



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

0425.15

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 (H)
Property description	CLAY LARRY J SR & CLAY SHAWNDR P 1081 TATE RD CANTONMENT, FL 32533 1081 TATE RD 11-4277-570 BEG AT INTER OF W LI OF SEC 25 & SW LI OF MANUEL GONZALEZ GRANT SEC 14 T 1N R 31W S 1 DEG 19 MIN WA (Full legal attached.)	Certificate #	2022 / 6005
		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)
# 2022/6005	06/01/2022	1,339.10	66.96	1,406.06
→ Part 2: Total*				1,406.06

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)
# 2023/6124	06/01/2023	1,352.11	6.25	86.76	1,445.12
Part 3: Total*					1,445.12

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)	2,851.18
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,272.77
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	4,498.95

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. G. [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.	62,007.50
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 16.25

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 INTER OF W LI OF SEC 25 & SW LI OF MANUEL GONZALEZ GRANT SEC 14 T 1N R 31W S 1 DEG 19 MIN W ALG SD W LI 66 18/100 FT TO S R/W LI OF COUNTY RD S 36 DEG 58 MIN E ALG SD R/W LI 572 50/100 FT FOR POB CONT S 36 DEG 58 MIN E ALG SD R/W LI 210 FT S 53 DEG 02 MIN W 475 FT N 88 DEG 41 MIN W 111 9/10 FT TO W LI OF SD SEC N 1 DEG 19 MIN E ALG SD LI 179 FT N 53 DEG 02 MIN E 451 9/10 FT TO POB OR 7097 P 1178

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400700

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
11-4277-570	2022/6005	06-01-2022	BEG AT INTER OF W LI OF SEC 25 & SW LI OF MANUEL GONZALEZ GRANT SEC 14 T 1N R 31W S 1 DEG 19 MIN W ALG SD W LI 66 18/100 FT TO S R/W LI OF COUNTY RD S 36 DEG 58 MIN E ALG SD R/W LI 572 50/100 FT FOR POB CONT S 36 DEG 58 MIN E ALG SD R/W LI 210 FT S 53 DEG 02 MIN W 475 FT N 88 DEG 41 MIN W 111 9/10 FT TO W LI OF SD SEC N 1 DEG 19 MIN E ALG SD LI 179 FT N 53 DEG 02 MIN E 451 9/10 FT TO POB OR 7097 P 1178

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](#)

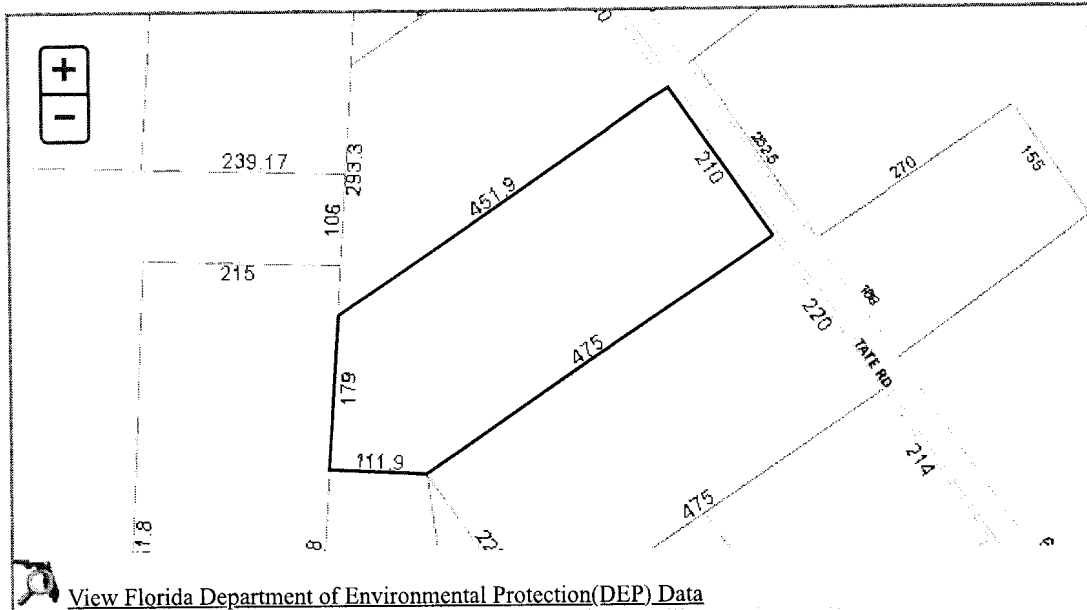
General Information Parcel ID: 251N311102000007 Account: 114277570 Owners: CLAY LARRY J SR & CLAY SHAWNDR A P Mail: 1081 TATE RD CANTONMENT, FL 32533 Situs: 1081 TATE RD 32533 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>					Assessments <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>\$32,718</td> <td>\$189,052</td> <td>\$221,770</td> <td>\$124,015</td> </tr> <tr> <td>2022</td> <td>\$32,718</td> <td>\$171,905</td> <td>\$204,623</td> <td>\$120,403</td> </tr> <tr> <td>2021</td> <td>\$32,718</td> <td>\$136,916</td> <td>\$169,634</td> <td>\$116,897</td> </tr> </tbody> </table> <div style="text-align: center;"> Disclaimer Tax Estimator File for Exemption(s) Online Report Storm Damage </div>					Year	Land	Imprv	Total	Cap Val	2023	\$32,718	\$189,052	\$221,770	\$124,015	2022	\$32,718	\$171,905	\$204,623	\$120,403	2021	\$32,718	\$136,916	\$169,634	\$116,897																						
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Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>10/29/2013</td> <td>7097</td> <td>1178</td> <td>\$125,000</td> <td>WD</td> <td></td> </tr> <tr> <td>07/02/2013</td> <td>7044</td> <td>1942</td> <td>\$100</td> <td>CT</td> <td></td> </tr> <tr> <td>07/1999</td> <td>4439</td> <td>682</td> <td>\$113,000</td> <td>WD</td> <td></td> </tr> <tr> <td>03/1996</td> <td>3950</td> <td>111</td> <td>\$85,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1978</td> <td>1205</td> <td>696</td> <td>\$1,100</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1970</td> <td>483</td> <td>970</td> <td>\$1,600</td> <td>WD</td> <td></td> </tr> </tbody> </table> <small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small>					Sale Date	Book	Page	Value	Type	Official Records (New Window)	10/29/2013	7097	1178	\$125,000	WD		07/02/2013	7044	1942	\$100	CT		07/1999	4439	682	\$113,000	WD		03/1996	3950	111	\$85,000	WD		01/1978	1205	696	\$1,100	WD		01/1970	483	970	\$1,600	WD		2023 Certified Roll Exemptions HOMESTEAD EXEMPTION Legal Description BEG AT INTER OF W LI OF SEC 25 & SW LI OF MANUEL GONZALEZ GRANT SEC 14 T 1N R 31W S 1 DEG 19 MIN W ALG SD W LI 66... Extra Features BLOCK/BRICK BUILDING CARPORT FRAME SHED				
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01/1970	483	970	\$1,600	WD																																															
Parcel Information					Launch Interactive Map																																														

Section
Map Id:
25-1N-31

Approx.
Acreage:
2.5352

Zoned: 

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


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

Buildings

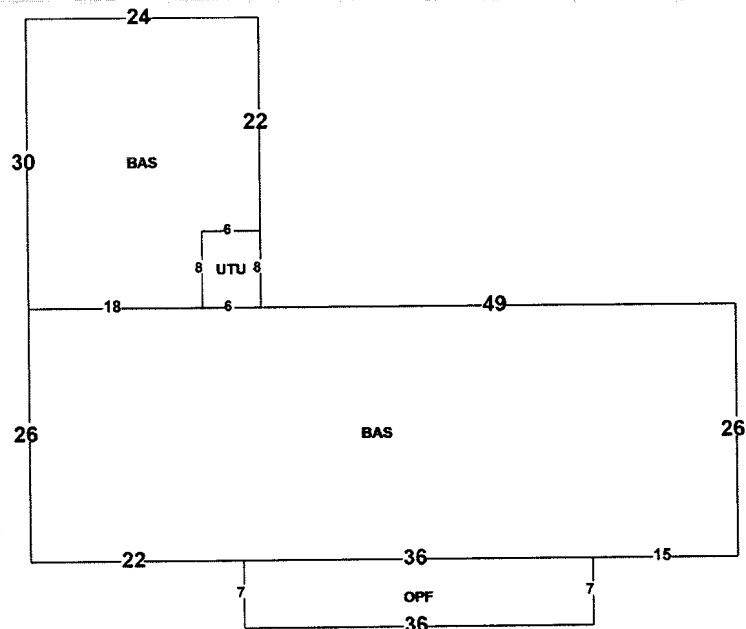
Address: 1081 TATE RD, Year Built: 1970, Effective Year: 1970, PA Building ID#: 9314

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2870 Total SF

BASE AREA - 2570
OPEN PORCH FIN - 252
UTILITY UNF - 48



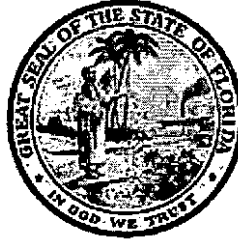
Images



7/2/2021 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**

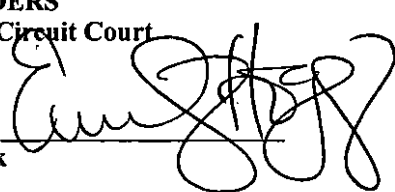
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 114277570 Certificate Number: 006005 of 2022**

Payor: SHAWNDR A P CLAY 1081 TATE RD CANTONMENT, FL 32533 Date 5/8/2024

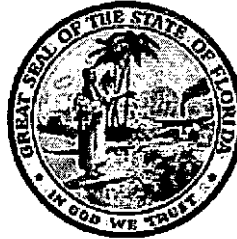
Clerk's Check #	134759	Clerk's Total	\$551.76 \$4,715.52
Tax Collector Check #	1	Tax Collector's Total	\$5,449.98
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,118.74 \$4,732.52

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
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 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 006005

Redeemed Date 5/8/2024

Name SHAWNDRAP CLAY 1081 TATE RD CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$551.76	\$4,715.52
Due Tax Collector = TAXDEED	\$5,449.98	
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
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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: 114277570 Certificate Number: 006005 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="5/8/2024"/> 
Months	14	1
Tax Collector	<input type="text" value="\$4,498.95"/>	<input type="text" value="\$4,498.95"/>
Tax Collector Interest	\$944.78	\$67.48
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,449.98	<input type="text" value="\$4,572.68"/> 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	\$95.76	\$6.84
Total Clerk	\$551.76	<input type="text" value="\$462.84"/> 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="\$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	\$6,118.74	\$5,052.52
	Repayment Overpayment Refund Amount	\$1,066.22
Book/Page	<input type="text"/>	<input type="text"/>

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9143, Page 1958, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06005, issued the 1st day of June, A.D., 2022

TAX ACCOUNT NUMBER: 114277570 (0625-15)

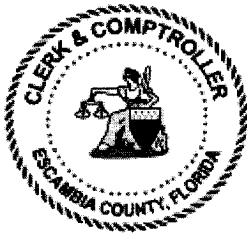
DESCRIPTION OF PROPERTY:

BEG AT INTER OF W LI OF SEC 25 & SW LI OF MANUEL GONZALEZ GRANT SEC 14 T 1 N R
31W S 1 DEG 19 MIN W ALG SD W LI 66 18/100 FT TO S R/W LI OF COUNTY RD S 36 DEG 58 MIN
E ALG SD R/W LI 572 50/100 FT FOR POB CONT S 36 DEG 58 MIN E ALG SD R/W LI 210 FT S 53
DEG 02 MIN W 475 FT N 88 DEG 41 MIN W 111 9/10 FT TO W LI OF SD SEC N 1 DEG 19 MIN E
ALG SD LI 179 FT N 53 DEG 02 MIN E 451 9/10 FT TO POB OR 7097 P 1178

SECTION 25, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: LARRY J CLAY SR and SHAWNDRAP CLAY

Dated this 8th day of May 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC** holder of **Tax Certificate No. 06005**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT INTER OF W LI OF SEC 25 & SW LI OF MANUEL GONZALEZ GRANT SEC 14 T 1N R 31W S 1 DEG 19 MIN W ALG SD W LI 66 18/100 FT TO S R/W LI OF COUNTY RD S 36 DEG 58 MIN E ALG SD R/W LI 572 50/100 FT FOR POB CONT S 36 DEG 58 MIN E ALG SD R/W LI 210 FT S 53 DEG 02 MIN W 475 FT N 88 DEG 41 MIN W 111 9/10 FT TO W LI OF SD SEC N 1 DEG 19 MIN E ALG SD LI 179 FT N 53 DEG 02 MIN E 451 9/10 FT TO POB OR 7097 P 1178

SECTION 25, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114277570 (0625-15)

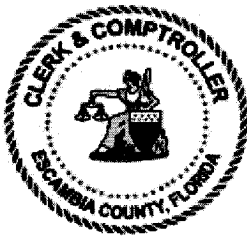
The assessment of the said property under the said certificate issued was in the name of

LARRY J CLAY SR and SHAWNDR A P CLAY

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of June, which is the **4th day of June 2025**.

Dated this 8th day of May 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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 #: 11-4277-570 CERTIFICATE #: 2022-6005

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: Pam Alvarez

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 18, 2025

Tax Account #: **11-4277-570**

1. The Grantee(s) of the last deed(s) of record is/are: **LARRY J CLAY SR AND SHAWNDR A P CLAY**
By Virtue of Special Warranty Deed recorded 11/5/2013 in OR 7097/1178
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. **Notice of Lien in favor of Emerald Coast Utilities Authority recorded 6/22/2022 OR 8808/945**
4. Taxes:

Taxes for the year(s) NONE are delinquent.
Tax Account #: 11-4277-570
Assessed Value: \$127,735.00
Exemptions: HOMESTEAD
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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

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

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: JUNE 4, 2025
TAX ACCOUNT #: 11-4277-570
CERTIFICATE #: 2022-6005

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2024</u> tax year.

LARRY J CLAY SR AND SHAWNDR A P CLAY
1081 TATE RD
CANTONMENT, FL 32533

LARRY J CLAY SR AND
SHAWNDR A P CLAY
61 CALLOWAY ST
CANTONMENT, FL 32533

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT STREET
PENSACOLA, FL 32514-0311

Certified and delivered to Escambia County Tax Collector, this 18th 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 #:11-4277-570

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT INTER OF W LI OF SEC 25 & SW LI OF MANUEL GONZALEZ GRANT SEC 14 T 1N R
31W S 1 DEG 19 MIN W ALG SD W LI 66 18/100 FT TO S R/W LI OF COUNTY RD S 36 DEG 58
MIN E ALG SD R/W LI 572 50/100 FT FOR POB CONT S 36 DEG 58 MIN E ALG SD R/W LI 210 FT
S 53 DEG 02 MIN W 475 FT N 88 DEG 41 MIN W 111 9/10 FT TO W LI OF SD SEC N 1 DEG 19 MIN
E ALG SD LI 179 FT N 53 DEG 02 MIN E 451 9/10 FT TO POB OR 7097 P 1178**

SECTION 25, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-4277-570(0625-15)

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

Recorded in Public Records 11/05/2013 at 01:47 PM OR Book 7097 Page 1178,
Instrument #2013084352, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$875.00

Prepared by and Return to:
Davage J. Runnels, III an employee of
Hall & Runnels
4399 Commons Drive East, Suite 300
Destin, Florida 32541
850-337-4661

File Number: 13-3877

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made on October 31, 2013, between **Hancock Bank**, whose address is 1022 W. 23rd Street, 2nd Floor, Panama City, FL 32405, Grantor, and **Larry J. Clay, Sr. and Shawndra P. Clay, husband and wife**, whose address is 61 Calloway St. Cantonment, FL 32533, Grantee,

WITNESSETH, that Grantor, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee, Grantee's successors and assigns forever, the following described land, situate, lying and being in Escambia County, Florida:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 25, AND THE SOUTHWEST LINE OF THE MANUEL GONZALEZ GRANT, SECTION 14, TOWNSHIP 1 NORTH, RANGE 31 WEST; THENCE SOUTH 01°19' WEST, ALONG SAID WEST LINE A DISTANCE OF 66.18 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE SOUTH 36°58' EAST, ALONG SAID RIGHT OF WAY LINE, 572.50 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 36°58' EAST, ALONG SAID RIGHT OF WAY LINE, 210.0 FEET; THENCE SOUTH 53°02' WEST 475.00 FEET; THENCE NORTH 88°41' WEST, 111.9 FEET TO A POINT IN THE WEST LINE OF SAID SECTION; THENCE NORTH 01°19' EAST, ALONG SAID LINE, 179.0 FEET; THENCE NORTH 53°02' EAST, 451.9 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 25-1N-31-1102-000-007

And Grantor covenants with Grantee that, except as above noted, at the time of the delivery of this deed, the premises were free from all encumbrances made by Grantor, and that Grantor will warrant and defend against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

Signed, Sealed and Delivered
in the Presence of:

Hancock Bank

1. Devin Larmen
DEVIN LARMEN
2. Brad Stillman
BRAD STILLMAN

By: Stephen Duffy, VP
Stephen Duffy, Vice President

STATE OF Louisiana
COUNTY OF Orleans
Parish

The foregoing instrument was acknowledged before me this 29 day of October, 2013, by Stephen Duffy, the Vice President, of Hancock Bank, on behalf of that Bank. He is (1) personally known to me or () has produced _____ as identification.

TYPED NAME: _____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



THE RESE M. DUPRE
NOTARY PUBLIC
Parish of Jefferson, State of Louisiana
Notary No. 81087
My Commission is for Life

Recorded in Public Records 6/22/2022 12:21 PM OR Book 8808 Page 945,
Instrument #2022063465, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:
PROCESSING,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311

NOTICE OF LIEN



STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:
BEG AT INTER OF W LI OF SEC 25 & SW LI OF MANUEL GONZALEZ GRANT SEC 14 T 1N R 31W S 1 DEG 19 MIN W ALG SD W LI 66 18/100 FT TO S R/W LI OF COUNTY RD S 36 DEG 58 MIN E ALG SD R/W LI 572 50/100 FT FOR POB CONT S 36 DEG 58 MIN E ALG SD R/W LI 210 FT S 53 DEG 02 MIN W 475 FT N 88 DEG 41 MIN W 111 9/10 FT TO W LI OF SD SEC N 1 DEG 19 MIN E ALG SD LI 179 FT N 53 DEG 02 MIN E 451 9/10 FT TO POB OR 7097 P 1178

Customer: Larry J Clay Sr

Account Number: 347957-137047

Amount of Lien: \$163.56, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

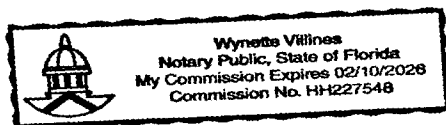
Dated: 6-8-22

EMERALD COAST UTILITIES AUTHORITY

BY: Lashonda Salter-Wilson

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8th day of June, 2022, by Lashonda Salter-Wilson of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Wynette Villines
Notary Public - State of Florida

RWK:ls
Revised 05/31/11