



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

0324-67

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	BROWN HAROLD R & BETTY O 401 BROWN RD MCDAVID, FL 32568 401 BROWN RD 12-1884-500 W 1/2 OF 10 ACRES SQUARE IN NW COR OR SE 1/4 OF NE 1/4 OR 522 P 663 LESS 1A IN NE COR	Certificate #	2021 / 5985
		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)
# 2021/5985	06/01/2021	761.66	38.08	799.74
# 2022/6517	06/01/2022	769.55	38.48	808.03
→ Part 2: Total*				1,607.77

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)
# /					
Part 3: Total*					0.00

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)	1,607.77
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)	1,982.77

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

+ \$12.50

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.	33,757.50
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: 2300531

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
12-1884-500	2021/5985	06-01-2021	W 1/2 OF 10 ACRES SQUARE IN NW COR OR SE 1/4 OF NE 1/4 OR 522 P 663 LESS 1A IN NE COR

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:	35N311403000000	Year	Land	Imprv	Total	Cap Val
Account:	121884500	2023	\$19,440	\$127,076	\$146,516	\$67,515
Owners:	BROWN HAROLD R & BETTY O	2022	\$10,260	\$114,805	\$125,065	\$65,549
Mail:	401 BROWN RD MCDAVID, FL 32568	2021	\$10,260	\$90,484	\$100,744	\$63,640
Situs:	401 BROWN RD 32568	Disclaimer				
Use Code:	MULTI-FAMILY <=9 🔑	Tax Estimator				
Units:	2	File for New Homestead Exemption Online				
Taxing Authority:	COUNTY MSTU	Report Storm Damage				
Tax Inquiry:	Open Tax Inquiry Window					
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)	HOMESTEAD EXEMPTION	
01/1970	522	663	\$2,500	WD		Legal Description	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						W 1/2 OF 10 ACRES SQUARE IN NW COR OR SE 1/4 OF NE 1/4 OR 522 P 663 LESS 1A IN NE COR	
						Extra Features	
						FRAME BUILDING	

Section Map Id:
35-5N-31

Approx. Acreage:
4.0149

Zoned: 🔑
Agr
Agr

Evacuation & Flood Information
[Open Report](#)

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

[Launch Interactive Map](#)

Buildings
Address: 401 BROWN RD, Year Built: 1980, Effective Year: 1980, PA Building ID#: 14683

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC** holder of **Tax Certificate No. 05985**, 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:

W 1/2 OF 10 ACRES SQUARE IN NW COR OR SE 1/4 OF NE 1/4 OR 522 P 663 LESS 1A IN NE COR

SECTION 35, TOWNSHIP 5 N, RANGE 31 W

TAX ACCOUNT NUMBER 121884500 (0324-67)

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

HAROLD R BROWN and BETTY O 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
 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**

Marion
**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: 121884500 Certificate Number: 005985 of 2021**

Payor: BETTY O BROWN 401 BROWN RD MCDAVID, FL 32568 Date 10/18/2023

Clerk's Check #	1	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$2,233.20
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,820.92

reduced
**PAM CHILDERS
 Clerk of the Circuit Court**

\$2,258.01

Received By: *[Signature]*
 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>

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 1556, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05985, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 121884500 (0324-67)

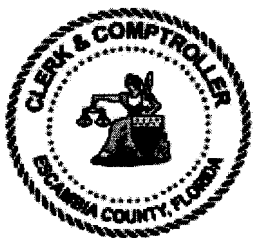
DESCRIPTION OF PROPERTY:

W 1/2 OF 10 ACRES SQUARE IN NW COR OR SE 1/4 OF NE 1/4 OR 522 P 663 LESS 1A IN NE COR

SECTION 35, TOWNSHIP 5 N, RANGE 31 W

NAME IN WHICH ASSESSED: HAROLD R BROWN and BETTY O BROWN

Dated this 18th day of October 2023.



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 #: 12-1884-500 CERTIFICATE #: 2021-5985

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 12, 2003 to and including December 12, 2023 Abstractor: Pam Alvarez

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 28, 2023

Tax Account #: **12-1884-500**

1. The Grantee(s) of the last deed(s) of record is/are: **CARRIE SIMONYE**

By Virtue of Quitclaim Deed recorded 12/11/2023 in OR 9078/1798

ABTRACTOR'S NOTE: WE HAVE INCLUDED BETTY OLETA BROWN FOR NOTICE AS THE WITNESSES HAVE THE SAME LAST NAME AS GRANTOR.

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

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 12-1884-500

Assessed Value: \$67,515.00

Exemptions: HOMESTEAD

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: _____ **MAR 6, 2024** _____
TAX ACCOUNT #: _____ **12-1884-500** _____
CERTIFICATE #: _____ **2021-5985** _____

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2023</u> tax year.

**CARRIE SIMONYE, HAROLD R BROWN AND
BETTY O BROWN
401 BROWN RD
MCDAVID, FL 32568**

**BETTY OLETA BROWN
1205 S PRESLEY STREET
ATMORE, AL 36502**

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 #:12-1884-500

**LEGAL DESCRIPTION
EXHIBIT "A"**

**W 1/2 OF 10 ACRES SQUARE IN NW COR OR SE 1/4 OF NE 1/4 OR 522 P 663 KWAA 1A IN NE
COR**

SECTION 35, TOWNSHIP 5 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-1884-500(0324-67)

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

Recorded in Public Records 12/11/2023 4:25 PM OR Book 9078 Page 1798,
Instrument #2023097434, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

Quitclaim Deed

RETURN TO: Carrie Simonye

ADDRESS: 401 Brown RD, Mc David, Florida 32568

THIS INSTRUMENT PREPARED BY: Betty Oleta Brown of 1205 S Presley Street, Atmore,
Alabama 36502

AS A NECESSARY INCIDENT TO THE FULFILLMENT OF CONDITIONS CONTAINED
IN A TITLE INSURANCE COMMITMENT ISSUED BY IT.

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER:
355N311403000000

THIS INDENTURE, made this 3rd day of November, 2023, by and
between Betty Oleta Brown, not married, of 1205 S Presley Street, Atmore, Alabama 36502,
(the "Grantor"), and Carrie Simonye, married, of 401 Brown RD, Mc David, Florida 32568,
(the "Grantee"), in the state of Florida.

WITNESSETH: that said Grantor, for and in consideration of the sum of 10.00 Dollars, and
other valuable considerations, lawful money of the United States of America, to the Grantee in
hand paid by the Grantee, the receipt whereof is hereby acknowledged, remises and releases, as
well as quitclaims, unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title,
interest and claim of the Grantor in and to the following described land in Escambia County,
Florida, to-wit:

W 1/2 of 10 ACRES SQUARE IN NW COR OR SE 1/4 OF NE 1/2 OR 522 P 633 LESS
IA IN NE COR.

Being the same property conveyed to the Grantor by the deed of Betty Oleta Brown, dated
March 27, 1970, previously referenced as follows: Book/Volume 522, Page 663 of the Recorder
of Escambia County.

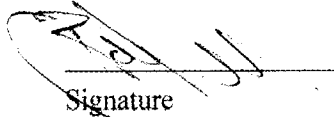
BK: 9078 PG: 1799

This property is the homestead of the Grantor.

To Have and to Hold the above described premises, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed in the presence of:


Signature

Betty Oleta Brown
Betty Oleta Brown

Roy Brown
Witness Name

Gerald Brown
Signature

Gerald Brown
Witness Name

Grantor Acknowledgement

STATE OF FLORIDA

COUNTY OF Escambia

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 3rd day of November, 2023, by Betty Oleta Brown, who is personally known to me or who has produced _____ as identification.

Notary Public Signature: Jamie C. Glass

Notary Public Name: Jamie C. Glass

Serial Number: HH 170727

My commission expires: Aug 29th 2025

