



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

0625.19

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	MIX GARY P & MIX TERESA A 5141 TEAKWOOD CIR PENSACOLA, FL 32506 124 MADRID RD 11-2702-050 BEG AT SW COR OF LT 14 N 132 FT E 300 FT S 132 FT W 300 FT TO POB OR 224 P 629 PART OF LT 14 BLK D P (Full legal attached.)	Certificate #	2022 / 5720
		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)
# 2022/5720	06/01/2022	1,551.09	77.55	1,628.64
→ Part 2: Total*				1,628.64

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)
# 2023/5870	06/01/2023	1,675.37	6.25	107.50	1,789.12
Part 3: Total*					1,789.12

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3,417.76
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,660.98
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)	5,453.74

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

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>06/04/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

1625

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 SW COR OF LT 14 N 132 FT E 300 FT S 132 FT W 300 FT TO POB OR 224 P 629 PART OF LT 14 BLK D PENSACOLA
HIGHALNDS PLAT DB 102 P 178 SEC 9/17 T 1N R 31 OR 3011 P 604 OR 6940 P 1165

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400739

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
11-2702-050	2022/5720	06-01-2022	BEG AT SW COR OF LT 14 N 132 FT E 300 FT S 132 FT W 300 FT TO POB OR 224 P 629 PART OF LT 14 BLK D PENSACOLA HIGHALNDS PLAT DB 102 P 178 SEC 9/17 T 1N R 31 OR 3011 P 604 OR 6940 P 1165

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:	091N311000141004	Year	Land	Imprv	Total	Cap Val
Account:	112702050	2023	\$24,300	\$94,443	\$118,743	\$107,933
Owners:	MIX GARY P & MIX TERESA A	2022	\$24,300	\$84,272	\$108,572	\$98,121
Mail:	5141 TEAKWOOD CIR PENSACOLA, FL 32506	2021	\$24,300	\$69,461	\$93,761	\$89,201
Situs:	124 MADRID RD 32533	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	
11/28/2012	6940	1165	\$100	OT	📄	Legal Description	
05/1991	3011	604	\$18,000	WD	📄	BEG AT SW COR OF LT 14 N 132 FT E 300 FT S 132 FT W 300 FT TO POB OR 224 P 629 PART OF LT 14 BLK D PENSACOLA... 🔑	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						METAL SHED	

Parcel Information		Launch Interactive Map	
Section	300		
Map Id:	09-1N-31-2		
Approx. Acreage:	0.9109		
Zoned: 🔑			
LDR			
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[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 124 MADRID RD, Year Built: 1965, Effective Year: 1965, PA Building ID#: 6750

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

FLOOR COVER-HARDWOOD/PARQUET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

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

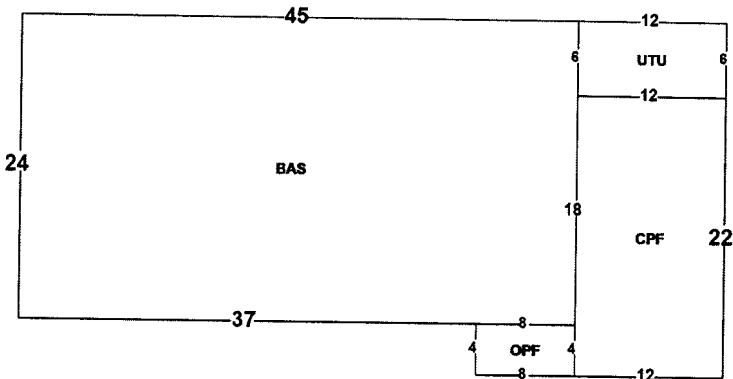
 Areas - 1448 Total SF

BASE AREA - 1080

CARPORT FIN - 264

OPEN PORCH FIN - 32

UTILITY UNF - 72



Images



10/19/2020 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.



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 11-2702-050 CERTIFICATE #: 2022-5720

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 12, 2005 to and including February 12, 2025 Abstractor: Andrew Hunt

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 13, 2025

Tax Account #: **11-2702-050**

1. The Grantee(s) of the last deed(s) of record is/are: **CLENTON L MORGAN, AS TO A LIFE ESTATE, GARY P MIX AND TERESA A MIX**

By Virtue of Warranty Deed recorded 5/30/1991 in OR 3011/604 and Death Certificate recorded 11/28/2012 in OR 6940/1165

ABTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR CLENTON L MORGAN RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

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 #: 11-2702-050

Assessed Value: \$118,726.00

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 #: 11-2702-050
CERTIFICATE #: 2022-5720

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.

CLENTON L MORGAN
GARY P MIX
TERESA A MIX
124 MADRID RD
CANTONMENT, FL 32533

GARY P MIX
TERESA A MIX
5141 TEAKWOOD CIR
PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 14th 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 #:11-2702-050

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT SW COR OF LT 14 N 132 FT E 300 FT S 132 FT W 300 FT TO POB OR 224 P 629 PART OF
LT 14 BLK D PENSACOLA HIGHLANDS PLAT DB 102 P 178 SEC 9/17 T 1N R 31 OR 3011 P 604 OR
6940 P 1165**

SECTION 9, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-2702-050(0625-19)

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

54
29-00
10501
State of Florida
Escambia County

WARRANTY DEED

3011N 604

Form 140
PRINTED AND FOR SALE
MAYHEW PRINTING CO.
PENSACOLA, FLA.

Know All Men by These Presents: That WE, Clenton L. Morgan and Ruth B. Morgan,
husband and wife

for and in consideration of valuable considerations and One (S1.00) DOLLARS
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Gary P. Mix and Teresa A.
Mix, husband and wife
15141 Trabwood Pensacola, FL 32506
their heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the County of Escambia State of Florida
to-wit:

Lot 1 of an unrecorded subdivision of Lots 14 and 15 Block D, Pensacola
Highlands, a recorded subdivision of Sections 9 and 17, Township 1 North, Range
31 West, according to a Plat recorded in Deed Book 102, page 178 of Public
Records of Escambia County, Florida. More particularly described as follows:
Commencing at the Southwest corner of Lot 14, thence North 132 feet, thence
East 300 feet, thence South 132 feet, thence West 300 feet to point of
beginning.

The sellers reserve a LIFE ESTATE.

U.S. PD. 99.00
DATE 5-30-91
JCC A. FLLV... COMP. ROLTER
BY: J. Carthel, C.C.
CERT. REG. #99-2043328-27-01

878889
MAY 30 2 28 PM '91

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exemptions and right of homestead.

And we covenant that we are well seized of an indefeasible
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-
brance, and that we, our heirs, executors and administrators, the said grantees their heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand and seals this 24th
day of May A. D. 19 91

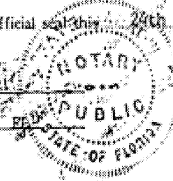
Signed, sealed and delivered in the presence of
Martin G. Russell Clenton L. Morgan (SEAL)
Faye Barrow Ruth B. Morgan (SEAL)
(SEAL)
(SEAL)
(SEAL)

State of Florida
Escambia County

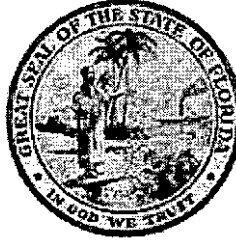
Before the subscriber personally appeared Clenton L. Morgan
and Ruth B. Morgan
his wife, known to me, and known to me to be the individual s described by said names in and who executed the
foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of May 1991

This instrument was prepared by:
Barrow's Tax Service, Inc.
Address 399 Hwy 97-S Cantonment, FL 32506
My commission expires May 10, 1994



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

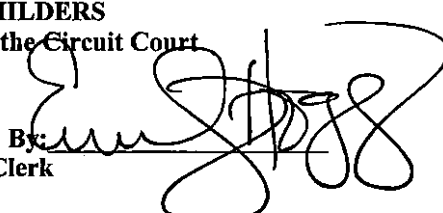
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 112702050 Certificate Number: 005720 of 2022**

Payor: LESLIE MIX 1190 CHRISTMAS TREE RD MILTON FL 32570 Date 3/28/2025

Clerk's Check #	161127	Clerk's Total	\$51.76
Tax Collector Check #	1	Tax Collector's Total	\$6,405.28
		Postage	\$1.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$7,215.04

\$6,571.10
\$6,588.10

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

stirred

stirred

stirred

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 005720

Redeemed Date 3/28/2025

Name LESLIE MIX 1190 CHRISTMAS TREE RD MILTON FL 32570

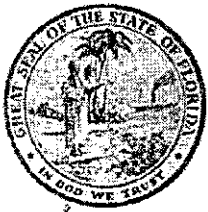
Clerk's Total = TAXDEED	\$551.76 \$6,571.10
Due Tax Collector = TAXDEED	\$6,605.28
Postage = TD2	\$41.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 112702050 Certificate Number: 005720 of 2022

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="6/4/2025"/>	Redemption Date <input type="text" value="3/28/2025"/>
Months	14	11
Tax Collector	<input type="text" value="\$5,453.74"/>	<input type="text" value="\$5,453.74"/>
Tax Collector Interest	<input type="text" value="\$1,145.29"/>	<input type="text" value="\$899.87"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$6,605.28"/>	<input type="text" value="\$6,359.86"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	<input type="text" value="\$95.76"/>	<input type="text" value="\$75.24"/>
Total Clerk	<input type="text" value="\$551.76"/>	<input type="text" value="\$531.24"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$41.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$7,215.04"/>	<input type="text" value="\$6,908.10"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$306.94"/>
Book/Page	<input type="text" value="9155"/>	<input type="text" value="1199"/>

Notes