



# 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

0625.67

## Part 1: Tax Deed Application Information

|                                     |   |                         |              |
|-------------------------------------|---|-------------------------|--------------|
| Applicant Name<br>Applicant Address | TLGFY, LLC<br>CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE<br>OF TLGFY, LLC<br>PO BOX 669139<br>DALLAS, TX 75266-9139  | Application date        | Apr 22, 2024 |
| Property description                | MILSTEAD RALPH SCOTT LLC<br>4002 BETTIAN AVE<br>MILTON, FL 32583<br>2512 N I ST<br>06-2395-000<br>BEG AT NE COR OF S1/2 OF LT 9 BRAINERD &<br>MCINTYRE S/D WLY 479 5/10 FT SLY 255 FT FOR<br>POB SLY 90 FT E (Full legal attached.) | Certificate #           | 2022 / 2756  |
|                                     |   | Date certificate issued | 06/01/2022   |

## Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2022/2756                    | 06/01/2022                           | 730.99                                 | 36.55                | 767.54                                   |
| →Part 2: Total*                |                                      |  |                      | 767.54                                   |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Other<br>Certificate Sale | Column 3<br>Face Amount of<br>Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4<br>+ Column 5) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2023/2758                    | 06/01/2023                                    | 799.72  | 6.25                            | 71.47                | 877.44                                       |
| Part 3: Total*                 |   |   |                                 |                      | 877.44                                       |

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

|   |          |
|---|----------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant<br>(*Total of Parts 2 + 3 above) | 1,644.98 |
| 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)   | 2,019.98 |

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 April 25th, 2024

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

| <b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>  |  |
|---|--|
| 8. Processing tax deed fee  |  |
| 9. Certified or registered mail charge  |  |
| 10. Clerk of Court advertising, notice for newspaper, and electronic auction fees                         |  |
| 11. Recording fee for certificate of notice   |  |
| 12. Sheriff's fees  |  |
| 13. Interest (see Clerk of Court Instructions, page 2)  |  |
| 14. <b>Total Paid (Lines 8-13)</b>  |  |
| 15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S. |  |
| 16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)                                |  |
| Sign here: _____ Date of sale <u>06/04/2025</u><br>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.

BEG AT NE COR OF S1/2 OF LT 9 BRAINERD & MCINTYRE S/D WLY 479 5/10 FT SLY 255 FT FOR POB SLY 90 FT ELY 128 FT NLY 90 FT WLY 128 FT TO POB LTS 31 TO 34 UNRECORDED PLAT OF ALLISON PROPERTY OR 7987 P 1694

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400615

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  |
|----------------|-----------------|------------|--|
| 06-2395-000    | 2022/2756       | 06-01-2022 | BEG AT NE COR OF S1/2 OF LT 9<br>BRAINERD & MCINTYRE S/D WLY 479 5/10<br>FT SLY 255 FT FOR POB SLY 90 FT ELY<br>128 FT NLY 90 FT WLY 128 FT TO POB LTS<br>31 TO 34 UNRECORDED PLAT OF<br>ALLISON PROPERTY OR 7987 P 1694 |

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

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[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

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| <b>General Information</b><br><b>Parcel ID:</b> 172S305009031041<br><b>Account:</b> 062395000<br><b>Owners:</b> MILSTEAD MANAGEMENT LLC<br><b>Mail:</b> 11578 DUELING OAKS CT<br>PENSACOLA, FL 32514<br><b>Situs:</b> 2512 N I ST 32501<br><b>Use Code:</b> SINGLE FAMILY RESID<br><b>Taxing Authority:</b> COUNTY MSTU<br><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a><br><small>Tax Inquiry link courtesy of Scott Lunsford<br/>Escambia County Tax Collector</small>   |          |          |          |          |                                  | <b>Assessments</b><br><table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$11,520</td> <td>\$44,591</td> <td>\$56,111</td> <td>\$44,874</td> </tr> <tr> <td>2022</td> <td>\$5,760</td> <td>\$39,789</td> <td>\$45,549</td> <td>\$40,795</td> </tr> <tr> <td>2021</td> <td>\$5,760</td> <td>\$31,327</td> <td>\$37,087</td> <td>\$37,087</td> </tr> </tbody> </table><br><div style="text-align: center;"> <a href="#">Disclaimer</a><br/> <a href="#">Tax Estimator</a><br/> <a href="#">File for Exemption(s) Online</a><br/> <a href="#">Report Storm Damage</a> </div> |      |      |       |      | Year                             | Land       | Imprv | Total | Cap Val | 2023 | \$11,520 | \$44,591   | \$56,111 | \$44,874 | 2022  | \$5,760 | \$39,789 | \$45,549   | \$40,795 | 2021 | \$5,760 | \$31,327 | \$37,087 | \$37,087   |      |      |          |    |  |         |      |     |       |    |  |         |      |      |       |    |  |         |      |     |       |    |  |         |      |     |       |    |  |  |  |  |  |  |
|--|----------|----------|----------|----------|----------------------------------|---|------|------|-------|------|----------------------------------|------------|-------|-------|---------|------|----------|------------|----------|----------|-------|---------|----------|------------|----------|------|---------|----------|----------|------------|------|------|----------|----|--|---------|------|-----|-------|----|--|---------|------|------|-------|----|--|---------|------|-----|-------|----|--|---------|------|-----|-------|----|--|--|--|--|--|--|
| Year   | Land     | Imprv    | Total    | Cap Val  |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |       |         |          |            |          |      |         |          |          |            |      |      |          |    |  |         |      |     |       |    |  |         |      |      |       |    |  |         |      |     |       |    |  |         |      |     |       |    |  |  |  |  |  |  |
| 2023   | \$11,520 | \$44,591 | \$56,111 | \$44,874 |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |       |         |          |            |          |      |         |          |          |            |      |      |          |    |  |         |      |     |       |    |  |         |      |      |       |    |  |         |      |     |       |    |  |         |      |     |       |    |  |  |  |  |  |  |
| 2022   | \$5,760  | \$39,789 | \$45,549 | \$40,795 |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |       |         |          |            |          |      |         |          |          |            |      |      |          |    |  |         |      |     |       |    |  |         |      |      |       |    |  |         |      |     |       |    |  |         |      |     |       |    |  |  |  |  |  |  |
| 2021   | \$5,760  | \$31,327 | \$37,087 | \$37,087 |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |       |         |          |            |          |      |         |          |          |            |      |      |          |    |  |         |      |     |       |    |  |         |      |      |       |    |  |         |      |     |       |    |  |         |      |     |       |    |  |  |  |  |  |  |
| <b>Sales Data</b><br><table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records<br/>(New Window)</th> </tr> </thead> <tbody> <tr> <td>11/28/2023</td> <td>9081</td> <td>1416</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>10/03/2018</td> <td>7987</td> <td>1694</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>01/11/2017</td> <td>7652</td> <td>1726</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>11/05/2015</td> <td>7434</td> <td>1622</td> <td>\$12,600</td> <td>TD</td> <td></td> </tr> <tr> <td>09/1998</td> <td>4311</td> <td>763</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>01/1998</td> <td>4211</td> <td>1323</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>12/1997</td> <td>4204</td> <td>291</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>04/1997</td> <td>4131</td> <td>572</td> <td>\$100</td> <td>QC</td> <td></td> </tr> </tbody> </table> <small>Official Records Inquiry courtesy of Pam Childers<br/>Escambia County Clerk of the Circuit Court and<br/>Comptroller</small> |          |          |          |          |                                  | Sale Date   | Book | Page | Value | Type | Official Records<br>(New Window) | 11/28/2023 | 9081  | 1416  | \$100   | QC   |          | 10/03/2018 | 7987     | 1694     | \$100 | QC      |          | 01/11/2017 | 7652     | 1726 | \$100   | QC       |          | 11/05/2015 | 7434 | 1622 | \$12,600 | TD |  | 09/1998 | 4311 | 763 | \$100 | QC |  | 01/1998 | 4211 | 1323 | \$100 | WD |  | 12/1997 | 4204 | 291 | \$100 | CJ |  | 04/1997 | 4131 | 572 | \$100 | QC |  | <b>2023 Certified Roll Exemptions</b><br>None<br><br><b>Legal Description</b><br>BEG AT NE COR OF S1/2 OF LT 9 BRAINERD & MCINTYRE S/D<br>WLY 479 5/10 FT SLY 255 FT FOR POB SLY 90 FT ELY 128 FT<br>NLY...<br><br><b>Extra Features</b><br>None |  |  |  |  |
| Sale Date  | Book     | Page     | Value    | Type     | Official Records<br>(New Window) |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |       |         |          |            |          |      |         |          |          |            |      |      |          |    |  |         |      |     |       |    |  |         |      |      |       |    |  |         |      |     |       |    |  |         |      |     |       |    |  |  |  |  |  |  |
| 11/28/2023   | 9081     | 1416     | \$100    | QC       |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |       |         |          |            |          |      |         |          |          |            |      |      |          |    |  |         |      |     |       |    |  |         |      |      |       |    |  |         |      |     |       |    |  |         |      |     |       |    |  |  |  |  |  |  |
| 10/03/2018   | 7987     | 1694     | \$100    | QC       |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |       |         |          |            |          |      |         |          |          |            |      |      |          |    |  |         |      |     |       |    |  |         |      |      |       |    |  |         |      |     |       |    |  |         |      |     |       |    |  |  |  |  |  |  |
| 01/11/2017   | 7652     | 1726     | \$100    | QC       |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |       |         |          |            |          |      |         |          |          |            |      |      |          |    |  |         |      |     |       |    |  |         |      |      |       |    |  |         |      |     |       |    |  |         |      |     |       |    |  |  |  |  |  |  |
| 11/05/2015   | 7434     | 1622     | \$12,600 | TD       |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |       |         |          |            |          |      |         |          |          |            |      |      |          |    |  |         |      |     |       |    |  |         |      |      |       |    |  |         |      |     |       |    |  |         |      |     |       |    |  |  |  |  |  |  |
| 09/1998  | 4311     | 763      | \$100    | QC       |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |       |         |          |            |          |      |         |          |          |            |      |      |          |    |  |         |      |     |       |    |  |         |      |      |       |    |  |         |      |     |       |    |  |         |      |     |       |    |  |  |  |  |  |  |
| 01/1998  | 4211     | 1323     | \$100    | WD       |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |       |         |          |            |          |      |         |          |          |            |      |      |          |    |  |         |      |     |       |    |  |         |      |      |       |    |  |         |      |     |       |    |  |         |      |     |       |    |  |  |  |  |  |  |
| 12/1997  | 4204     | 291      | \$100    | CJ       |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |       |         |          |            |          |      |         |          |          |            |      |      |          |    |  |         |      |     |       |    |  |         |      |      |       |    |  |         |      |     |       |    |  |         |      |     |       |    |  |  |  |  |  |  |
| 04/1997  | 4131     | 572      | \$100    | QC       |                                  |   |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |       |         |          |            |          |      |         |          |          |            |      |      |          |    |  |         |      |     |       |    |  |         |      |      |       |    |  |         |      |     |       |    |  |         |      |     |       |    |  |  |  |  |  |  |
| <b>Parcel Information</b>  |          |          |          |          |                                  | <a href="#">Launch Interactive Map</a>  |      |      |       |      |                                  |            |       |       |         |      |          |            |          |          |       |         |          |            |          |      |         |          |          |            |      |      |          |    |  |         |      |     |       |    |  |         |      |      |       |    |  |         |      |     |       |    |  |         |      |     |       |    |  |  |  |  |  |  |

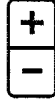
Section  
Map Id:  
17-2S-30-1

Approx.  
Acreage:  
0.2643

Zoned: 

HDR  
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Evacuation  
& Flood  
Information  
[Open](#)  
[Report](#)



90

128



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

#### Buildings

Address: 2512 N I ST, Year Built: 1954, Effective Year: 1954, PA Building ID#: 79788

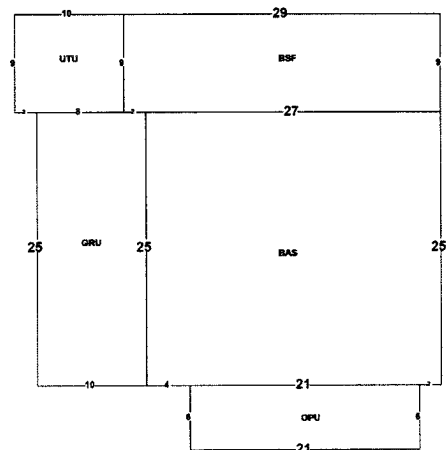
##### Structural Elements

DECOR/MILLWORK-MINIMUM  
DWELLING UNITS-1  
EXTERIOR WALL-CONCRETE BLOCK  
FLOOR COVER-PINE/SOFTWOOD  
FOUNDATION-WOOD/NO SUB FLR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-HIP  
STORY HEIGHT-0  
STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 1402 Total SF

BASE AREA - 675  
BASE SEMI FIN - 261  
GARAGE UNFIN - 250  
OPEN PORCH UNF - 126  
UTILITY UNF - 90



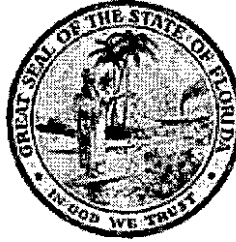
#### Images



8/11/2023 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.

**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: 062395000 Certificate Number: 002756 of 2022**

**Payor: MILSTEAD MANAGEMENT LLC 11578 DUELING OAKS CT PENSACOLA, FL 32514**  
**Date 2/21/2025**

|                       |   |                       |            |
|-----------------------|---|-----------------------|------------|
| Clerk's Check #       | 1 | Clerk's Total         | \$551.76   |
| Tax Collector Check # | 1 | Tax Collector's Total | \$2,450.43 |
|                       |   | Postage               | \$100.00   |
|                       |   | Researcher Copies     | \$0.00     |
|                       |   | Recording             | \$10.00    |
|                       |   | Prep Fee              | \$7.00     |
|                       |   | Total Received        | \$3,119.19 |

*\$2,533.63*

*\$2,550.63*

**PAM CHILDERS**  
Clerk of the Circuit Court

Received By: \_\_\_\_\_  
Deputy Clerk

*[Signature]*

**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 002756**

**Redeemed Date 2/21/2025**

**Name MILSTEAD MANAGEMENT LLC 11578 DUELING OAKS CT PENSACOLA, FL 32514**

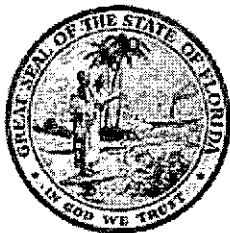
|  |            |                       |
|--|------------|-----------------------|
| Clerk's Total = TAXDEED                  | \$551.76   | <del>\$2,533.63</del> |
| Due Tax Collector = TAXDEED              | \$2,460.43 |                       |
| Postage = TD2                            | \$100.00   |                       |
| ResearcherCopies = TD6                   | \$0.00     |                       |
| Release TDA Notice (Recording) = RECORD2 | \$10.00    |                       |
| Release TDA Notice (Prep Fee) = TD4      | \$7.00     |                       |

• For Office Use Only

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

**FINANCIAL SUMMARY**

No Information Available - See Dockets




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

**Tax Deed - Redemption Calculator**

**Account: 062395000 Certificate Number: 002756 of 2022**

Redemption ☐ No ☒ Application Date  Interest Rate

|                                | Final Redemption Payment<br>ESTIMATED              | Redemption Overpayment<br>ACTUAL   |
|--------------------------------|--|--|
|                                | Auction Date <input type="text" value="6/4/2025"/> | Redemption Date <input type="text" value="2/21/2025"/>  |
| Months                         | 14   | 10   |
| Tax Collector                  | <input type="text" value="\$2,019.98"/>            | <input type="text" value="\$2,019.98"/>  |
| Tax Collector Interest         | \$424.20   | \$303.00   |
| Tax Collector Fee              | <input type="text" value="\$6.25"/>                | <input type="text" value="\$6.25"/>  |
| Total Tax Collector            | \$2,450.43   | <input type="text" value="\$2,329.23"/> <i>TL</i>  |
| 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              | \$95.76  | \$68.40  |
| Total Clerk                    | \$551.76   | <input type="text" value="\$524.40"/> <i>CH</i>  |
| 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="\$100.00"/>              | <input type="text" value="\$0.00"/>  |
| Researcher Copies              | <input type="text" value="\$0.00"/>                | <input type="text" value="\$0.00"/>  |
| Total Redemption Amount        | \$3,119.19   | \$2,870.63   |
|                                | Repayment Overpayment Refund Amount                | \$248.56   |
| Book/Page                      | <input type="text" value="9155"/>                  | <input type="text" value="1724"/>  |





**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 06-2395-000 CERTIFICATE #: 2022-2756

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: February 11, 2005 to and including February 11, 2025 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: February 18, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

February 18, 2025

Tax Account #: **06-2395-000**

1. The Grantee(s) of the last deed(s) of record is/are: **MILSTEAD MANAGEMENT LLC**

**By Virtue of Quitclaim Deed recorded 12/18/2023 in OR 9081/1416 ABTRACTOR'S NOTE: DEED WAS NOT SIGNED AS LLC BUT INDIVIDUALLY. WE HAVE INCLUDED ALL FOR NOTICE.**

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. **Judgement in favor of Gulf Winds Federal Credit Union reorded 5/5/2009 – OR 6455/1970**

4. Taxes:

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

**Tax Account #: 06-2395-000**

**Assessed Value: \$58,625.00**

**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:** JUNE 4, 2025

**TAX ACCOUNT #:** 06-2395-000

**CERTIFICATE #:** 2022-2756

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.                    |

**MILSTEAD MANAGEMENT LLC**  
**RALPH S MILSTEAD, MICHAEL MILSTEAD**  
**RALPH SCOTT MILSTEAD LLC**  
**11578 DUELING OAKS CT**  
**PENSACOLA, FL 32514**

**RALPH SCOTT MILSTEAD LLC**  
**NKA LOW CLASS CUSTOMS, LLC**  
**RALPH S MILSTEAD**  
**4002 BETTOAM AVE**  
**MILTON, FL 32583**

**MILSTEAD MANAGEMENT LLC**  
**2512 N I ST**  
**PENSACOLA, FL 32501**

**RALPH SCOTT MILSTEAD LLC**  
**900 12TH AVE**  
**PENSACOLA, FL 32501**

**BEN BELL**  
**1010 NORTH 12TH AVE 222**  
**PENSACOLA, FL 32501**

**RALPH S MILSTEAD**  
**1695 MUSCOGEE RD**  
**CANTONMENT, FL 32533**

**GULF WINDS FEDERAL**  
**CREDIT UNION**  
**220 E NINE MILE RD**  
**PENSACOLA, FL 32534**

**Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of February, 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**

**February 18, 2025**

**Tax Account #:06-2395-000**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT NE COR OF S1/2 OF LT 9 BRAINERD & MCINTYRE S/D WLY 479 5/10 FT SLY 255 FT  
FOR POB SLY 90 FT ELY 128 FT NLY 90 FT WLY 128 FT TO POB LTS 31 TO 34 UNRECORDED  
PLAT OF ALLISON PROPERTY OR 9081 P 1416**

**SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 06-2395-000 (0625-67)**

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

This Quitclaim Deed: Made this 3 day of  
October, 2018, by  
Ralph S Milstead

hereinafter called the Grantor, to

Rolph Scott Milstead LLC

whose post office address is

4002 Bettian AVE Milton, FL 32583

hereinafter called the Grantee.

This document was prepared by:

Michael Milstead

11578 Peeling Oaks CT

Pensacola FL 32514

Witnesseth, That the Grantor, for and in consideration of the sum of \$

ONE hundred

Dollars (\$ 100)

) paid by the said

Grantee the receipt whereof is hereby acknowledge, does hereby remise, release and quitclaim unto the said Grantee

forever, all the right, title, interest and claim which said Grantor has in and to the following described parcel of

land, and improvements and appurtenances thereto in the County of Escambia

State of Florida, to wit:

BEG AT NE COR OF S1/2 OF LT 9 BRAINERD & MCINTYRE S/D WLY 479 5/10 FT SLY 235 FT  
FOR POB SLY 90 FT ELY 128 FT NLY 90 FT WLY 128 FT TO POB LTS 31 TO 34  
UNRECORDED PLAT OF ALLISON PROPERTY OR 4204 P 291 CASE #97-1615 CP-03 OR 4211  
P 1323 OR 4311 P 763

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

On Witness Whereof, the said Grantor has signed and sealed these presents the day and year first  
above written. Signed, sealed and delivered in the presence of:

Bobby Jernigan  
Signature of Witness

Bobby Jernigan  
Print name of Witness

Jacquelyn T Musser  
Signature of Witness

Jacquelyn T Musser  
Print name of Witness

Ralph S Milstead  
Signature of Grantor

Ralph S Milstead  
Print Name of Grantor

Signature of Co-Grantor

Print name of Co-Grantor

State of Florida  
County of Santa Rosa

The foregoing instrument was acknowledged before me on this

3rd

day of October, 2018, by

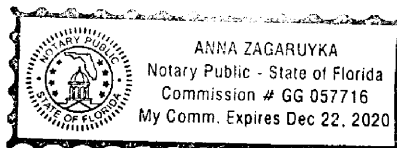
Ralph S Milstead  
Florida Driver License

who is personally known to me ☒ or who produced  
as identification.

Anna Zagaryuka  
Signature of Notary

Anna Zagaryuka  
Print Name

12-22-2020  
My Commission Expires



**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

**L18000231959  
FILED 8:00 AM  
October 01, 2018  
Sec. Of State  
cmwood**

**Article I**

The name of the Limited Liability Company is:

RALPH SCOTT MILSTEAD LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

4002 BETTIAN AVE  
MILTON, FL. 32583

The mailing address of the Limited Liability Company is:

900 12TH AVE  
PENSACOLA, FL. 32501

**Article III**

The name and Florida street address of the registered agent is:

BEN BELL  
1010 NORTH 12TH AVE  
222  
PENSACOLA, FL. 32501

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: BEN BELL

### **Article IV**

The name and address of person(s) authorized to manage LLC:

Title: MGR  
MILSTEAD RALPH  
4002 BETTIAN AVE  
MILTON, FL. 32583

**L18000231959**  
**FILED 8:00 AM**  
**October 01, 2018**  
**Sec. Of State**  
cmwood

### **Article V**

The effective date for this Limited Liability Company shall be:

10/01/2018

Signature of member or an authorized representative

Electronic Signature: MIKE MILSTEAD

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
LOW CLASS CUSTOMS, LLC

### Filing Information

|                             |                              |
|-----------------------------|------------------------------|
| <b>Document Number</b>      | L18000231959                 |
| <b>FEI/EIN Number</b>       | NONE                         |
| <b>Date Filed</b>           | 10/01/2018                   |
| <b>Effective Date</b>       | 10/01/2018                   |
| <b>State</b>                | FL                           |
| <b>Status</b>               | ACTIVE                       |
| <b>Last Event</b>           | LC AMENDMENT AND NAME CHANGE |
| <b>Event Date Filed</b>     | 08/07/2024                   |
| <b>Event Effective Date</b> | NONE                         |

### Principal Address

4002 BETTIAN AVE  
MILTON, FL 32583

### Mailing Address

4002 Bettian Ave.  
Milton, FL 32583

Changed: 03/30/2024

### Registered Agent Name & Address

MILSTEAD, RALPH SCOTT  
4002 BETTIAN AVENUE  
MILTON, FL 32583

Name Changed: 08/07/2024

Address Changed: 08/07/2024

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

RALPH, MILSTEAD



4002 BETTIAN AVE  
MILTON, FL 32583

#### Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2022        | 02/19/2022 |
| 2023        | 03/14/2023 |
| 2024        | 03/30/2024 |

#### Document Images

|   |  |
|---|--|
| <u>08/07/2024 -- LC Amendment and Name Change</u> | <a href="#">View image in PDF format</a> |
| <u>03/30/2024 -- ANNUAL REPORT</u>                | <a href="#">View image in PDF format</a> |
| <u>03/14/2023 -- ANNUAL REPORT</u>                | <a href="#">View image in PDF format</a> |
| <u>02/19/2022 -- ANNUAL REPORT</u>                | <a href="#">View image in PDF format</a> |
| <u>03/16/2021 -- ANNUAL REPORT</u>                | <a href="#">View image in PDF format</a> |
| <u>03/31/2020 -- ANNUAL REPORT</u>                | <a href="#">View image in PDF format</a> |
| <u>04/02/2019 -- ANNUAL REPORT</u>                | <a href="#">View image in PDF format</a> |
| <u>10/01/2018 -- Florida Limited Liability</u>    | <a href="#">View image in PDF format</a> |

L180000231959

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

MAIL

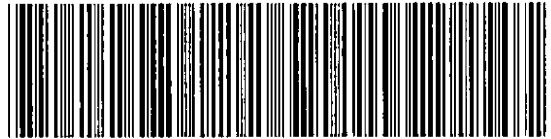
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



500434337595

08/07/24--01044--014 ♦♦55.00

2024.05.07 Fri 6:19

AUG 16  
S. PRATHER

## COVER LETTER

TO: Registration Section  
Division of Corporations

SUBJECT: Ralph Scott Milstead LLC  
Name of Limited Liability Company

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Ralph Scott Milstead  
Name of Person

Low Class Customs, LLC  
Firm/Company

4002 Bettian Avenue  
Address

Milton, FL 32583  
City/State and Zip Code

scott.milstead@yahoo.com  
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Ralph Scott Milstead at ( 850 ) 232-5323  
Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

- ☐ \$25.00 Filing Fee      ☐ \$30.00 Filing Fee & Certificate of Status      ☒ \$55.00 Filing Fee & Certified Copy (additional copy is enclosed)      ☐ \$60.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

**Mailing Address:**

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address:**

Registration Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

**ARTICLES OF AMENDMENT  
TO  
ARTICLES OF ORGANIZATION  
OF**

Ralph Scott Milstead LLC

(Name of the Limited Liability Company as it now appears on our records.)  
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on 10/01/2018 and assigned  
Florida document number L18000231959

This amendment is submitted to amend the following:

**A. If amending name, enter the new name of the limited liability company here:**

Low Class Customs, LLC

The new name must be distinguishable and contain the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

**Enter new principal offices address, if applicable:**

(Principal office address MUST BE A STREET ADDRESS)

**Enter new mailing address, if applicable:**

(Mailing address MAY BE A POST OFFICE BOX)

**B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:**

Name of New Registered Agent:

Ralph Scott Milstead

New Registered Office Address:

4002 Bettian Avenue

Enter Florida street address

Milton

City

Florida

32583

Zip Code

**New Registered Agent's Signature, if changing Registered Agent:**

*I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.*

Ralph Scott Milstead  
If Changing Registered Agent, Signature of New Registered Agent

**MGR = Manager**  
**AMBR = Authorized Member**

[illegible]

D. If amending any other information, enter change(s) here: (Attach additional sheets, if necessary.)

No other changes.

E. Effective date, if other than the date of filing: \_\_\_\_\_ (optional)

(If an effective date is listed, the date must be specific and cannot be prior to date of filing or more than 90 days after filing.) Pursuant to 605.0207 (3)(b)

**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

If the record specifies a delayed effective date, but not an effective time, at 12:01 a.m. on the earlier of: (b) The 90th day after the record is filed.

Dated July 31, 2024

Ralph Scott Milstead

Signature of a member or authorized representative of a member

Ralph Milstead, Manager

Typed or printed name of signer

2024 AUG 7 PM 6:13

2024 AUG 7 PM 6:13

Prepared by: Michael Milstead  
11578 Dueling Oaks ct  
Pensacola, FL 32514  
\_\_\_\_\_

**Quitclaim Deed**

The Quit Claim Deed executed this 28<sup>th</sup> day of November, 2023, by first party,  
Grantor, Ralph Scott Milstead LLC  
whose post office address is 4002 Bettian AVE Milton, FL. 32583  
to second party, Grantee Milstead Management LLC  
whose post office address is 11578 Dueling Oaks CT Pensacola, FL 32514.

Witnesseth, that the said first party, for the sum of \$ 100, and other good and valuable  
consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and  
quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the  
following described parcel of land, and improvements, and appurtenance thereto in Clay County, Florida to wit:

**BEG AT NE COR OF S1/2 OF LT 9 BRAINERD & MCINTYRE S/D WLY 479 5/10 FT SLY 255 FT  
FOR POB SLY 90 FT ELY 128 FT NLY 90 FT WLY 128 FT TO POB LTS 31 TO 34 UNRECORDED  
PLAT OF ALLISON PROPERTY OR 7987 P 1694**

In witness whereof, the said first party has signed and sealed these presents the day and year first above written, sealed  
and delivered in presence of:

Tiffany Ladouceur  
Witness Signature

Tiffany Ladouceur  
Printed Name

[Signature]  
Witness Signature

Stephen Pederson  
Printed Name

Ralph S Milstead  
Grantor Signature

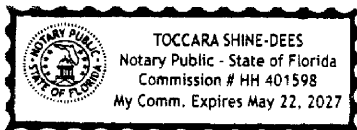
Ralph S Milstead  
Printed Name

\_\_\_\_\_  
Grantor Signature

\_\_\_\_\_  
Printed Name

County of: Escambia State of: Florida

Sworn to and subscribed before me this 28<sup>th</sup> day of November, 2023 The Party of the first part  
appeared, personally known to me/produced a valid ID, and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) upon behalf of  
which the person(s) acted, executed the instrument. Witness my hand and official seal.



[Signature]  
Notary signature



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
MILSTEAD MANAGEMENT LLC

### Filing Information

**Document Number** L23000444096  
**FEI/EIN Number** N/A  
**Date Filed** 09/25/2023  
**Effective Date** 10/01/2023  
**State** FL  
**Status** ACTIVE

### Principal Address

11578 DUELING OAKS CT  
PENSACOLA, FL 32514

### Mailing Address

11578 DUELING OAKS CT  
PENSACOLA, FL 32514

### Registered Agent Name & Address

MILSTEAD, MICHAEL  
11578 DUELING OAKS CT  
PENSACOLA, FL 32514

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

MILSTEAD, MICHAEL  
11578 DUELING OAKS CT  
PENSACOLA, FL 32514

### Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2024        | 03/30/2024 |

### Document Images

|   |  |
|---|--|
| <a href="#">03/30/2024 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">09/25/2023 -- Florida Limited Liability</a> | <a href="#">View image in PDF format</a> |





Recorded in Public Records 04/28/2009 at 09:35 AM OR Book 6452 Page 1281,  
Instrument #2009027614, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

**IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA**

GULF WINDS FEDERAL CREDIT UNION  
FKA MONSANTO EMPLOYEES CREDIT UNION  
220 E. NINE MILE ROAD  
PENSACOLA FL 32534

Plaintiff,  
VS.

RALPH S MILSTEAD  
[REDACTED]  
1695 MUSCOGEE ROAD  
CANTONMENT FL 32533

Defendant.

Case No. 2006 SC 001771

Division: V

**FINAL JUDGMENT AGAINST  
RALPH S MILSTEAD**

\*\*\*\*\*

**THIS CAUSE** having come before the Court upon default in a mediated/stipulated agreement,  
and the Court being fully advised in the premises, it is therefore

**ORDERED AND ADJUDGED** that the Plaintiff shall recover from the Defendant the sum of  
\$1104.84, that shall bear interest at the rate of 8% per annum, for which let execution issue.

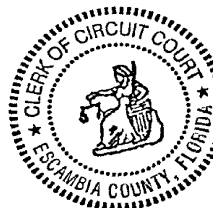
**DONE AND ORDERED** in Chambers at Pensacola, Escambia County, Florida  
this 23<sup>rd</sup> day of April, 2009.

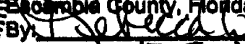
  
County Judge

Copies to:

GULF WINDS FEDERAL CREDIT UNION

RALPH S MILSTEAD



Certified to be a true copy  
the original on file in this office  
Witness my hand and official seal  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, Florida  
By:   
Date: 5-5-2009

Case: 2006 SC 001771

00001277586

Dkt: CC1033 Pg#: