

Signature, Ta

Collector or Designee

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

Part 1: Tax Deed Application Information **KEYS FUNDING LLC - 6023** Applicant Name Application date Apr 21, 2025 PO BOX 71540 Applicant Address PHILADELPHIA, PA 19176-1540 I ANGDON RICHARD D JR EST OF Property 2023 / 3316 Certificate # description 5503 W JACKSON ST PENSACOLA, FL 32506-4647 5503 W JACKSON ST 07-3237-000 Date certificate issued 06/01/2023 LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330 Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application Column 5: Total Column 1 Column 2 Column 3 Column 4 **Face Amount of Certificate** Interest (Column 3 + Column 4) Date of Certificate Sale Certificate Number 31.82 668.16 # 2023/3316 06/01/2023 636.34 668.16 →Part 2: Total* Part 3: Other Certificates Redeemed by Applicant (Other than County) **Total** Column 2 Column 3 Column 1 Column 4 Column 5 (Column 3 + Column 4 Date of Other Face Amount of Interest Tax Collector's Fee Certificate Number + Column 5) Certificate Sale Other Certificate # 2024/3521 06/01/2024 1.976.21 6.25 131.34 2,113.80 Part 3: Total* 2,113.80 Part 4: Tax Collector Certified Amounts (Lines 1-7) 2,781.96 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above) 0.00 2. Delinquent taxes paid by the applicant 1,857.17 3. Current taxes paid by the applicant 200.00 4. Property information report fee 175.00 Tax deed application fee 0.00 6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2) 7. Total Paid (Lines 1-6) 5.014.13 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. Escambia, Florida Date <u>April 24th, 2025</u> Sign here

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

Par	rt 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	here: Date of sale <u>11/05/2025</u>
	Signature, Clerk of Court or Designee

INSTRUCTIONS

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

Application Number: 2500294

To: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - (PO BOX 71540 PHILADELPHIA, PA 1 hold the listed tax certi	9176-1540,	same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
07-3237-000	2023/3316	06-01-2023	LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330
 redeem all o pay all deline pay all Tax O Sheriff's cost 	ts, if applicable.	terest covering th	e property. Clerk of the Court costs, charges and fees, and
Attached is the tax sa which are in my posse		ation is based and	d all other certificates of the same legal description
Electronic signature KEYS FUNDING LLO PO BOX 71540 PHILADELPHIA, PA	C - 6023		<u>04-21-2025</u> Application Date
	Applicant's signature		-



Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Back

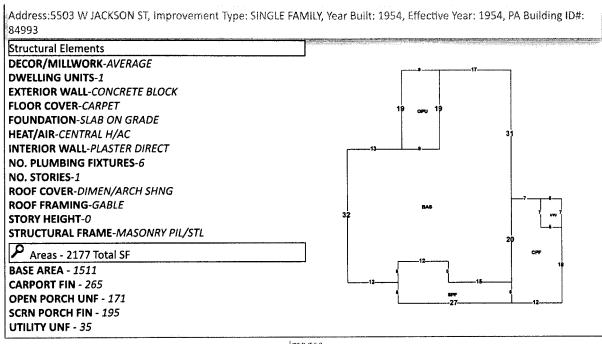
Printer Friendly Version Nav. Mode

Account

Parcel ID Assessments General Information Total Cap Val Land **Imprv** Year 3625301500002001 Parcel ID: \$129,719 \$129,719 \$20,000 \$109,719 2024 073237000 Account: \$123,928 2023 \$20,000 \$103,928 \$123,928 LANGDON RICHARD D JR EST OF Owners: \$66,644 \$99,876 \$92,876 \$7,000 2022 5503 W JACKSON ST Mail: PENSACOLA, FL 32506-4647 5503 W JACKSON ST 32506 Disclaimer Situs: SINGLE FAMILY RESID 🔑 **Use Code: Tax Estimator Taxing COUNTY MSTU Authority: Change of Address** Open Tax Inquiry Window Tax Inquiry: Tax Inquiry link courtesy of Scott Lunsford File for Exemption(s) Online Escambia County Tax Collector **Report Storm Damage** 2024 Certified Roll Exemptions Sales Data Type List: 🎾 Sale Date Book Page Value Type Multi Parcel Records \$100 WD 12/17/2010 6670 330 Legal Description 10/1987 2476 673 \$100 QC LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330 04/1986 2201 433 \$42,900 WD 02/1983 1733 17 \$37,900 WD Extra Features 12/1982 1713 979 \$41,000 OT UTILITY BLDG Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller Launch Interactive Map Parcel Information Section 65 130 Map Id: <u>36-25-30</u> Approx. Acreage: 0.1876 Zoned: P MDR Evacuation & Flood Information 65 65 <u>Open</u> Report

View Florida Department of Environmental Protection(DEP) Data

Buildings



Images



7/20/2017 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:05/15/2025 (tc.1307)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025035980 5/16/2025 9:35 AM
OFF REC BK: 9318 PG: 1281 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 03316, issued the 1st day of June, A.D., 2023 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:

LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330

SECTION 36, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073237000 (1125-28)

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

EST OF RICHARD D LANGDON JR

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 November, which is the 5th day of November 2025.

Dated this 16th day of May 2025.

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.

COUNT

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

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

		2 1					
THE ATTACHED REPORT IS ISSUED TO:							
SCOTT LUNSFO	SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR						
TAX ACCOUNT	#: 07-3237-000	CERTIFICATE #: _	2023-3	316			
REPORT IS LIMI	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.						
listing of the owner tax information an encumbrances reco	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 encumber the title to said land as listed on page 2 herein.						
and mineral or any	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.						
	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 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:	August 8, 2005 to and includ	ing August 8, 2025	_ Abstractor:	Andrew Hunt			
BY							
Maly	he!						

Michael A. Campbell, As President

Dated: August 11, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

August 11, 2025

Tax Account #: 07-3237-000

1. The Grantee(s) of the last deed(s) of record is/are: RICHARD DEAN LANGDON, JR.

By Virtue of Warranty Deed recorded 12/20/2010 in OR 6670/330

ABSTRACTOR'S NOTE: WE FIND NO RECORD OF DEATH FOR RICHARD DEAN LANGDON, JR. 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. Lien in favor of Emerald Coast Utilities Authority recorded 3/15/2013 OR 6988/929
 - b. Judgment in favor of Onemain Financial Group, LLC recorded 3/2/2020 OR 8255/1322
 - c. Judgment in favor of Pen Air Federal Credit Union recorded 5/8/2023 OR 8973/1693
- 4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 07-3237-000 Assessed Value: \$129,719.00

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 Property Information Report 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 SOLUTIONS

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

CEDTIEICA	TION.	DDODEDTV	INDODMATI	ON REPORT FOR	TDA
L.P.R.I.P.IL.A		PROPERTY	INFURINALI	UNKEPUKI FUK	HIJA

ΓAX DEED SALE DATE:	NOV 5, 2025		
TAX ACCOUNT #:	07-3237-000		
CERTIFICATE #:	2023-3316		
In compliance with Section 197.522, Florida Statutes, those persons, firms, and/or agencies having legal interproperty. The above-referenced tax sale certificate is bale.	rest in or claim against the above-described		
YES NO ☐ ☐ Notify City of Pensacola, P.O. Box 12910 ☐ Notify Escambia County, 190 Government ☐ Homestead for 2024 tax year.			
RICHARD DEAN LANGDON JR 5503 W JACKSON ST PENSACOLA, FL 32506-4647	EMERALD COAST UTILITIES AUTHORITY 9255 STRUDEVANT ST PENSACOLA, FL 32514-0311		
ONEMAIN FINANCIAL GROUP LLC SUCCESSOR TO WILMINGTON TRUST NA FRUSTEE FOR SPRINGLEAF FUNDING TRUST 601 NW 2ND ST FVANSVILLE IN 47708	PEN AIR FEDERAL CREDIT UNION 1495 E NINE MILE RD PENSACOLA, FL 32514		

Certified and delivered to Escambia County Tax Collector, this 11th day of August 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As Its President

Malphel

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

PROPERTY INFORMATION REPORT

August 11, 2025 Tax Account #:07-3237-000

LEGAL DESCRIPTION EXHIBIT "A"

LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330

SECTION 36, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-3237-000(1125-28)

Recorded in Public Records 12/20/2010 at 03:39 PM OR Book 6670 Page 330, Instrument #2010082229, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$0.70

WARRANTY DEED

STATE OF FLORIDA **ESCAMBIA COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That WAYNE McGLOTHREN, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto RICHARD DEAN LANGDON, JR., a single man, whose address is 5503 West Jackson Street, Pensacola, Florida, 32506 his 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 TWO (2), BLOCK "A", FOREST PARK, A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 3 AT PAGE 10 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NO.: 362S30-1500-002-001

PROPERTY ADDRESS: 5503 West Jackson Street, Pensacola, Florida, 32506.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR(S) NAMED HEREIN; NOR DOES IT ADJOIN THE HOMESTEAD OF THE GRANTOR(S); NOR DOES ANY MEMBER OF THE GRANTOR(S)'S FAMILY RESIDE THEREON.

Subject to taxes for the current year and easements, restrictions, and reservations of record, if any.

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

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

And the Grantor covenants with the Grantee that the Grantor is lawfully seized of the above land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; and the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17 day of December, 2010.

Signed and)delivered in the presence of:

S. A. RODDENBERY, JF

MEĽINDA L. BROOME

STATE OF FLORIDA **ESCAMBIA COUNTY**

The foregoing instrument was acknowledged before me this 17 day of December, 2010, by WAYNE McGLOTHREN, (X) who is personally known to me or () who has produced Florida Driver License as identification.

> S. A. RODDENBERY, JR COMMISSION # DD 688679 EXPIRES: October 21, 2011 Songed Thru Pichard Insurance Age

Prepared by:

S. A. RODDENBERY, JR. S. A. RODDENBERY, JR., P. A. 3101 W. Michigan Avenue-Suite A Pensacola, Florida 32526 (850) 944-3001

S. A. RODDENBERY, JR. NOTARY PUBLIC, State of Florida My Commission No.: DD688679

My Commission Expires: 10/21/2011

Recorded in Public Records 03/15/2013 at 03:29 PM OR Book 6988 Page 929, Instrument #2013018131, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

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

Customer: Richard D Langdon Jr
Account Number: 321327-45714



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITES 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:

LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330

Amount of Lien: \$197.19, 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: 3/12/13
BY:BY:
STATE OF FLORIDA COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me this 12th day of March 20 13, by Rita Pace of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.
[Notary Seal] Notary Public – State of Florida
JAMIE D. ROGERS MY COMMISSION # EE 058896 EXPIRES: April 12, 2015 Bonded Thru Notary Public Underwriters
Revised 05/31/2011

Recorded in Public Records 3/2/2020 10:36 AM OR Book 8255 Page 1322, Instrument #2020018435, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording S10.00

Recorded in Public Records 2/7/2020 2:28 PM OR Book 8244 Page 244, Instrument #2020011706, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 102818275 E-Filed 02/05/2020 04:16:25 PM

IN THE COUNTY COURT, FIRST JUDICIAL CIRCUIT, IN AND FOR ESCAMBIA COUNTY, FLORIDA

UCN: 172019SC001398XXXXXX CASE NO.: 2019 SC 001398

DIVISION: V

ONEMAIN FINANCIAL GROUP, LLC successor in interest to Wilmington Trust, N.A., as issuer loan trustee for Springleaf Funding Trust 2015-A,

601 NW 2ND STREET EVANSVILLE, IN 47708 Plaintiff, Vs.

RICHARD D. LANGDON, 5503 West Jackson Street Pensacola, Fl 32506 Defendant.

FINAL JUDGMENT

At a Small Claims Pretrial Conference on May 8, 2019 the plaintiff appeared, but the defendant did **NOT**, after proper service. Therefore, the plaintiff is entitled to a Final Judgment and it is

ORDERED AND ADJUDGED that the Defendant, RICHARD D. LANGDON, is indebted to the Plaintiff, ONEMAIN FINANCIAL GROUP, LLC successor in interest to Wilmington Trust, N.A., as issuer loan trustee for Springleaf Funding Trust 2015-A, in the principal sum of \$4,918.44, plus \$747.65 interest, plus \$600.00 attorney's fees, plus costs herein taxed at \$360.00, plus NSF fees in the amount of \$80.00 for a total amount of \$6,706.09, which shall not accrue post-judgment interest, for all of which let execution issue.

DONE AND ORDERED at Pensacola, Escambia County, Florida.

Cc: Plaintiff Defendant

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLL

SCAMBIA CQUNTY, FLORIDA

dory.escambiaclerk.com/LandmarkWeb1.4.6.134/Search/DocumentAndInfoByBookPage?Key=Assessor&booktype=OR&booknumber=6670&pagenu...

DATE: 3-2-2020

D.C.

Recorded in Public Records 5/8/2023 3:46 PM OR Book 8973 Page 1693, Instrument #2023036435, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50

Recorded in Public Records 5/8/2023 3:42 PM OR Book 8973 Page 1691, Instrument #2023036434, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 171627300 E-Filed 04/24/2023 12:26:59 PM

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT, IN AND FOR ESCAMBIA COUNTY, FLORIDA

PEN AIR FEDERAL CREDIT UNION,

CASE NO. 2022 CA 001788

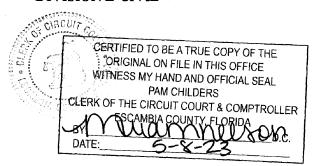
Plaintiff,

DIVISION E-CIVIL

VS.

ANDREA MARGARET CASTRO A/K/A ANDREA CASTRO AND RICHARD D. LANGDON, JR. A/K/A RICHARD D. LANGDON,

Defendants.



SUMMARY FINAL JUDGMENT

THIS ACTION was tried before the Court on a Motion for Summary Judgment.

On the evidence presented, it is,

ORDERED AND ADJUDGED that Plaintiff, PEN AIR FEDERAL CREDIT UNION, 1495 E. Nine Mile Road, Pensacola, FL 32514, recover from Defendant, ANDREA MARGARET CASTRO, A/K/A ANDREA CASTRO, 5503 W. Jackson Street, Pensacola, FL 32506-4647, the principal amount of \$399,165.09, attorneys' fees in the amount of \$1,957.50, and costs in the amount of \$568.04, making a total of \$401,690.63, that shall bear interest at the applicable statutory interest rate under

BK: 8973 PG: 1694 Last Page

BK: 8973 PG: 1692 Last Page

Florida Statutes, section 55.03, for all of which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida.

eSigned by CRCUIT JUDGE JAN SHACKELFORD in 2022 CA 001788 on 04/24/2023 10:24:42 rP6vLj2M

Copies furnished to:

Parties will receive service from the Courts at the e-mail designations on the service list of the ePortal. The Attorney/movant shall effectuate service upon any party not registered on the service list of the ePortal and file a Certificate of Compliance within five business days.

James E. Sorenson, Esquire
D. Tyler Van Leuven, Esquire
J. Blair Boyd, Esquire
Stephen Orsillo, Esquire
Zaydee Portomene, Esquire
P. Koren Hardy, Esquire
Sorenson Van Leuven, PLLC
Attorneys for Plaintiff

Andrea Margaret Castro a/k/a Andrea Castro 5503 W. Jackson Street Pensacola, FL 32506-4647 Defendant



23/8316

This Instrument Was Prepared By And Is To Be Returned To: <u>CALVIN WASHINGTON</u>, 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 UTILITES 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:

LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330

Customer: EST OF RICHARD D LANGDON JR

Notary Public, State of Florida My Commission Expires 02/10/2026

Commission No. HH227548

Account Number: 321327-45714 Amount of Lien: \$388.08 , 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: 10/08//25 EMERALD COAST UTILITIES AUTHORITY STATE OF FLORIDA COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me this 8TH , 20²⁵ , by CALVIN WASHINGTON _ 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

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03316 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 18, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

	ONEMAIN FINANCIAL GROUP LLC
EST OF RICHARD D LANGDON JR	SUCCESSOR TO WILMINGTON TRUST NA
5503 W JACKSON ST	TRUSTEE FOR SPRINGLEAF FUNDING TRUST
PENSACOLA, FL 32506-4647	601 NW 2ND ST
	EVANSVILLE, IN 47708

PEN AIR FEDERAL CREDIT UNION ECUA
1495 E NINE MILE RD 9255 STURDEVANT ST
PENSACOLA, FL 32514 PENSACOLA, FL 32514

WITNESS my official seal this 18th day of September 2025.

COUNTY RUM

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 03316, issued the 1st day of June, A.D., 2023 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:

LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330

SECTION 36, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073237000 (1125-28)

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

EST OF RICHARD D LANGDON JR

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of November, which is the **5th day of November 2025.**

Dated this 19th day of September 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

COMPTROL FE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 03316**, issued the **1st** day of **June**, **A.D.**, **2023** 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:

LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330

SECTION 36, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073237000 (1125-28)

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

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Post Property:

5503 W JACKSON ST 32506

COMPTA OF

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Personal Services:

EST OF RICHARD D LANGDON JR

5503 W JACKSON ST

PENSACOLA, FL 32506-4647

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: **Emily Hogg** Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1125.28

Document Number: ECSO25CIV040989NON

Agency Number: 25-009942

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 03316 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: EST OF RICHARD D LANGDON JR

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 9/26/2025 at 8:43 AM and served same on EST OF RICHARD D LANGDON JR , in ESCAMBIA COUNTY, FLORIDA, at 8:06 AM on 9/29/2025 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: ANDRA LANGDON, WIFE, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

A. DUDA, CPS

Service Fee: Receipt No: \$40.00 BILL

Printed By: CNMORTON

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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Personal Services:

EST OF RICHARD D LANGDON JR 5503 W JACKSON ST PENSACOLA, FL 32506-4647

COMPTROLLS

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 25-009986

1125.28

Document Number: ECSO25CIV040990NON

ent number: ECSO25CIV040990NO

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT# 03316 2023

Attorney/Agent: PAM CHILDERS CLERK OF COURT TAX DEED

Plaintiff:

RE: EST OF RICHARD D LANGDON JR

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/26/2025 at 8:45 AM and served same at 8:06 AM on 9/29/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

A. DUDA, CPS

Service Fee: Receipt No: \$40.00

BILL

Printed By: CNMORTON

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Post Property:

5503 W JACKSON ST 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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EST OF RICHARD D LANGDON JR [1125-28] 5503 W JACKSON ST PENSACOLA, FL 32506-4647

9171 9690 0935 0129 1302 03

ONEMAIN FINANCIAL GROUP LLC [1125-28] SUCCESSOR TO WILMINGTON TRUST NA TRUSTEE FOR SPRINGLEAF FUNDING TRUST 601 NW 2ND ST EVANSVILLE, IN 47708

9171 9690 0935 0129 1301 97

PEN AIR FEDERAL CREDIT UNION [1125-28] 1495 E NINE MILE RD PENSACOLA, FL 32514

9171 9690 0935 0129 1301 80

ECUA [1125-28] 9255 STURDEVANT ST PENSACOLA, FL 32514

9171 9690 0935 0129 1301 73



Pam Childers Clerk of the Circuit Court & Comptroller

EST OF RICHARD D LANGDON JR

[1125-28]

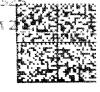
5503 W JACKSON ST PENSACOLA, FL 32506-4647

Official Records

221 Palafox Place, Suite 110 Pensacola, FL 32502



9171 9690 0935 0129 1302 03



quadient

0010/20/25

*2738-06650-27-16

NIXIE 326 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

BC: 32502583335

UNC

UTFK: 9333190146



STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is The Escambia Sun Press, a Publisher weekly newspaper published (Warrington) Pensacola in Escambia County, at advertisement. Florida; that the attached copy of being TAX DEED SALE NOTICE in the matter of

DATE - 11-05-2025 - TAX CERTIFICATE #'S 03316

in the CIRCUIT

was published in said newspaper in the issues of

OCTOBER 2, 9, 16, 23, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

WillPD.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C00000197F4A9F39B00058C1A, cn=Michael P Driver
Date: 2025.10.23.09:3618.0=0500°

PUBLISHER

Court

Sworn to and subscribed before me this 23RD day of OCTOBER

A.D., 2025

Heather Tuttle

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambla Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.10.23 09:55.46-05'00'

HEATHER TUTTLE NOTARY PUBLIC



HEATHER TUTTLE Notary Public, State of Florida My Comm. Expires June 24, 2028 Commission No. HH 535214 NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 03316, issued the 1st day of June, A.D., 2023 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:

LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330 SECTION 36, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073237000 (1125-28)

The assessment of the said property under the said certificate issued was in the name of EST OF RICHARD D LANGDON JR

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of November, which is the 5th day of November 2025.

Dated this 25th day of September 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA (SEAL) By: Emily Hogg Deputy Clerk

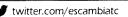
oaw-4w-10-02-09-16-23-2025



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com







2025

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
07-3237-000	06		362S301500002001

LANGDON RICHARD D JR EST OF 5503 W JACKSON ST

PENSACOLA, FL 32506-4647

PROPERTY ADDRESS: 5503 W JACKSON ST **EXEMPTIONS:**

PRIOR YEAR(S) TAXES OUTSTANDING

	MANAGEMENT OF THE PROPERTY OF	AD VALOREM T		TAXABLE AMOUNT	TAXES LEVIED
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	IAXABLE AWIOUN I	IAXES LEVIED
COUNTY	6.6000	131,844	0	131,844	870.17
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	131,844	0	131,844	296.39
BY STATE LAW	3.1110	131,844	0	131,844	410.17
WATER MANAGEMENT	0.0207	131,844	0	131,844	2.73
SHERIFF	0.6850	131,844	0	131,844	90.31
M.S.T.U. LIBRARY	0.3590	131,844	0	131,844	47.33
ESCAMBIA CHILDRENS TRUST	0.3798	131,844	0	131,844	50.07

TOTAL MILLAGE 13.4035 AD VALOREM TAXES \$1,767.17

LEGAL DE	SCRIPTION		ON-AD VALO	REM ASSESSMEN	
LOT 2 DIN A FOREST	DARK DR 2 R 10 (42 (02 OR	TAXING AUTHORITY		RATE	AMOUNT
• • • • • • • • • • • • • • • • • • • •	PARK PB 3 P 10/43/92 OR 0 P 330	FP FIRE PROTECTION			226.78
	Callastan com	N	ON-AD VALOREM ASSI	ESSMENTS \$226.78	
	at Escambla la) ust be in U.S. funds draw	(Collector.com n from a U.S. bank	COMBIN	ED TAXES AND ASSE	SSMENTS \$1,993.95
If Paid By Please Pay	Nov 30, 2025 \$1,914.19	Dec 31, 2025 \$1,934.13	Jan 31, 2026 \$1,954.07	Feb 28, 2026 \$1,974.01	Mar 31, 2026 \$1,993.95

RETAIN FOR YOUR RECORDS

2025 REAL ESTATE TAXES DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC

Escambia County Tax Collector

P.O. BOX 1312 PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES OUTSTANDING

Payments in U.S. funds from a U.S. bank

ACCOUNT NUMBER
07-3237-000
PROPERTY ADDRESS
5503 W JACKSON ST

LANGDON RICHARD D JR EST OF 5503 W JACKSON ST PENSACOLA, FL 32506-4647

PAY ONLY ON	E AMOUNT
AMOUNT IF PAID BY	Nov 30, 2025 1,914.19
AMOUNT IF PAID BY	Dec 31, 2025 1,934.13
AMOUNT IF PAID BY	Jan 31, 2026 1,954.07
AMOUNT IF PAID BY	Feb 28, 2026 1,974.01
AMOUNT IF PAID BY	Mar 31, 2026 1,993.95
DO MOT FOLD CTAD	C OD MUTTI ATE

DO NOT FOLD, STAPLE, OR MUTILATE