, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **110067000 (0324-60)**

DESCRIPTION OF PROPERTY:

**BEG AT NE COR OF DAVISON S/D NLY 66 FT TO N LI OF RD ELY ALG RD 69 FT WLY 8 DEG 52
MIN 580 FT FOR POB CONTINUE SAME COURSE 150 FT SLY 112 FT TO N LI OF RD ELY ALG
RD 90 48/100 FT TO POB OR 6307 P 1986**

SECTION 13, TOWNSHIP 1 N, RANGE 30 W

NAME IN WHICH ASSESSED: RAMON J PITTS and ROSE MARIE PITTS and KRISTINA BROWN

Dated this 19th day of December 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk