



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

0324-61

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	LOWERY CHARLIE J 301 E POND ST CENTURY, FL 32535 301 E POND ST 11-1800-000 BEG AT SE COR OF NW1/4 OF NW1/4 W 96 FT TO E LI OF L AND N RR SLY 32 FT ALG E LI OF RR TO N LI OF WE (Full legal attached.)	Certificate #	2021 / 5149
		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)
# 2021/5149	06/01/2021	1,356.98	67.85	1,424.83
→ Part 2: Total*				1,424.83

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)
# 2023/5709	06/01/2023	1,679.45	6.25	83.97	1,769.67
Part 3: Total*					1,769.67

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)	3,194.50
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)	3,569.50

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date 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 SE COR OF NW1/4 OF NW1/4 W 96 FT TO E LI OF L AND N RR SLY 32 FT ALG E LI OF RR TO N LI OF WEST POND ST FOR POB SLY ALG N LI OF WEST POND ST 82 FT 6 IN NELY PERPENDICULAR TO WEST POND ST 200 FT MAGNETIC BEARING 310 DEG 158 FT TO E LI OF L AND N RR SLY ALG E LI OF RR 211 FT TO POB OR 2048 P 514 OR 7567 P 979

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300558

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
11-1800-000	2021/5149	06-01-2021	BEG AT SE COR OF NW1/4 OF NW1/4 W 96 FT TO E LI OF L AND N RR SLY 32 FT ALG E LI OF RR TO N LI OF WEST POND ST FOR POB SLY ALG N LI OF WEST POND ST 82 FT 6 IN NELY PERPENDICULAR TO WEST POND ST 200 FT MAGNETIC BEARING 310 DEG 158 FT TO E LI OF L AND N RR SLY ALG E LI OF RR 211 FT TO POB OR 2048 P 514 OR 7567 P 979

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:	085N301101025001	Year	Land	Imprv	Total	Cap Val
Account:	111800000	2023	\$4,441	\$117,482	\$121,923	\$104,140
Owners:	LOWERY CHARLIE J	2022	\$4,441	\$105,921	\$110,362	\$94,673
Mail:	301 E POND ST CENTURY, FL 32535	2021	\$4,441	\$84,258	\$88,699	\$86,067
Situs:	301 E POND ST 32535	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	CENTURY CITY LIMITS	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	
08/02/2016	7567	979	\$100	OT		Legal Description BEG AT SE COR OF NW1/4 OF NW1/4 W 96 FT TO E LI OF L AND N RR SLY 32 FT ALG E LI OF RR TO N LI OF WEST POND ST...	
11/1984	2048	514	\$3,500	QC			
01/1978	1283	573	\$100	WD			
01/1976	996	54	\$1,000	WD			
01/1976	1014	731	\$1,000	TD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features None	

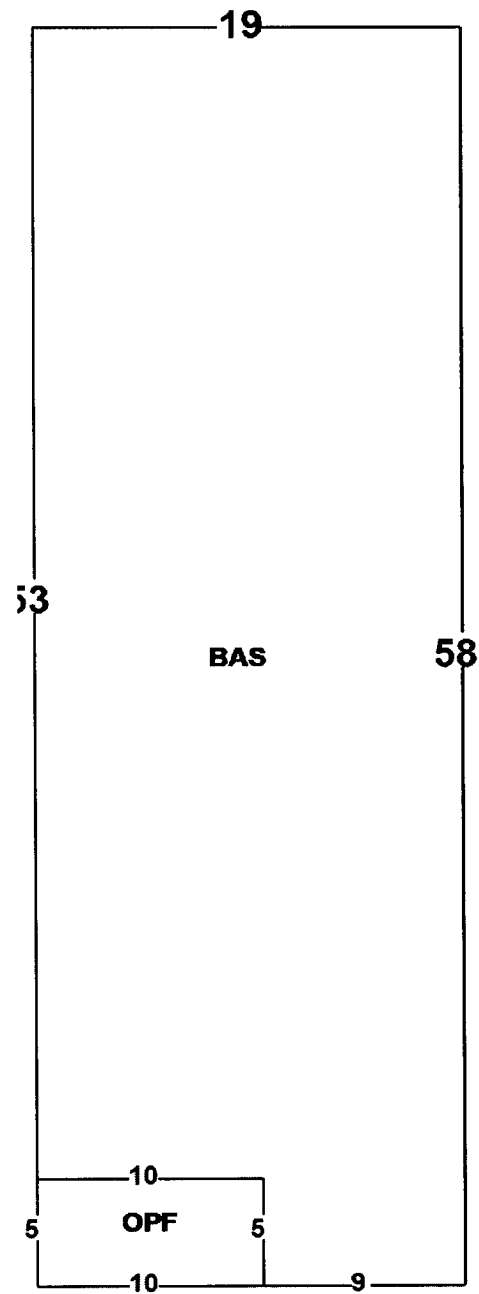
Parcel Information		Launch Interactive Map	
Section Map Id: 08-5N-30-1 Approx. Acreage: 0.5413 Zoned: Evacuation & Flood Information Open Report		View Florida Department of Environmental Protection (DEP) Data	
		Buildings	

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-LAP.AAVG
FLOOR COVER-VINYL/CORK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1102 Total SF

BASE AREA - 1052
OPEN PORCH FIN - 50



Images



8/9/2022 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of **Tax Certificate No. 05149**, 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 SE COR OF NW1/4 OF NW1/4 W 96 FT TO E LI OF L AND N RR SLY 32 FT ALG E LI OF RR TO N LI OF WEST POND ST FOR POB SLY ALG N LI OF WEST POND ST 82 FT 6 IN NELY PERPENDICULAR TO WEST POND ST 200 FT MAGNETIC BEARING 310 DEG 158 FT TO E LI OF L AND N RR SLY ALG E LI OF RR 211 FT TO POB OR 2048 P 514 OR 7567 P 979

SECTION 08, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111800000 (0324-61)

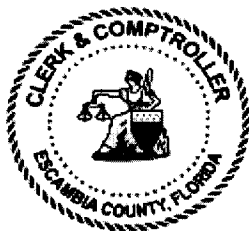
The assessment of the said property under the said certificate issued was in the name of

CHARLIE J LOWERY

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 #: 11-1800-000 CERTIFICATE #: 2021-5149

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 11, 2003 to and including December 11, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: December 28, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 28, 2023

Tax Account #: **11-1800-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CHARLIE J LOWERY**

By Virtue of Quit Claim Deed recorded 4/15/1985 in OR 2048/514 and Certification of Death for Brenda Irene Lowery recorded 8/2/2016 in OR 7567/979 together with Affidavit of Continuous Marriage recorded 8/2/2016 in OR 7567/980 and Affidavit of One and the Same recorded 11/16/2016 in OR 7623/368

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. NONE

4. Taxes:

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

Tax Account #: 11-1800-000

Assessed Value: \$104,140.00

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:	<u>MAR 6, 2024</u>
TAX ACCOUNT #:	<u>11-1800-000</u>
CERTIFICATE #:	<u>2021-5149</u>

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.

CHARLIE J LOWERY
301 E POND ST
CENTURY, FL 32535

Certified and delivered to Escambia County Tax Collector, this 28th 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 28, 2023

Tax Account #:11-1800-000

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SE COR OF NW1/4 OF NW1/4 W 96 FT TO E LI OF L AND N RR SLY 32 FT ALG E LI OF RR TO N LI OF WEST POND ST FOR POB SLY ALG N LI OF WEST POND ST 82 FT 6 IN NELY PERPENDICULAR TO WEST POND ST 200 FT MAGNETIC BEARING 310 DEG 158 FT TO E LI OF L AND N RR SLY ALG E LI OF RR 211 FT TO POB OR 2048 P 514 OR 7567 P 979

SECTION 08, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-1800-000(0324-61)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF PHILADELPHIA)

0002048 514

THIS INSTRUMENT, made this 20th day of November in the year One Thousand Nine Hundred Eighty-four (1984), between FIDELCOR MORTGAGE CORPORATION, a Georgia corporation, with its principal office in Jonesboro, Clayton County, Georgia, as party of the first part, hereinafter called Grantor and CHARLIE J. LOWERY AND THREE LOWERS

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and consideration of the sum of Ten and 00/100 (\$10.00) Dollars in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, the following described land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

THE following described property, situate lying and being in the County of Escambia, State of Florida, to wit: BEGIN at the Southeast Corner of the Northwest Quarter of the Northwest Quarter (1/4 of the 1/4) of Section 8, Township 5 North, Range 30 West, Escambia County, Florida; thence run West 96 feet to the East right of way line of the L & N Railroad; thence run Southerly 32 feet along the East right of way line of the L & N Railroad to the North right of way of West Pond Street; this point is the Northwest corner and the beginning point of the lot herein described; thence proceed Southerly along the North right of way of West Pond Street a distance of 82 feet and 6 inches to the Southwest corner; thence proceed Northeasterly approximately perpendicular to West Pond Street 200 feet to the Southeast corner; thence proceed Northerly and approximately magnetic bearing of 310 degrees a distance of 158 feet to the East right of way line of the L & N railroad line and the Northeast corner of this lot; thence proceed Southerly along the East right of way of the L & N Railroad line 211 feet to the Northwest corner and the point of the beginning, all being in Section 8, Township 5 North; Range 30 West, Escambia County, Florida.

BEING SAME CONVEYED TO GRANTOR BY WARRANT DEED DATED November 6, 1978, from SECURITY MORTGAGE INVESTORS, recorded in Book 1783, Page 573.

ESCAMBIA
COUNTY

STATE OF FLORIDA
DOCUMENTARY
STAMP
1575

This conveyance is made under and subject to all real estate property taxes, if any therebe.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behalf of the said Grantee in FEE SIMPLE.

IN WITNESS WHEREOF, Fidelcor Mortgage Corporation has signed and sealed this Deed, the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

FIDELCOR MORTGAGE CORPORATION
ATTORNEY IN FACT

BY:

Robert A. Rosenfeld, PRESIDENT

ATTEST:

Miriam Smalls, SECRETARY

NOTAR PUBLIC, PHILA. CO.
My Commission Expires July 12, 1988

Before me the subscriber, personally appeared _____

Robert J. Rosenstein and Miriam Smalls Attorney In Part

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

Given under my hand and official seal this 27 day of

February, A. D., 1985

Miriam Smalls
NOTARY PUBLIC
My Commission Expires:

(SPALL)

000020480 515

APR 15 1 59 PM '85

FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE

361758

*Bank of America
P.O. Box 348
Brenton Ala 36426*

Recorded in Public Records 08/02/2016 at 01:32 PM OR Book 7567 Page 980,
Instrument #2016058929, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Prepared by:

Lauren Cobb
LEGAL SERVICES OF NORTH FLORIDA, INC.
1741 N. Palafox St.
Pensacola FL 32501
850-432-8222 ext. 5010 • Fax: 850-432-2329
Florida Bar No. 52022

Property Address: 301 E. Pond Street
Century, FL 32535

Parcel ID No.: 085N301101025001

(Space above this line is reserved for recording
office use only.)

AFFIDAVIT OF CONTINUOUS MARRIAGE - DECEASED SPOUSE

BEFORE ME, the undersigned authority, on this 19th day of July, 2016, personally
appeared **Charlie J. Lowery**, ("Affiant"), who being first duly sworn upon oath deposes and says:

1. That Affiant and **Brenda Irene Lowery a.k.a. Irene Lowery** were husband and
wife upon obtaining title to the following described property:

Begin at the Southeast corner of the Northwest quarter of the Northwest quarter of Section 8,
Township 5 North, Range 30 West, Escambia County, Florida; thence, run West 96 feet to the
East right of way line of the L&N Railroad; thence, run Southerly 32 feet along the East right of
way line of the L&N Railroad to the North right of way of West Pond Street; this point is the
Northwest corner and the beginning point of the lot herein described; thence proceed Southerly
along the North right of way of West Pond Street a distance of 82 feet and 6 inches to the
Southwest corner; thence, proceed Northeasterly approximately perpendicular to West Pond
Street 200 feet to the Southeast corner; thence proceed Northerly and approximately magnetic
bearing of 310 degrees a distance of 158 feet to the East right of way line of the L&N Railroad
line and the Northeast corner of this lot; thence, proceed Southerly along the East right of way of
the L&N Railroad line 211 feet to the Northwest corner and the point of beginning, all being in
Section 8, Township 5 North, Range 30 West, Escambia County, Florida.

Parcel ID: 085N301101025001

Described by the Escambia County Property Appraiser's Office as: BEG AT SE COR OF
NW1/4 OF NW1/4 W 96 FT TO E LI OF L AND N RR SLY 32 FT ALG E LI OF RR TO N LI OF WEST
POND ST FOR POB SLY ALG N LI OF WEST POND ST 82 FT 6 IN NELY PERPENDICULAR TO
WEST POND ST 200 FT MAGNETIC BEARING 310 DEG 158 FT TO E LI OF L AND N RR SLY ALG E
LI OF RR 211 FT TO POB OR 2048 P 514

2. That Affiant and **Brenda Irene Lowery a.k.a. Irene Lowery** remained married
to each other continuously, without interruption from August 5, 1972, until the date of death of
Brenda Irene Lowery a.k.a. Irene Lowery on January 9, 2016.

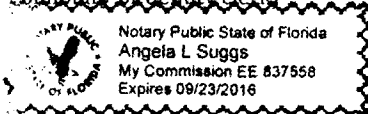
FURTHER AFFIANT SAYETH NOT.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Charlie J. Lowery
CHARLIE J. LOWERY

The foregoing instrument was acknowledged before me this 19th day of July,
2016 by Charlie J. Lowery who is personally known to me or has produced
as identification and who did take an oath.

[Print, type, or stamp commissioned name
of notary or deputy clerk]



Angela L. Suggs
Notary Public—State of Florida

Recorded in Public Records 11/16/2016 3:17 PM OR Book 7623 Page 368,
Instrument #2016088167, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Prepared by:

Lauren Cobb
LEGAL SERVICES OF NORTH FLORIDA, INC.
1741 N. Palafox St.
Pensacola FL 32501
850-432-8222 ext. 5010 • Fax: 850-432-2329
Florida Bar No. 52022

Property Address: 301 E. Pond Street
Century, FL 32535

Parcel ID No.: 085N301101025001

(Space above this line is reserved for recording
office use only.)

AFFIDAVIT OF ONE AND THE SAME

BEFORE ME, the undersigned authority, on this 14 day of November, 2016, personally appeared **Charlie J. Lowery**, ("Affiant"), who being first duly sworn upon oath deposes and says:

1. That Affiant and **Brenda Irene Lowery a.k.a. Irene Lowery** were husband and wife from 1972 to the time of her death in 2016.

2. **Irene Lowery**, the affiant's co-grantee on a deed recorded in Escambia County Official Records Book 2048, Page 514, and **Brenda Irene Lowery**, whose death certificate is recorded in Escambia County Official Records Book 7567, Page 979 are one and the same.

FURTHER AFFIANT SAYETH NOT.


STATE OF FLORIDA
COUNTY OF ESCAMBIA

Charlie J Lowery
CHARLIE J. LOWERY

The foregoing instrument was acknowledged before me this 14 day of November, 2016 by Charlie J Lowery who is FL DL personally known to me or X has produced FL DL as identification and who did take an oath.

[Print, type, or stamp commissioned name Megan McGee
of notary or deputy clerk]

Notary Public—State of Florida

Megan McGee
 **MEGAN MCGEE**
MY COMMISSION # FF 911711
EXPIRES: August 23, 2016
Bonded thru Western Surety Company

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 05149 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:

CHARLIE J LOWERY
301 E POND ST
CENTURY, FL 32535

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. 05149, 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 SE COR OF NW1/4 OF NW1/4 W 96 FT TO E LI OF L AND N RR SLY 32 FT ALG E LI OF RR TO N LI OF WEST POND ST FOR POB SLY ALG N LI OF WEST POND ST 82 FT 6 IN NELLY PERPENDICULAR TO WEST POND ST 200 FT MAGNETIC BEARING 310 DEG 158 FT TO E LI OF L AND N RR SLY ALG E LI OF RR 211 FT TO POB OR 2048 P 514 OR 7567 P 979

SECTION 08, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111800000 (0324-61)

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

CHARLIE J LOWERY

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

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

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BEG AT SE COR OF NW1/4 OF NW1/4 W 96 FT TO E LI OF L AND N RR SLY 32 FT ALG E LI OF RR TO N LI OF WEST POND ST FOR POB SLY ALG N LI OF WEST POND ST 82 FT 6 IN NELLY PERPENDICULAR TO WEST POND ST 200 FT MAGNETIC BEARING 310 DEG 158 FT TO E LI OF L AND N RR SLY ALG E LI OF RR 211 FT TO POB OR 2048 P 514 OR 7567 P 979

SECTION 08, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111800000 (0324-61)

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Post Property:

301 E POND ST 32535



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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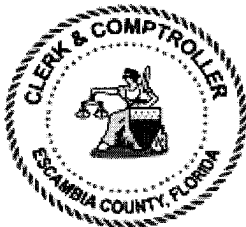
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Personal Services:

CHARLIE J LOWERY
301 E POND ST
CENTURY, FL 32535

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0324-61

Document Number: ECSO24CIV002505NON

Agency Number: 24-003032

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05149 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE CHARLIE J LOWERY

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/19/2024 at 8:51 AM and served same at 6:41 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: _____


A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

003032

WARNING

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SECTION 08, TOWNSHIP 5 N, RANGE 30 W

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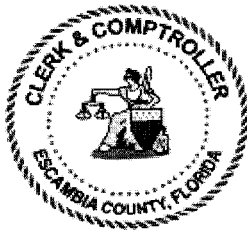
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Post Property:

301 E POND ST 32535



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO24CIV002533NON

Agency Number: 24-003033

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05149 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE CHARLIE J LOWERY

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 1/19/2024 at 8:51 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for CHARLIE J LOWERY , Writ was returned to court UNEXECUTED on 1/29/2024 for the following reason:

ATTEMPTS MADE AT 301 E POND ST, APPEARS VACANT. RECEIVED A CALL FROM TERESA LOWERY BURT, NIECE OF SUBJECT, WHO ADVISED SUBJECT PASSED AWAY IN 2023 AND DAUGHTER REGINA SCOTT IS RESPONSIBLE FOR TAXES.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

003033

WARNING

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Personal Services:

CHARLIE J LOWERY
301 E POND ST
CENTURY, FL 32535

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
JAN 15 2024
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

WARNING

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Personal Services:

CHARLIE J LOWERY
301 E POND ST
CENTURY, FL 32535

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

CHARLIE J LOWERY [0324-61]
301 E POND ST
CENTURY, FL 32535

9171 9690 0935 0128 1008 18

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 FEB 12 P 12:54

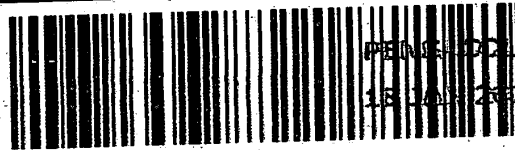
ESCAMBIA COUNTY, FL

CHARLIE J LOWERY [0324-61]
301 E POND ST
CENTURY, FL 32535

UNC
2-7

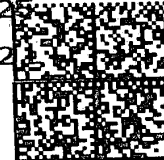
AH
1-20-24

CERTIFIED MAIL™



9171 9690 0935 0128 1008 18

PENSACOLA FL 32502
18 JAN 2024 PM 2:11



quadiant

FIRST-CLASS MAIL
IMI

\$007.18⁹

01/18/2024 ZIP 32502
043M31219251

US POSTAGE

NIXIE 322 DE 1 0002/09/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 32502583335 *2738-01499-18-37

IA
02005-180945123



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
11-1800-000	02		085N301101025001

LOWERY CHARLIE J
301 E POND ST
CENTURY, FL 32535

PROPERTY ADDRESS:
301 E POND ST

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

21/5149

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	104,140	0	104,140	689.04
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	121,923	0	121,923	239.21
BY STATE LAW	3.1820	121,923	0	121,923	387.96
WATER MANAGEMENT	0.0234	104,140	0	104,140	2.44
CENTURY	0.9204	104,140	0	104,140	95.85
M.S.T.U. LIBRARY	0.3590	104,140	0	104,140	37.39
ESCAMBIA CHILDRENS TRUST	0.4365	104,140	0	104,140	45.46

TOTAL MILLAGE 13.4998

AD VALOREM TAXES \$1,497.35

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
BEG AT SE COR OF NW1/4 OF NW1/4 W 96 FT TO E LI OF L AND N RR SLY 32 FT ALG E LI See Additional Legal on Tax Roll	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 \$1,622.68

If Paid By Please Pay	Feb 29, 2024 \$1,606.45	Mar 31, 2024 \$1,622.68			
--------------------------	----------------------------	----------------------------	--	--	--

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 1,606.45
AMOUNT IF PAID BY	Mar 31, 2024 1,622.68
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
11-1800-000
PROPERTY ADDRESS
301 E POND ST

LOWERY CHARLIE J
301 E POND ST
CENTURY, FL 32535

1 111800000 2023 6



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 05149

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 12:47:39 -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 12:50:05 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



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

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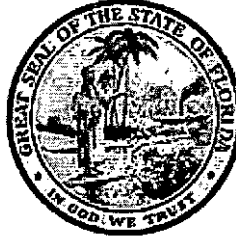
Dated this 18th day of January 2024.

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



**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

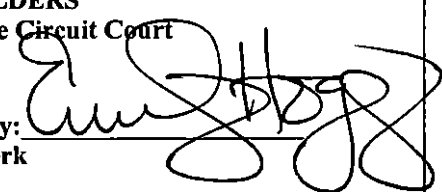
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 111800000 Certificate Number: 005149 of 2021

Payor: REGINA SCOTT 304 FLORIDA ST BREWTON AL 36426 Date 3/4/2024

Clerk's Check #	1	Clerk's Total	\$5,072
Tax Collector Check #	1	Tax Collector's Total	\$4,004.09
		Postage	\$7.40
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,539.21

\$4474.81
\$4499.21

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
 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 005149

Redeemed Date 3/4/2024

Name REGINA SCOTT 304 FLORIDA ST BREWTON AL 36426

Clerk's Total = TAXDEED	\$510.72 \$4474.81
Due Tax Collector = TAXDEED	\$4,004.09
Postage = TD2	\$7.40
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

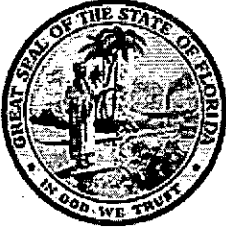
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

<input type="checkbox"/> Search Property	<input type="checkbox"/> Property Sheet	<input type="checkbox"/> Lien Holder's	<input type="checkbox"/> Redeem	<input type="checkbox"/> Forms	<input type="checkbox"/> Courtview	<input type="checkbox"/> Benchmark
<input type="checkbox"/> Redeemed From Sale						




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

Tax Deed - Redemption Calculator

Account: 111800000 Certificate Number: 005149 of 2021

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="3/6/2024"/>	Redemption Date <input type="text" value="3/4/2024"/> 
Months	8	8
Tax Collector	<input type="text" value="\$3,569.50"/>	<input type="text" value="\$3,569.50"/>
Tax Collector Interest	\$428.34	\$428.34
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,004.09	<input type="text" value="\$4,004.09"/> 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="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$54.72	\$54.72
Total Clerk	\$510.72	<input type="text" value="\$510.72"/> 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="\$7.40"/>	<input type="text" value="\$7.40"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$4,539.21	\$4,539.21
	Repayment Overpayment Refund Amount	\$0.00

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 1547, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05149, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 111800000 (0324-61)

DESCRIPTION OF PROPERTY:

BEG AT SE COR OF NW1/4 OF NW1/4 W 96 FT TO E LI OF LAND N RR SLY 32 FT ALG E LI OF RR TO N LI OF WEST POND ST FOR POB SLY ALG N LI OF WEST POND ST 82 FT 6 IN NELY PERPENDICULAR TO WEST POND ST 200 FT MAGNETIC BEARING 310 DEG 158 FT TO E LI OF LAND N RR SLY ALG E LI OF RR 211 FT TO POB OR 2048 P 514 OR 7567 P 979

SECTION 08, TOWNSHIP 5 N, RANGE 30 W

NAME IN WHICH ASSESSED: CHARLIE J LOWERY

Dated this 4th day of March 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk