



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

0625.29

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	MESSENGER MELINA B 723 BREMEN AVE PENSACOLA, FL 32507 723 BREMEN AVE 10-0589-000 LTS 18 TO 20 BLK 72 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 DB 427 P 174 OR 8203 P 95	Certificate #	2022 / 4706
		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)
# 2022/4706	06/01/2022	1,254.39	62.72	1,317.11
→Part 2: Total*				1,317.11

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)
# 2023/4835	06/01/2023	908.12	6.25	79.08	993.45
Part 3: Total*					993.45

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)	2,310.56
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	847.71
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,533.27

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: B. A. [Signature] Escambia, Florida
Signature, Tax Collector or Designee Date April 25th, 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.	46,451.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/04/2025</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: 2400716

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
10-0589-000	2022/4706	06-01-2022	LTS 18 TO 20 BLK 72 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 DB 427 P 174 OR 8203 P 95

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:	352S311000018072					Year	Land	Imprv	Total	Cap Val
Account:	100589000					2023	\$45,000	\$75,737	\$120,737	\$92,903
Owners:	MESSENGER MELINA B					2022	\$22,500	\$67,698	\$90,198	\$90,198
Mail:	723 BREMEN AVE PENSACOLA, FL 32507					2021	\$18,000	\$53,536	\$71,536	\$71,536
Situs:	723 BREMEN AVE 32507					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)	HOMESTEAD EXEMPTION				
12/29/2021	8693	22	\$100	QC		Legal Description				
11/13/2019	8203	95	\$47,500	WD		LTS 18 TO 20 BLK 72 BEACH HAVEN PLAT DB 46 P 51 SEC				
04/03/2019	8081	1047	\$16,100	CT		54/35 T 2S R 30/31 DB 427 P 174 OR 8693 P 22				
07/25/2018	7938	837	\$100	OT		Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						FRAME GARAGE				

[Parcel Information](#)
[Launch Interactive Map](#)

Section	4	+
Map Id:		
35-2S-31-4	4	-
Approx. Acreage:		
0.4921	0	150
Zoned:		
HDMU		140
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[View Florida Department of Environmental Protection\(DEP\) Data](#)

HDMU

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

Buildings

Address: 723 BREMEN AVE, Year Built: 1949, Effective Year: 1949, PA Building ID#: 110739

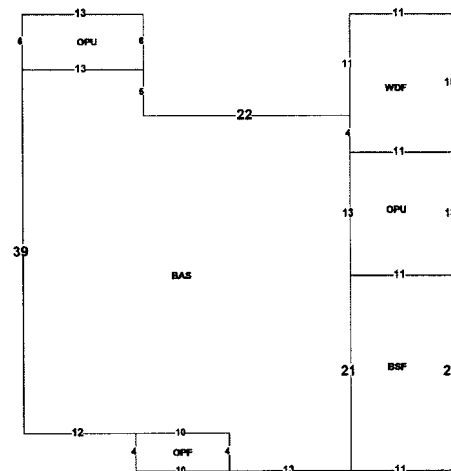
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1964 Total SF

BASE AREA - 1307
BASE SEMI FIN - 231
OPEN PORCH FIN - 40
OPEN PORCH UNF - 221
WOOD DECK FIN - 165



Images



9/13/2002 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: 05/06/2024 (tc.4138)

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: 100589000 Certificate Number: 004706 of 2022**

Payor: TABATHA MESSENGER 2920 FENCELINE PENSACOLA FL 32507 Date 8/27/2024

Clerk's Check # 323512
Tax Collector Check # 1

Clerk's Total \$551.76
Tax Collector's Total \$4,281.51
Postage \$100.00
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$4,950.27

PAM CHILDERS
Clerk of the Circuit Court

Received By: _____
Deputy Clerk

Pam Childers
\$3931.88
[Signature]

**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>**

8/27/2024



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 #: 10-0589-000 CERTIFICATE #: 2022-4706

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 13, 2005 to and including February 13, 2025 Abstractor: Andrew Hunt

BY

Michael A. Campbell,
As President
Dated: February 13, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 13, 2025

Tax Account #: **10-0589-000**

1. The Grantee(s) of the last deed(s) of record is/are: **MELINA B MESSENGER**

By Virtue of Quit Claim Deed recorded 12/29/2021 in OR 8693/22 and Special Warranty Deed recorded 11/21/2019 in OR 8203/95

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) 2021-2023 are delinquent.

Tax Account #: 10-0589-000

Assessed Value: \$95,690.00

Exemptions: HOMESTEAD EXEMPTION

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 #: 10-0589-000

CERTIFICATE #: 2022-4706

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.

MELINA B MESSENGER
723 BREMEN AVE
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 15TH 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 13, 2025

Tax Account #:10-0589-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LTS 18 TO 20 BLK 72 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 DB 427 P 174 OR
8693 P 22**

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-0589-000(0625-29)

Recorded in Public Records 12/29/2021 3:46 PM OR Book 8693 Page 22,
Instrument #2021141202, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

This Instrument Prepared By:
Joseph Passeretti
Attorney at Law
Beggs & Lane, RLLP
501 Commendencia Street
Pensacola, Florida 32502
850-432-2451
Florida Bar No. 860751

Parcel ID # 352S311000018072

QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **Matthew L. Cowan**, an unmarried man (hereinafter "Grantor"), whose address is 20354 Route 957 Columbus PA 16405, for and in consideration of the sum of Ten Dollars (\$10.00), the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto **Melina B. Messenger** (hereinafter "Grantee"), whose address is 723 Bremen Avenue, Pensacola, FL 32507, her successors and assigns, in fee simple forever, in the following described real estate situate, lying and being in the County of Escambia, State of Florida, towit:

Legal: Lot 18, 19 and 20, Block 72 of BEACH HAVEN, a subdivision of a portion of Section 54, Township 2 South, Range 30 West, and Section 35, Township 2 South, Range 31 West Escambia County, Florida, according to the Plat thereof as recorded in Deed Book 46, Page(s) 51, of the Public Records of Escambia County, Florida.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever.

GRANTOR WARRANTS AND REPRESENTS THAT THE ABOVE-DESCRIBED PROPERTY IS NOT GRANTOR'S HOMESTEAD NOR DOES IT ABUT GRANTOR'S HOMESTEAD.

The preparer of this Quit Claim Deed represents that this Quit Claim Deed has been prepared at the express direction of the Grantor solely from the legal description provided to the preparer by the Grantor; that no title search, survey, or inspection of the property described above has been performed by the preparer; that the title to the property described above/below has not been examined by the preparer; and that the preparer makes no representations, warranties or guarantees whatsoever as to the status of the title to or ownership of said property.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29 day of DEC, 2021.

Print Name: Fiona M. Cheary

Print Name: TOM FREDERIKSEN

Matthew L. Cowan

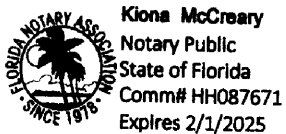
STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me, by means of ✓ physical presence this 29 day of December, 2021, by Matthew L. Cowan, who did OR did not take an oath and who:

 is/are personally known to me.

✓ produced current PA (state) driver's license as identification.

____ produced _____ as identification.



(Notary Seal Must Be Affixed)

Phionas McC
Notary Public

Kiona McCrean
Name of Notary Printed

My Commission Expires: 07/01/25

Commission Number: HF087671

**Recorded in Public Records 11/21/2019 11:24 AM OR Book 8203 Page 95,
Instrument #2019102297, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$332.50**

Prepared By and Return To:
David W. Leskar, Esq
Buyer's Title, Inc.
2200 W Commercial Blvd., Suite 101
Fort Lauderdale, FL 33309
incidental to the issuance of a title insurance policy.
File Number: 19-8808
Parcel ID #: 352S311000018072
723 Bremen Ave, Pensacola, Florida 32507

**SPECIAL WARRANTY DEED
(CORPORATE)**

This SPECIAL WARRANTY DEED, dated this 13th day of November, 2019 by U.S. Bank National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1 by Rushmore Loan Management Services LLC as Attorney-in-Fact whose post office address is: 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618 hereinafter called the GRANTOR, to Melina B. Messenger and Matthew L. Cowan, as joint tenants with right of survivorship whose post office address is: 723 Bremen Ave, Pensacola, FL 32507 hereinafter called the GRANTEE:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:

Lot 18, 19 and 20, Block 72 of BEACH HAVEN, a subdivision of a portion of Section 54, Township 2 South, Range 30 West, and Section 35, Township 2 South, Range 31 West, Escambia County, Florida, according to the Plat thereof as recorded in Deed Book 46, Page(s) 51, of the Public Records of Escambia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR.

BK: 8203 PG: 96 Last Page

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

U.S. Bank National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1

Signature: Kyra Gaddy

Print Name: Kyra Gaddy

Signature: Alexander Peters

Print Name: Alexander Peters

Susan Christy
By: Susan Christy as Assistant Vice President of Rushmore Loan Management Services LLC as Attorney-in-Fact under Power of Attorney recorded in OR Book 20413, Page 2378 and signing authority recorded in OR Book 19304, Page 328 both of the Public Records of Pinellas County, Florida

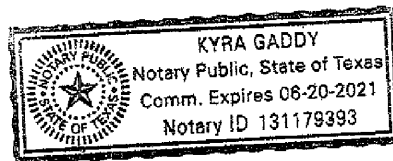
State of Texas
County of Dallas

THE FOREGOING INSTRUMENT was sworn and acknowledged before me this 13th day of November, 2019 by: Susan Christy as Assistant Vice President of Rushmore Loan Management Services LLC as Attorney-in-Fact for U.S. Bank National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1 on behalf of the corporation. She is personally known to me and did not take an oath.

Notary Seal

Signature: Kyra Gaddy

Print Name: Kyra Gaddy



SWD - 723 Bremen Ave, Pensacola, Florida 32507