



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

0525-29

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 | Apr 22, 2024 |
| Property description | JOHNSON PATSY ANN EST OF 831 LIMOGES WAY PENSACOLA, FL 32505 831 LIMOGES WAY 05-3557-000 LT 6 BLK 28 MONTCLAIR UNIT 3 PB 5 P 74 SEC 10/12 T 2S R 30 W OR 2634 P 56 OR 7805 P 993 | Certificate # | 2022 / 2171 |
| | | Date certificate issued | 06/01/2022 |

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) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2022/2171 | 06/01/2022 | 1,158.73 | 57.94 | 1,216.67 |
| →Part 2: Total* | | | | 1,216.67 |

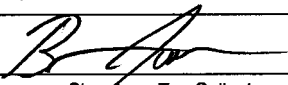
Part 3: Other Certificates Redeemed by Applicant (Other than County)

| 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) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2023/2150 | 06/01/2023 | 1,310.39 | 6.25 | 81.08 | 1,397.72 |
| Part 3: Total* | | | | | 1,397.72 |

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) | 2,614.39 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 1,375.58 |
| 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) | 4,364.97 |

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:  | Escambia, Florida |
| Signature, Tax Collector or Designee | Date April 24th, 2024 |

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

| 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>05/07/2025</u> Signature, Clerk of Court or Designee | |

INSTRUCTIONS + 6.25

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: 2400678

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 |
|----------------|-----------------|------------|---|
| 05-3557-000 | 2022/2171 | 06-01-2022 | LT 6 BLK 28 MONTCLAIR UNIT 3 PB 5 P 74 SEC 10/12 T 2S R 30 W OR 2634 P 56 OR 7805 P 993 |

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

04-22-2024
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: | 102S301000006028 | | | | | Year | Land | Imprv | Total | Cap Val |
| Account: | 053557000 | | | | | 2023 | \$20,000 | \$90,648 | \$110,648 | \$78,938 |
| Owners: | JOHNSON PATSY ANN EST OF | | | | | 2022 | \$10,000 | \$76,102 | \$86,102 | \$71,762 |
| Mail: | 831 LIMOGES WAY PENSACOLA, FL 32505 | | | | | 2021 | \$10,000 | \$55,239 | \$65,239 | \$65,239 |
| Situs: | 831 LIMOGES WAY 32505 | | | | | Disclaimer | | | | |
| Use Code: | SINGLE FAMILY RESID  | | | | | Tax Estimator | | | | |
| Taxing Authority: | COUNTY MSTU | | | | | File for Exemption(s) 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 | | | | |
| 11/06/2017 | 7805 | 993 | \$100 | OT |  | Legal Description | | | | |
| 12/1988 | 2634 | 56 | \$37,500 | WD |  | LT 6 BLK 28 MONTCLAIR UNIT 3 PB 5 P 74 SEC 10/12 T 2S R 30 W OR 2634 P 56 OR 7805 P 993 | | | | |
| 01/1970 | 497 | 491 | \$17,900 | WD |  | | | | | |
| 01/1969 | 455 | 409 | \$39,100 | WD |  | Extra Features | | | | |
| 01/1908 | 1142 | 578 | \$23,000 | WD |  | FRAME SHED | | | | |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | | | | | |

Parcel Information

+

-

70

70

70

70

70

70

100

100

100

Section

Map Id:

46-1S-30-2

Approx. Acreage:

0.1693

Zoned:

MDR

MDR

MDR

MDR

MDR

MDR

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MDR

View Florida Department of Environmental Protection(DEP) Data

Launch Interactive Map


**Evacuation
& Flood
Information**
Open
Report

Buildings

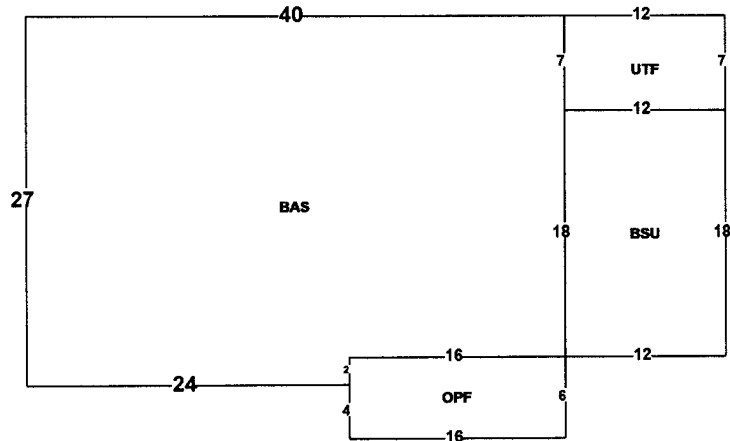
Address: 831 LIMOGES WAY, Year Built: 1970, Effective Year: 1970, PA Building ID#: 74276

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-HEAT W/DUCTS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1444 Total SF

BASE AREA - 1048
BASE SEMI UNF - 216
OPEN PORCH FIN - 96
UTILITY FIN - 84



Images



4/22/2024 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:05/03/2024 (tc.5108)



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 #: 05-3557-000 CERTIFICATE #: 2022-2171

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: January 15, 2005 to and including January 15, 2025 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: January 16, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 16, 2025

Tax Account #: **05-3557-000**

1. The Grantee(s) of the last deed(s) of record is/are: **PATSY ANN JOHNSON**

By Virtue of Warranty Deed recorded in OR / and Death Certificate OR

**ABTRACTOR'S NOTE: WE FIND NO PROOF OF DEATH OR PROBATE PROCEEDINGS
RECORDED FOR PATSY ANN JOHNSON**

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/Judgment/Lien/etc. in favor of _____ recorded _____ OR XXXX/XXXX**
List them all

4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.

Tax Account #: 05-3557-000

Assessed Value: \$86,831.00

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: MAY 7, 2025

TAX ACCOUNT #: 05-3557-000

CERTIFICATE #: 2022-2171

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>2024</u> tax year. |

PATSY ANN JOHNSON
ESTATE OF PATSY ANN JOHNSON
831 LIMOGENES WAY
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 16th day of January, 2025.

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

January 16, 2025

Tax Account #:05-3557-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 6 BLK 28 MONTCLAIR UNIT 3 PB 5 P 74 SEC 10/12 T 2S R 30 W OR 2634 P 56 OR 7805 P 993

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-3557-000(0525-29)

REC 6-00 51
DOC 206.25
TOT 212.25

3A-33500

WARRANTY DEED

THIS DEED WAS PREPARED BY
Glenda R. Moss
OF THE COUNTY OF ESCAMBIA
STATE OF FLORIDA
DATE OF RECORDING 12-6-88
BOOK 2634 PAGE 056

State of Florida

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That

MARVIN MOSS, JR. AND GLENDA R. MOSS, HUSBAND AND WIFE

Grantor,
for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and
grant unto JIMMIE LEE JOHNSON AND PATSY ANN JOHNSON, HUSBAND AND WIFE

831 LIMOGES WAY PENSACOLA, FL 32505

(Use of the terms "grantor" and "grantee" shall include singular or plural, the masculine or the feminine, where appropriate, and shall also include, but not be limited to, their heirs, assigns or successors in interest) the following described real property, situate, lying and being in the State of Florida, and County of ESCAMBIA to wit:

LOT 6, BLOCK 28, MONTCLAIR UNIT NO. 3. A SUBDIVISION OF A PORTION OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA. ACCORDING TO PLAT RECORDED IN PLAT BOOK 5 AT PAGE 74 OF THE PUBLIC RECORDS OF SAID COUNTY.

D. S. PD. \$206.25
DATE 12-6-88
JOE A. FLOWERS, COMPTROLLER
BY: *D. Flowers* D.C.
CERT. REG. #59-2043328-27-01

Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.
To have and to hold the same, 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 the grantor covenants that he is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that it is free of lien or encumbrance, and that he, his heirs, executor and administrators, the said grantee, his heirs, executor, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will lawfully fully warrant and defend.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this 2nd day of December, 88

Signed, sealed and delivered in the presence of:

James J. Helbert
Glenda R. Moss

Marvin Moss, Jr. (SEAL)
MARVIN MOSS, JR.

Glenda R. Moss (SEAL)
GLENDA R. MOSS

State of Florida

COUNTY OF ESCAMBIA

Before the subscriber personally appeared

MARVIN MOSS, JR. AND GLENDA R. MOSS, HUSBAND AND WIFE

known to me, and known to me to be the person(s) described by said name(s) in and who executed the foregoing instrument and acknowledged executing the same for the uses and purposes therein set forth.

Given under my hand and official seal this 2nd day of December, 88

My commission expires 12-26-91

SPACE BELOW FOR RECORDERS USE

Dec 6 11 53 AM '88

679302

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

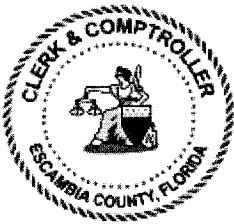
**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 02171 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 20, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

PATSY ANN JOHNSON EST OF
831 LIMOGES WAY
PENSACOLA, FL 32505

WITNESS my official seal this 20th day of March 2025.



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 **May 7, 2025**, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC** holder of **Tax Certificate No. 02171**, issued the **1st** day of **June, A.D., 2022** 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:

LT 6 BLK 28 MONTCLAIR UNIT 3 PB 5 P 74 SEC 10/12 T 2S R 30 W OR 2634 P 56 OR 7805 P 993

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053557000 (0525-29)

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

PATSY ANN JOHNSON 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 May, which is the **7th day of May 2025**.

Dated this 17th day of March 2025.

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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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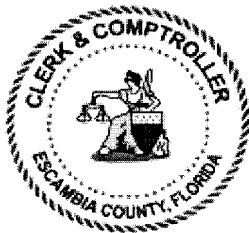
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Post Property:

831 LIMOGES WAY 32505



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

PATSY ANN JOHNSON EST OF
831 LIMOGES WAY
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

OSLS-29

Document Number: ECSO25CIV009958NON

Agency Number: 25-004792

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02171 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: PATSY ANN JOHNSON EST OF
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 3/21/2025 at 9:19 AM and served same at 9:08 AM on 3/25/2025 in ESCAMBIA COUNTY, FLORIDA, by serving PATSY ANN JOHNSON EST OF , the within named, to wit: BRANDON JOHNSON, SON.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: 
R. REIN, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: MLDENISCO

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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 May 7, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

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NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of Tax Certificate No. 02171, issued the 1st day of June, A.D., 2022 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:

LT 6 BLK 28 MONTCLAIR UNIT 3 PB 5 P 74 SEC 10/12 T 2S R 30 W OR 2634 P 56 OR 7805 P 993

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053557000 (0525-29)

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

PATSY ANN JOHNSON 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 May, which is the 7th day of May 2025.

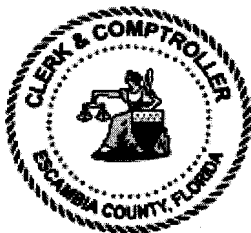
Dated this 17th day of March 2025.

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.

Personal Services:

PATSY ANN JOHNSON EST OF
831 LIMOGES WAY
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

ESCAMBIA COUNTY, FL
CLERK OF THE CIRCUIT COURT
CIVIL UNIT
MAR 21 AM 9:19

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0525.29

Document Number: ECSO25CIV009929NON

Agency Number: 25-004750

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02171 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE PATSY ANN JOHNSON EST OF

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 3/21/2025 at 9:16 AM and served same at 9:08 AM on 3/25/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

R. Rein

R. REIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

006750

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 May 7, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

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TAX ACCOUNT NUMBER 053557000 (0525-29)

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PATSY ANN JOHNSON EST OF

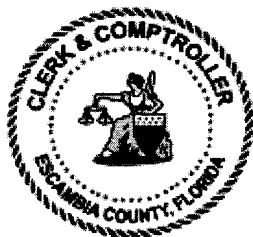
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of May, which is the 7th day of May 2025.

Dated this 17th day of March 2025.

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Post Property:

831 LIMOGES WAY 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

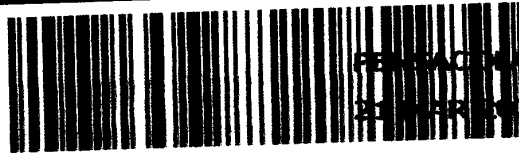
RECEIVED
2025 MAR 21 AM 9:16
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
JUVENILE UNIT

PATSY ANN JOHNSON EST OF
[0525-29]
831 LIMOGES WAY
PENSACOLA, FL 32505

9171 9690 0935 0128 0323 24

Son - served

CERTIFIED MAIL™



9171 9690 0935 0128 0323 24

PENSACOLA FL 32502
21 MAR 2025 PM 11:41



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁹

03/20/2025 ZIP 32502
043M31219251

US POSTAGE

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

Dec

--R-T-S- 325054095-1N 009 04/26/25

RETURN TO SENDER
DECEASED
UNABLE TO FORWARD
RETURN TO SENDER

32505-304



PATSY ANN JOHNSON EST OF
CLARK & CHILDERS, LLC
CLARK & CHILDERS, LLC
PENSACOLA, FL 32502
MAY - 1 P 04:11
PENSACOLA, FL 32502



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 – 05-07-2025 – TAX CERTIFICATE #'S 02171

in the CIRCUIT Court

was published in said newspaper in the issues of

MARCH 27 & APRIL 3, 10, 17, 2025

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. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2025.04.17 10:11:09 -05'00'

PUBLISHER

Sworn to and subscribed before me this 17TH day of APRIL
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.04.17 10:15:11 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

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LT 6 BLK 28 MONTCLAIR UNIT 3 PB 5
P 74 SEC 10/12 T 2S R 30 W OR 2634 P
56 OR 7805 P 993 SECTION 10, TOWN-
SHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053557000
(0525-29)

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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 May, which is the 7th day of May 2025.

Dated this 20th day of March 2025.

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-03-27-04-03-10-17-2025



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc

2024

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 |
|----------------|--------------|-------------|---------------------------|
| 05-3557-000 | 06 | | 1025301000006028 |

JOHNSON PATSY ANN EST OF
831 LIMOGES WAY
PENSACOLA, FL 32505

PROPERTY ADDRESS:
831 LIMOGES WAY

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

22/2171

| AD VALOREM TAXES | | | | | | |
|--------------------------|--------------|----------------|------------------|----------------|--------------|--|
| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION AMOUNT | TAXABLE AMOUNT | TAXES LEVIED | |
| COUNTY | 6.6165 | 86,831 | 0 | 86,831 | 574.52 | |
| PUBLIC SCHOOLS | | | | | | |
| BY LOCAL BOARD | 1.7520 | 115,746 | 0 | 115,746 | 202.79 | |
| BY STATE LAW | 3.0950 | 115,746 | 0 | 115,746 | 358.23 | |
| WATER MANAGEMENT | 0.0218 | 86,831 | 0 | 86,831 | 1.89 | |
| SHERIFF | 0.6850 | 86,831 | 0 | 86,831 | 59.48 | |
| M.S.T.U. LIBRARY | 0.3590 | 86,831 | 0 | 86,831 | 31.17 | |
| ESCAMBIA CHILDRENS TRUST | 0.4043 | 86,831 | 0 | 86,831 | 35.11 | |

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$1,263.19

| LEGAL DESCRIPTION | NON-AD VALOREM ASSESSMENTS | | |
|---|----------------------------|------|----------|
| | TAXING AUTHORITY | RATE | AMOUNT |
| LT 6 BLK 28 MONTCLAIR UNIT 3 PB 5 P 74 SEC 10/12 T 25 R 30 W OR 2634 P 56 OR 780 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 \$1,388.52

| | | | | | |
|----------------|--------------|--------------|--|--|--|
| If Received By | Apr 30, 2025 | May 30, 2025 | | | |
| Please Pay | \$1,430.18 | \$1,465.18 | | | |

RETAIN FOR YOUR RECORDS

2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

| ACCOUNT NUMBER |
|------------------|
| 05-3557-000 |
| PROPERTY ADDRESS |
| 831 LIMOGES WAY |

JOHNSON PATSY ANN EST OF
831 LIMOGES WAY
PENSACOLA, FL 32505

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

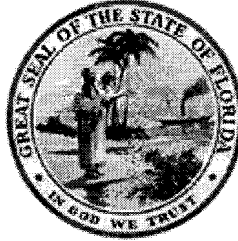
Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

| | |
|-------------------|--------------|
| AMOUNT IF PAID BY | Apr 30, 2025 |
| | 1,430.18 |
| AMOUNT IF PAID BY | May 30, 2025 |
| | 1,465.18 |
| AMOUNT IF PAID BY | |
| AMOUNT IF PAID BY | |
| AMOUNT IF PAID BY | |

DO NOT FOLD, STAPLE, OR MUTILATE

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

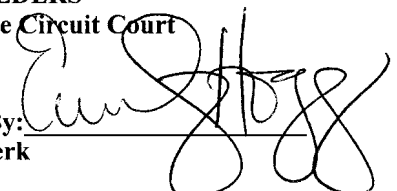
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 053557000 Certificate Number: 002171 of 2022**

Payor: TERRAND ROSS 4580 MCCOY DR PENSACOLA FL 32503 Date 4/25/2025

| | | | |
|-----------------------|--------|-----------------------|-----------------------|
| Clerk's Check # | 331956 | Clerk's Total | \$544.92 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$5,222.39 |
| | | Postage | \$8.20 |
| | | Researcher Copies | \$0.00 |
| | | Recording | \$10.00 |
| | | Prep Fee | \$7.00 |
| | | Total Received | \$5,792.51 |

\$5,727.31

**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 # 2022 TD 002171

Redeemed Date 4/25/2025

Name TERRAND ROSS 4580 MCCOY DR PENSACOLA FL 32503

| | |
|--|----------------------------|
| Clerk's Total = TAXDEED | \$544.92 \$5,727.31 |
| Due Tax Collector = TAXDEED | \$5,222.39 |
| Postage = TD2 | \$8.20 |
| ResearcherCopies = TD6 | \$0.00 |
| Release TDA Notice (Recording) = RECORD2 | \$10.00 |
| Release TDA Notice (Prep Fee) = TD4 | \$7.00 |

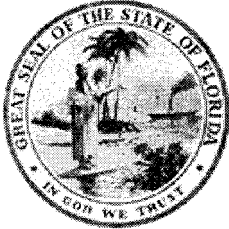
• For Office Use Only

| Date | Docket | Desc | Amount Owed | Amount Due | Payee Name |
|------|--------|------|-------------|------------|------------|
|------|--------|------|-------------|------------|------------|

FINANCIAL SUMMARY

No Information Available - See Dockets

| | | | | | | |
|--------------------|----------------|---------------|--------|-------|-----------|-----------|
| Search Property | Property Sheet | Lien Holder's | Redeem | Forms | Courtview | Benchmark |
| Redeemed From Sale | | | | | | |



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

Tax Deed - Redemption Calculator

Account: 053557000 Certificate Number: 002171 of 2022

Redemption ☐ Yes ☒ No Application Date Interest Rate

| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
|-----------------------------------|--|--|
| | Auction Date <input type="text" value="5/7/2025"/> | Redemption Date <input type="text" value="4/25/2025"/> |
| Months | 13 | 12 |
| Tax Collector | <input type="text" value="\$4,364.97"/> | <input type="text" value="\$4,364.97"/> |
| Tax Collector Interest | \$851.17 | \$785.69 |
| Tax Collector Fee | <input type="text" value="\$6.25"/> | <input type="text" value="\$6.25"/> |
| Total Tax Collector | \$5,222.39 | <input type="text" value="\$5,156.91"/> 12 |
| 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 | \$88.92 | \$82.08 |
| Total Clerk | \$544.92 | <input type="text" value="\$538.08"/> C H |
| 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="\$8.20"/> | <input type="text" value="\$8.20"/> |
| Researcher Copies | <input type="text" value="\$0.00"/> | <input type="text" value="\$0.00"/> |
| Total Redemption Amount | \$5,792.51 | \$5,720.19 |
| | Repayment Overpayment Refund Amount | <input type="text" value="\$72.32"/> Redeemer |