

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

0725-60

Part 1: Tax Deed	Application Infor	mation						en (j. 1969) Marie (j. 1969) Marie (j. 1969)
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					Certificate # Date certificate issued			2022 / 7188
							sued	06/01/2022
Part 2: Certificat	es Owned by App	licant and	filed w	ith Tax Deed	Applica	ation	:	
Column 1 Certificate Numbe	······································			Column 3 Amount of Certificate		Column 4 Interest		Column 5: Total (Column 3 + Column 4)
# 2022/7188	06/01/2	022		1,749.05			87.45	1,836.50
						→Part 2:	Total*	1,836.50
Part 3: Other Ce	rtificates Redeeme	ed by Apr	olicant (C	ther than Co	unty)			Andrew Comments
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Colu Face Ai	mn 3 mount of ertificate	Column 4 Tax Collector's F		Column		Total (Column 3 + Column 4 + Column 5)
# 2023/7356	06/01/2023		1,936.11		6.25		119.80	2,062.16
					_	Part 3:	Totai*	2,062.16
Part 4: Tax Colle	ector Certified Am	ounts (Li	nes 1-7)	1 (1985) 7 (1 988 (4) 10		The said of		
Cost of all cert	ificates in applicant's	possessior	and othe			by applicated and a second		3,898.66
2. Delinquent tax	es paid by the applica	ant						0.00
3. Current taxes paid by the applicant					1,935.36			
4. Property inform	nation report fee							200.00
5. Tax deed appli	cation fee							175.00
6. Interest accrue	ed by tax collector und	ier s.197.5	42, F.S. (s	ee Tax Collecto	r Instruc	tions, page	e 2)	0.00
7.					Total	Paid (Lin	es 1-6)	6,209.02
	nformation is true and				/ informa	ation repor	t fee, an	d tax collector's fees
	// /					Escambia	a, Florid	a
Sign here:								

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

Par	t 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 I	nere: Date of sale 07/02/2	025

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.

S 70 FT OF LTS 26 27 28 BLK 53 NORTH HILL HIGHLANDS PLAT DB 62 P 244 OR 5019 P 454 OR 6487 P 700 CA 107

APPLICATION FOR TAX DEED

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2400729

To: Tax C	ollector of	ESCAMBIA C	OUNTY	_, Florida	
l,					
TLGFY, LLC CAPITAL C PO BOX 66	NE, N.A., AS C		ASSIGNEE OF 1	「LGFY, LLC	
hold the lis	ted tax certifica	ate and hereby	surrender the	same to the Tax	Collector and make tax deed application thereon
Accoun	t Number	Certi	ficate No.	Date	Legal Description
14-4114	4-000	2022	2/7188	06-01-2022	S 70 FT OF LTS 26 27 28 BLK 53 NORTH HILL HIGHLANDS PLAT DB 62 P 244 OR 5019 P 454 OR 6487 P 700 CA 107
•	pay any curren	,		nterest not in my p	possession, and
• p	pay all delinque	ent and omitted	d taxes, plus in	terest covering the	e property.
	oay all Tax Coll Sheriff's costs,		operty informat	tion report costs, C	Clerk of the Court costs, charges and fees, and
	is the tax sale of the in my possess		hich this applic	ation is based and	I all other certificates of the same legal description
TLGFY, CAPITAI TLGFY, PO BOX	L ONE, N.A., A LLC	S COLLATER	AL ASSIGNEE	: OF	04-22-2024
					Application Date

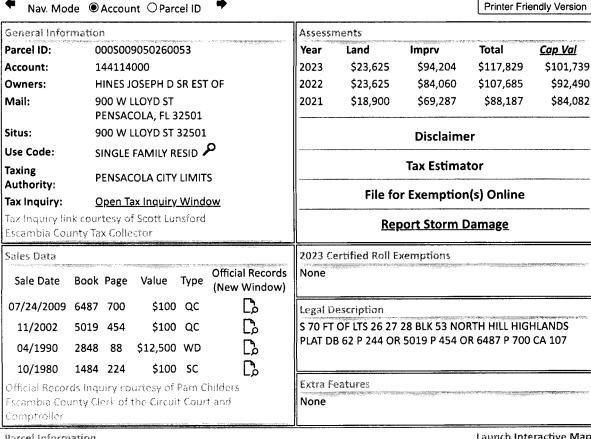
Applicant's signature

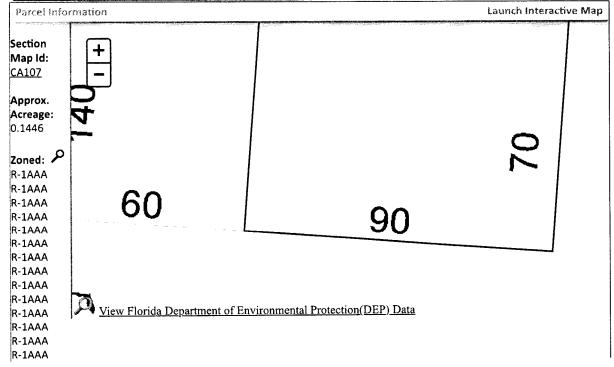
Real Estate Search

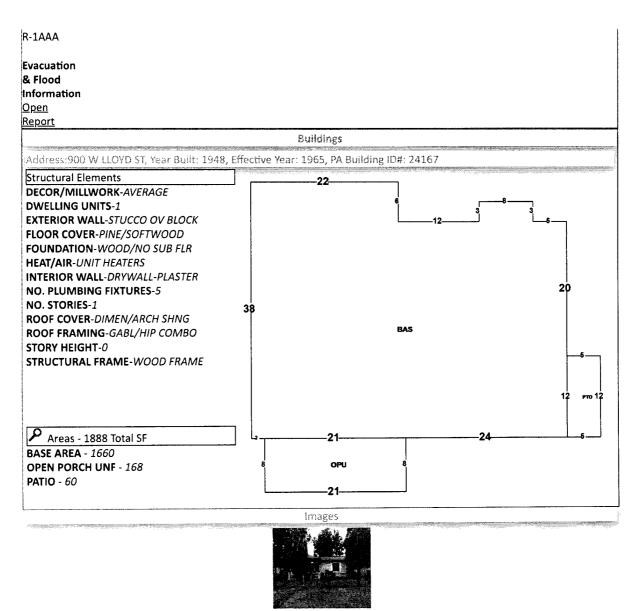
Tangible Property Search

Sale List

Back







7/6/2021 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.



PROPERTY INFORMATION REPORT

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

THE ATTACHE	THE ATTACHED REPORT IS ISSUED TO:					
SCOTT LUNSFO	ORD, ESCAMBIA COUNTY TAX	COLLECTOR				
TAX ACCOUNT	T#: 14-4114-000	CERTIFICATE #:	2022-7	188		
REPORT IS LIM	S NOT TITLE INSURANCE. THE ITED TO THE PERSON(S) EXPR REPORT AS THE RECIPIENT(S	ESSLY IDENTIFIED B	Y NAME IN TH	IE PROPERTY		
listing of the own tax information at encumbrances rec title to said land a	ort prepared in accordance with the er(s) of record of the land described and a listing and copies of all open of corded in the Official Record Books as listed on page 2 herein. It is the rested. If a copy of any document list listely.	I herein together with cur r unsatisfied leases, more s of Escambia County, Fl esponsibility of the party	rrent and delinqu tgages, judgment lorida that appear named above to	ent ad valorem s and to encumber the verify receipt of		
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.						
	not insure or guarantee the validity insurance policy, an opinion of title					
Use of the term "	Report" herein refers to the Propert	y Information Report and	d the documents	attached hereto.		
Period Searched:	March 17, 2005 to and includ	ing March 17, 2025	_ Abstractor:	Andrew Hunt		
BY						

Michael A. Campbell, As President

Malphel

Dated: March 20, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

March 20, 2025

Tax Account #: 14-4114-000

1. The Grantee(s) of the last deed(s) of record is/are: JOSEPH D HINES, SR

By Virtue of Quit Claim Deed recorded 11/26/2002 in OR 5019/454 together with Quit Claim Deed recorded 7/24/2009 in OR 6487/700

ABSTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR JOSEPH D HINES, SR 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) NONE are delinquent.

Tax Account #: 14-4114-000 Assessed Value: \$111,912.00

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

Pensacola, FL 32591 CERTIFICATION: TITLE SEARCH FOR TDA TAX DEED SALE DATE: JUL 2, 2025 TAX ACCOUNT #: 14-4114-000 **CERTIFICATE #:** 2022-7188 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 Notify City of Pensacola, P.O. Box 12910, 32521 Notify Escambia County, 190 Governmental Center, 32502 Homestead for 2024 tax year. **JOSEPH D HINES SR** ESTATE OF JOSEPH D HINES SR 900 W LLOYD ST PENSACOLA, FL 32501

Certified and delivered to Escambia County Tax Collector, this 20th day of March 2025.

PERDIDO TITLE & ABSTRACT, INC.

Malphel

BY: Michael A. Campbell, As Its President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

March 20, 2025 Tax Account #:14-4114-000

LEGAL DESCRIPTION EXHIBIT "A"

S 70 FT OF LTS 26 27 28 BLK 53 NORTH HILL HIGHLANDS PLAT DB 62 P 244 OR 5019 P 454 OR 6487 P 700 CA 107

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 14-4114-000(0725-60)

OR BK 5019 P60454 Escambia County, Florida INSTRUMENT 2002-032403

DEED DOC STRINGS PD & ESC CD \$ 0.70

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Name:

Lisa English C/O: Bill Thompson's Office Equipment Company

Address:

103 South Baylen Street Pensacola, Florida 32501

850-434-2365

Property Appraisers Parcel Identification

Folio Number(s):

00-08-00-9050-260-053

Acet # 14-4114-000

Grantee(s) S.S. # (s

Space above this line for processing data

Space above this line for recording data

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 26th day of November 2002, by Kizzie M. Robinson whose post office address is 717 West Wright Street, Pensacola, Florida 32501 first party, to Kizzie M. Robinson and Joseph D. Hines Sr., as joint tenants with rights of survivorship whose post office address is 900 West Lloyd Street, Pensacola, Florida 32501, second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00 (Ten Dollars) and other valuable considerations in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

SOUTH 70 FEET OF LOTS 26, 27 ,AND 28, BLOCK 53, NORTH HILL HIGHLANDS, BEING A RESUBDIVISON OF PART OF THE DALLAS TRACT AS SHOWN BY PLAT RECORDED IN DEED BOOK 62, AT PAGE 244, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR HER PERSONAL RESIDENCE IS : 717 West Wright Street, Pensacola, Florida 32501

DR BK 5019 PG0455 Escambia County, Florida INSTRUMENT 2002-032403

THE PREPARER OF THIS DEED REPRESENTS THAT HE/SHE HAS PREPARED THIS DEED AT THE DIRECTION OF THE GRANTOR AND/OR GRANTEE; THAT HE/SHE HAS PREPARED THIS DEED BASED SOLELY UPON THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR AND/OR GRANTEE; THAT NO TITLE SEARCH OR SURVEY HAS BEEN PERFORMED BY THE PREPARER; THAT THE PREPARER HAS NOT EXAMINED THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY; AND THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATION, WARRANTIES OR CUARANTEES WHATSOEVER AS TO THE VALIDITY OF THE TITLE OR OWNERSHIP OF SAID REAL PROPERTY BEING CONVEYED HEREINABOVE.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first written.

Signed, sealed and delivered in the presence of:	
Witness Signature(as to Grantor)	Grano Signature Kizzie M. Robinson
Printed Name	KIZZIEM RoBIUSOM Printed Name
Witness Signature (as to Grantor)	717 West Wright Street, Pensacola, Fl 32501 Post Office Address
Lisa English	RCD Nov 26, 2002 05:08 p Escambia County, Florid
Printed Name State of Florida)	ERNIE LEE MAGAHA Clerk of the Circuit Cour INSTRUMENT 2002-032403
County of Escambia)	•

On November 26, 2002 before me, Lisa English, personally appeared Kizzie M. Robinson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument 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 behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Sugar State

Affiant Known Produced ID

Type of ID Fla DL

(SEAL)



Recorded in Public Records 07/24/2009 at 11:17 AM OR Book 6487 Page 700, Instrument #2009050012, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$0.70

This Instrument Prepared by: Lisa English C/O: Bill Thompson's Office Equipment Company 100 S. Baylen Street, Suite A, Pensacola, Florida 32502 850-434-2365 Property Appraisers Parcel Identification

Space above this line for recording data

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 24th day of July 2009 by, Kizzie Mae Robinson,a widow, whose post office address is 717 West Wright Street, Pensacola, Florida 32501 first party,

TO Joseph D. Hines, a single man, whose post office address is 900 West Lloyd Street, Pensacola, FI 32501 second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, lega I representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00 (Ten Dollars)

in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

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THE PREPARER OF THIS DEED REPRESENTS THAT HE/SHE HAS PREPARED THIS DEED AT THE DIRECTION OF THE GRANTOR AND/OR GRANTEE; THAT HE/SHE HAS PREPARED THIS DEED BASED SOLELY UPON THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR AND/OR GRANTEE; THAT NO TITLE SEARCH OR SURVEY HAS BEEN PERFORMED BY THE PREPARER; THAT THE PREPARER HAS NOT EXAMINED THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY; AND THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATION, WARRANTIES OR GUARANTEES WHATSOEVER AS TO THE VALIDITY OF THE TITLE OR OWNERSHIP OF SAID REAL PROPERTY BEING CONVEYED HEREIN ABOVE.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

IN Witness Whereof, the said first party has signed and sealed these presents the day and year first written.

Signed, sealed and delivered in the presence of:

| Compared | Com

State of Florida) County of Escambia)

On July 24, 2009 before me, Lisa English (notary), personally appeared, Kizzie Mae Robinson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument 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 behalf of which the person(s) acted, executed the instrument.

Signature Known Produced ID

Type of ID

NOTARY PUBLIC-STATE OF FLORIDA

Lisa English

Commission # DD679466

Expires: JULY 11, 2011

BONDED THRU ATLANTIC BONDING CO, INC.

(SEAL)

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: 144114000 Certificate Number: 007188 of 2022

Payor: JAYDE D HINES 900 W LLOYD ST PENSACOLA, FL 32501 **Date** 4/9/2025

Clerk's Check #

461489894

Clerk's Total

\$558.60

Tax Collector Check #

1

Tax Collector's Total

\$7,612.30

Postage

\$8.20

Researcher Copies

\$0.00

Recording

\$10.00

Prep Fee

\$7.00

Total Received

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