



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

1125-28

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	LANGDON RICHARD D JR EST OF 5503 W JACKSON ST PENSACOLA, FL 32506-4647 5503 W JACKSON ST 07-3237-000 LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330	Certificate #	2023 / 3316
		Date certificate issued	06/01/2023

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)
# 2023/3316	06/01/2023	636.34	31.82	668.16
→ Part 2: Total*				668.16

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)
# 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)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,781.96
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,857.17
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)	5,014.13

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.

Sign here:	Escambia, Florida
Signature, Tax Collector or Designee	Date April 24th, 2025

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>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

512
R. 12/16

Application Number: 2500294

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

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
07-3237-000	2023/3316	06-01-2023	LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330

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

KEYS FUNDING LLC - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025

Application Date

Applicant's signature



Gary "Bubba" Peters

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:	362S301500002001	Year	Land	Imprv	Total	Cap Val
Account:	073237000	2024	\$20,000	\$109,719	\$129,719	\$129,719
Owners:	LANGDON RICHARD D JR EST OF	2023	\$20,000	\$103,928	\$123,928	\$123,928
Mail:	5503 W JACKSON ST PENSACOLA, FL 32506-4647	2022	\$7,000	\$92,876	\$99,876	\$66,644
Situs:	5503 W JACKSON ST 32506	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data [Type List:](#)

Sale Date	Book	Page	Value	Type	Multi Parcel	Records
12/17/2010	6670	330	\$100	WD	N	
10/1987	2476	673	\$100	QC	N	
04/1986	2201	433	\$42,900	WD	N	
02/1983	1733	17	\$37,900	WD	N	
12/1982	1713	979	\$41,000	OT	N	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2024 Certified Roll Exemptions
None
Legal Description
LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330
Extra Features
UTILITY BLDG

Parcel Information

Section
Map Id:
36-25-30

Approx. Acreage:
0.1876

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)

Launch Interactive Map

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

Buildings

Address: 5503 W JACKSON ST, Improvement Type: SINGLE FAMILY, Year Built: 1954, Effective Year: 1954, PA Building ID#: 84993

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-CONCRETE BLOCK

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-PLASTER DIRECT

NO. PLUMBING FIXTURES-6

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 2177 Total SF

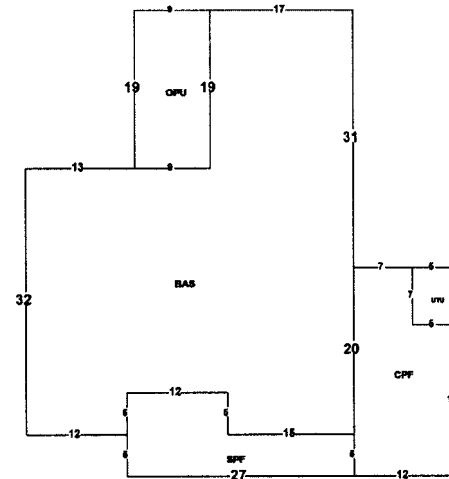
BASE AREA - 1511

CARPORT FIN - 265

OPEN PORCH UNF - 171

SCRN PORCH FIN - 195

UTILITY UNF - 35



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)

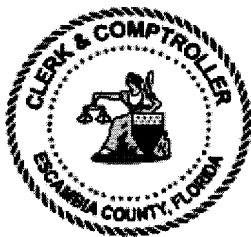
The assessment of the said property under the said certificate issued was in the name of

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.



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 07-3237-000 CERTIFICATE #: 2023-3316

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 encumber the title to said land as listed on page 2 herein.

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 including August 8, 2025 Abstractor: Andrew Hunt

BY



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

ABTRACTOR'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

CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: NOV 5, 2025

TAX ACCOUNT #: 07-3237-000

CERTIFICATE #: 2023-3316

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.

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
TRUSTEE FOR SPRINGLEAF FUNDING TRUST
601 NW 2ND ST
EVANSVILLE, 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

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, sealed and delivered in the presence of:

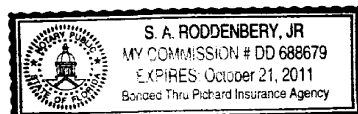

S. A. RODDENBERY, JR.


WAYNE McGLOTHREN


MELINDA 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.



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



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:

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

Customer: Richard D Langdon Jr

Account Number: 321327-45714

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

EMERALD COAST UTILITIES AUTHORITY

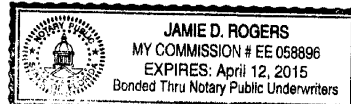
BY: Rita Pace

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]

Jamie D. Rogers
Notary Public - State of Florida



RWK:ls
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 \$10.00

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

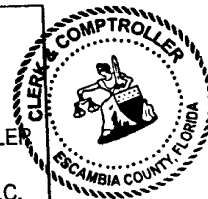
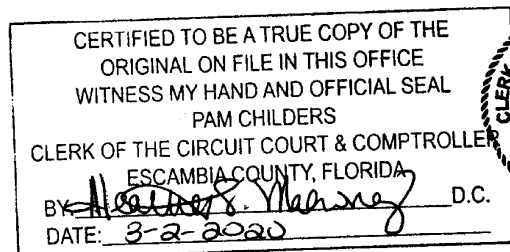
At a Small Claims Pretrial Conference on May 8, 2019 the plaintiff appeared, but the defendant did **NOT**, after proper service. Therefore, the plaintiff is entitled to a Final Judgment and it is

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


eSigned by COUNTY COURT JUDGE PAT KINSEY
on 02/05/2020 14:09:44 2neXhok



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

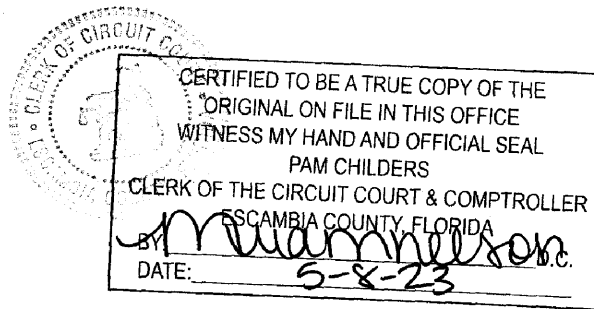
Plaintiff,

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 CIRCUIT 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

* New *

23/3316

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



NOTICE OF LIEN

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

Customer: EST OF RICHARD D LANGDON JR

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.

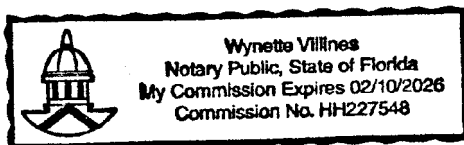
Dated: 10/08/25

EMERALD COAST UTILITIES AUTHORITY

BY: [Signature]

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8TH day of OCTOBER, 2025, by CALVIN WASHINGTON of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



[Signature]
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:

EST OF RICHARD D LANGDON JR 5503 W JACKSON ST PENSACOLA, FL 32506-4647	ONEMAIN FINANCIAL GROUP LLC SUCCESSOR TO WILMINGTON TRUST NA TRUSTEE FOR SPRINGLEAF FUNDING TRUST 601 NW 2ND ST EVANSVILLE, IN 47708
PEN AIR FEDERAL CREDIT UNION 1495 E NINE MILE RD PENSACOLA, FL 32514	ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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



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.

WARNING

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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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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

175.28

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: Alex Duda 926
A. DUDA, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: CNMORTON

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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

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.

RECEIVED
2025 SEP 26 AM 8:43
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

175.28

Document Number: ECSO25CIV040990NON

Agency Number: 25-009986

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: \$40.00

Receipt No: 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

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.

RECEIVED
7025 SEP 26 AM 10:45
ESCAMBIA COUNTY, FL
CLERK'S OFFICE
CIVIL DIVISION

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

Contract ✓

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

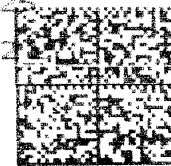
Pensacola, FL 32502



9171 9690 0935 0129 1302 03

PENSACOLA FL 325

27 SEP 2025 AM 2 11



quadiant

FIRST-CLASS MAIL

IMI

\$008.86⁰

09/26/2025 ZIP 32502
043M31219251

US POSTAGE

LN
29

NIXIE

326 DE 1

0010/20/25

RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

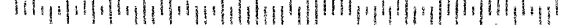
UTFK: 9333190146

UNC

BC: 32502583335

*2738-06650-27-16

325025833



CLERK OF CIRCUIT COURT
PENSACOLA, FL
OFFICE OF THE CLERK
PENSACOLA, FL

2025 OCT 23 P 2:04

SCAMBA COUNTY, FL

EST OF RICHARD D LANGDON JR

[1125-28]

5503 W JACKSON ST

PENSACOLA, FL 32506-4647



Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

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 Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

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

in the CIRCUIT Court 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, in 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.

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 09:36:16 -05'00'

PUBLISHER

Sworn to and subscribed before me this 23RD day of OCTOBER
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.10.23 09:55:48 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

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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@ESCAMBIACLK.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



facebook.com/ECTaxCollector



twitter.com/escambiatc

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

23/3316

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES 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 DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330	FP FIRE PROTECTION		226.78
NON-AD VALOREM ASSESSMENTS			\$226.78

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$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

PAY ONLY ONE 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 NOT FOLD, STAPLE, OR MUTILATE

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

1 073237000 2025 6

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
 High Bid Tax Deed Sale**

**Cert # 003316 of 2023 Date 11/5/2025
 Name DAIVD PEREZ**

Cash Summary

Cash Deposit	\$4,350.00
Total Check	\$83,301.50
Grand Total	\$87,651.50

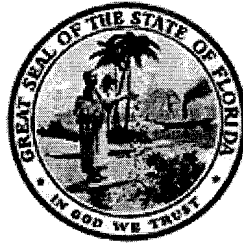
Purchase Price (high bid amount)	\$87,000.00	Total Check	\$83,301.50
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$609.00	Adv Doc. Stamps	\$609.00
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$8,239.65	Postage	\$35.60
		Researcher Copies	\$0.00
- postage	\$35.60		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$8,204.05	Registry of Court	\$8,204.05
Purchase Price (high bid)	\$87,000.00		
-Registry of Court	\$8,204.05	Overbid Amount	\$78,760.35
-advance recording (for mail certificate)	\$18.50		
-postage	\$35.60		
-Researcher Copies	\$0.00		
= Overbid Amount	\$78,760.35		

PAM CHILDERS
 Clerk of the Circuit Court

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
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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


COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2023 TD 003316

Sold Date 11/5/2025

Name DAIVD PEREZ

RegistryOfCourtT = TAXDEED	\$8,204.05
overbidamount = TAXDEED	\$78,760.35
PostageT = TD2	\$35.60
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$609.00
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 VIEW IMAGES
6/1/2023	0101	CASE FILED 06/01/2023 CASE NUMBER 2023 TD 003316	
6/4/2025	TD83	TAX COLLECTOR CERTIFICATION	
6/4/2025	TD84	PA INFO	
6/4/2025	TD84	TDA NOTICE	
6/11/2025	RECEIPT	PAYMENT \$720.00 RECEIPT #2025044838	
8/15/2025	TD82	PROPERTY INFORMATION REPORT	
9/30/2025	TD81	CERTIFICATE OF MAILING	
10/3/2025	CheckVoided	CHECK (CHECKID 145816) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORY FIELD RD PENSACOLA, FL 32507	
10/3/2025	CheckMailed	CHECK PRINTED: CHECK # 900039600 - - REGISTRY CHECK	
10/6/2025	TD84	SHERIFF RETURN OF SERVICE	
10/14/2025	TD84	CERTIFIED MAIL TRACKING / RETURNED MAIL	
10/30/2025	TD84	PROOF OF PUBLICATION	
10/31/2025	CheckVoided	CHECK (CHECKID 146256) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501	
10/31/2025	CheckMailed	CHECK PRINTED: CHECK # 900039687 - - REGISTRY CHECK	
10/31/2025	TD84	2025 TAXES	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
6/4/2025 3:14:26 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
6/4/2025 3:14:27 PM	TAXDEED	TAX DEED CERTIFICATES	584.00	584.00	0.00	0.00
6/4/2025 3:14:25 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
6/4/2025 3:14:27 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
6/4/2025 3:16:15 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	720.00	720.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
6/11/2025 11:00:00 AM	2025044838	SCOTT LUNSFORD TAX COLLECTOR	720.00	720.00	0.00
		Total	720.00	720.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
10/31/2025 9:55:40 AM	Check (outgoing)	102049161	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	80.00	900039687 CLEARED ON 10/31/2025
10/3/2025 10:29:58 AM	Check (outgoing)	102041930	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900039600 CLEARED ON 10/3/2025
6/11/2025 11:00:00 AM	Deposit	102007631	SCOTT LUNSFORD TAX COLLECTOR		584.00	Deposit
Deposited			Used		Balance	
584.00			11,960.00		-11,376.00	

Auction Results Report

** Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale.

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fee	Rec Fee	EA Fee	POPR F	Doc Stan	Total Due	Auction Status	Certificate Number	Name On Title	Title Address
11/05/2025	2023 TD 0033	362S301										\$609.00	\$83,301.50	Sold	03316	David Perez-Graj 5135 Bent tree R
11/05/2025	2023 TD 0032	342S301										\$709.80	\$97,082.30	Sold	03246	JM Off Market Pr 7310 W 52nd Ave
11/05/2025	2023 TD 0029	332S301										\$219.10	\$29,996.60	Sold	02910	rina Sleamer 939 n new warrin

Case Number: 2023 TD 003316
Result Date: 11/05/2025

Title Information:

Name: David Perez-Grajales

Address1: 5135 Bent tree Rd

Address2:

City: Milton

State: FL

Zip: 32583

Cancel Update

Page 1 of 1 30 View 1 - 3 of 3

David Perez

80162

~~\$87,000.00~~

Deposit
\$4,350.00

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025087041 11/13/2025 9:05 AM
OFF REC BK: 9406 PG: 93 Doc Type: COM
Recording \$18.50

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:

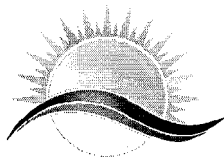
EST OF RICHARD D LANGDON JR 5503 W JACKSON ST PENSACOLA, FL 32506-4647	ONEMAIN FINANCIAL GROUP LLC SUCCESSOR TO WILMINGTON TRUST NA TRUSTEE FOR SPRINGLEAF FUNDING TRUST 601 NW 2ND ST EVANSVILLE, IN 47708
PEN AIR FEDERAL CREDIT UNION 1495 E NINE MILE RD PENSACOLA, FL 32514	ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

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 Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE

in the matter of

TAX DEED SALE

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

in the

CIRCUIT

Court

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, in 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.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C00000197F4A9F3B00058C1A, cn=Michael P Driver
Date: 2025.10.23 09:35:18 -05'00'

PUBLISHER

Sworn to and subscribed before me this 23RD day of OCTOBER
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001860CD5793600064AAE, cn=Heather Tuttle
Date: 2025.10.23 09:55:48 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

Page 1 of 1

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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025087042 11/13/2025 9:05 AM
OFF REC BK: 9406 PG: 95 Doc Type: TXD
Recording \$10.00 Deed Stamps \$609.00

Tax deed file number 1125-28

Parcel ID number 362S301500002001

TAX DEED

Escambia County, Florida

for official use only

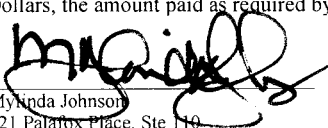
Tax Certificate numbered 03316 issued on June 1, 2023 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 5th day of November 2025, the land was offered for sale. It was sold to **David Perez-Grajales**, 5135 Bent Tree Rd Milton FL 32583, who was the highest bidder and has paid the sum of the bid as required by law.

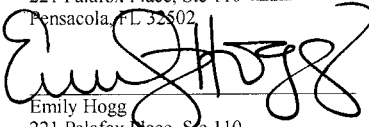
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

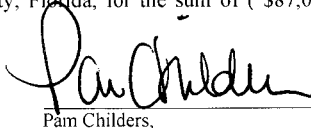
Description of lands: LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330 SECTION 36, TOWNSHIP 2 S, RANGE 30 W

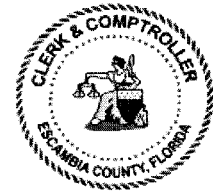
**** Property previously assessed to: EST OF RICHARD D LANGDON JR**

On 5th day of November 2025, in Escambia County, Florida, for the sum of (\$87,000.00) EIGHTY SEVEN THOUSAND AND 00/100 Dollars, the amount paid as required by law.


Mykinda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502

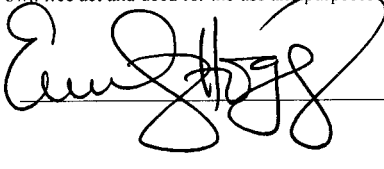

Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502


Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida



On this 5th day of November, 2025, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid





Emily Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

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

Tax Deed File # 1125-28
Certificate # 03316 of 2023
Account # 073237000

Property legal description:

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

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **November 5, 2025**, and a surplus of **\$76,089.24** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 14th day of November 2025.

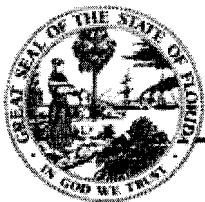


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 2050 95



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

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

Tax Deed File # 1125-28
Certificate # 03316 of 2023
Account # 073237000

Property legal description:

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

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Dated this 14th day of November 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 2056 68



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

PEN AIR FEDERAL CREDIT UNION
1495 E NINE MILE RD
PENSACOLA, FL 32514

Tax Deed File # 1125-28
Certificate # 03316 of 2023
Account # 073237000

Property legal description:

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

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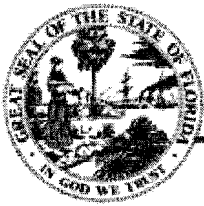


ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 2056 82



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ECUA

**Per ECUA, paid in full.
9255 STURDEVANT ST
PENSACOLA, FL 32514

Tax Deed File # 1125-28
Certificate # 03316 of 2023
Account # 073237000

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Dated this 14th day of November 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ECUA
9255 STURDEVANT ST
PENSACOLA FL 32514-0311

Tax Deed File # 1125-28
Certificate # 03316 of 2023
Account # 073237000

Property legal description:

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

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Dated this 14th day of November 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

Tax Certificate #		2023 TD 003316	
Account #		07-3237-000	
Property Owner		Est of Richard D Langdon Jr	
Property Address		5503 W Jackson St 32506	
SOLD TO: David Perez \$87,000.00			
Disbursed to/for:		Amount Pd:	Registry Balance:
Recording Fees (from TXD receipt)	\$ 637.50 ✓	\$	
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 1,198.91 ✓	\$	
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓	\$	
Certificate holder/taxes & app fees	\$ 6,336.21 ✓	\$	
Refund High Bidder unused sheriff fees	\$ 251.40 ✓	\$	
Additional taxes	\$ 1,914.19 ✓	\$	77,561.44
Postage final notices	\$ 35.60	\$	
EQUA	\$1436.60	\$	76,089.24
	\$	\$	
	\$	\$	
BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!			
Lien Information:			
EQUA 6988/929	PAID IN FULL	Due \$	
EQUA 9390/1944		Paid \$	
		Due \$	1436.60
		Paid \$	1436.60
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
Post sale process:		Notes:	
Tax Deed Results Report to Tax Collector	✓		
Print Deed/Send to Admin for signature	✓		
Request check for recording fees/doc stamps	✓		
Request check for Clerk Registry fee/fee due clerk	✓		
Request check for Tax Collector fee (\$6.25 etc)	✓		
Request check for certificate holder refund/taxes & app fees	✓		
Request check for any unused sheriff fees to high bidder	✓		
Determine government liens of record/ amounts due			
Print Final notices to all lienholders/owners			
Request check for postage fees for final notices			
Record Tax Deed/Certificate of Mailing			
Copy of Deed for file and to Tax Collector			

Mylanda Johnson (COC)

From: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Sent: Thursday, November 13, 2025 2:26 PM
To: Mylanda Johnson (COC)
Cc: Emily Hogg (COC); Shannon Suarez (COC)
Subject: [EXTERNAL]RE: [EXTERNAL]RE: ECUA lien payoff - Tax Deed case 2023 TD 03316 (5503 W Jackson St)

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

The lien for \$197.19 was paid in 2015.

Kind regards,
Cassandra Strickland

Cassandra Strickland | Customer Service Team Leader | Emerald Coast Utilities Authority |
P.O. Box 17089 | Pensacola, FL. 32522-7089 | Web: www.ecua.fl.gov |
Phone: (850) 476-0480 | Fax: (850) 969-1759 |



From: Mylanda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Thursday, November 13, 2025 2:12 PM
To: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>; Shannon Suarez (COC) <SSuarez@escambiaclerk.com>
Subject: RE: [EXTERNAL]RE: ECUA lien payoff - Tax Deed case 2023 TD 03316 (5503 W Jackson St)

****WARNING: DO NOT CLICK links or attachments from unknown senders**

I just saw the other lien on this property. This payoff includes both, correct?

* k

This Instrument Was Prepared
By And Is To Be Returned To:
CALVIN WASHINGTON,
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
following described real property situated in Escambia County, Florida,
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

Account Number: 321327-45714

Amount of Lien: \$388.08, together with additional unpaid ut
any, which may accrue subsequent to the date of this notice and sim



Mylanda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers

**Escambia County Clerk of the Circuit Court
& Comptroller**

221 S. Palafox Street, Suite 110, Pensacola, FL 32502

www.EscambiaClerk.com

*Under Florida law, written communication to or from the Escambia County Clerk's Office
may be subject to public records disclosure.*

From: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Sent: Thursday, November 13, 2025 1:17 PM
To: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>; Shannon Suarez (COC) <SSuarez@escambiaclerk.com>
Subject: [EXTERNAL]RE: ECUA lien payoff - Tax Deed case 2023 TD 03316 (5503 W Jackson St)

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Good Morning,

Please see below:

Termination Date	2/3/2023
Date Debt Paid	11/30/2025
Final Bill and or Write off Amount	\$388.08
Number of Days*	1031
Interest %*	18.00%
Daily Rate of Interest*	\$0.1914
Total Interest*	\$197.31
Total Amount Due*	\$585.39
Balance	\$388.08
CIA charges	\$830.61
Recording fee	\$20.00
Interest	\$197.91
Total	\$1,436.60
Daily Interest	\$0.19

Kind regards,
Cassandra Strickland

Cassandra Strickland | Customer Service Team Leader | Emerald Coast Utilities Authority |

P.O. Box 17089 | Pensacola, FL. 32522-7089 | Web: www.ecua.fl.gov |

Phone: (850) 476-0480 | Fax: (850) 969-1759 |



From: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>

Sent: Thursday, November 13, 2025 12:37 PM

To: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>

Cc: Emily Hogg (COC) <EHOOGG@escambiaclerk.com>; Shannon Suarez (COC) <ssuarez@escambiaclerk.com>

Subject: ECUA lien payoff - Tax Deed case 2023 TD 03316 (5503 W Jackson St)

****WARNING: DO NOT CLICK links or attachments from unknown senders**

Good afternoon, Cassandra,

Can we please get a payoff for this lien? The property sold at Tax Deed auction, and we have surplus funds to pay the lien.

Thank you!

This Instrument Was Prepared
By And Is To Be Returned To:
Rita Pace
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
against the following described real property situated in Escambia County
for water, wastewater and/or sanitation service provided to the following ci
LOT 2 BLK A FOREST PARK PB 3 P 10/43/92 OR 6670 P 330

Customer: Richard D Langdon Jr

Account Number: 321327-45714

Amount of Lien: \$ 197.19, together with additional unpaid util
charges, if any, which may accrue subsequent to the date of this notice;
interest on unpaid charges at 18 percent per annum, or at such lesser ra
be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, C
248, Laws of Florida, as amended and Emerald Coast Utilities Authority
87-10, as amended, and this lien shall be prior to all other liens on suc
cessors except the lien of state, county, and municipal taxes and cha



My linda Johnson
Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
221 S. Palafox Street, Suite 110, Pensacola, FL 32502
www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.

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Mylanda Johnson (COC)

From: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Sent: Thursday, November 13, 2025 1:17 PM
To: Mylanda Johnson (COC)
Cc: Emily Hogg (COC); Shannon Suarez (COC)
Subject: [EXTERNAL]RE: ECUA lien payoff - Tax Deed case 2023 TD 03316 (5503 W Jackson St)
Attachments: 5503 W JACKSON ST.pdf

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Good Morning,

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Termination Date	2/3/2023
Date Debt Paid	11/30/2025
Final Bill and or Write off Amount	\$388.08
Number of Days*	1031
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Balance	\$388.08
CIA charges	\$830.61
Recording fee	\$20.00
Interest	\$197.91
Total	\$1,436.60
Daily Interest	\$0.19

Kind regards,
Cassandra Strickland

Cassandra Strickland | Customer Service Team Leader | Emerald Coast Utilities Authority |
P.O. Box 17089 | Pensacola, FL. 32522-7089 | Web: www.ecua.fl.gov |
Phone: (850) 476-0480 | Fax: (850) 969-1759 |



From: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Thursday, November 13, 2025 12:37 PM
To: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>; Shannon Suarez (COC) <SSuarez@escambiaclerk.com>
Subject: ECUA lien payoff - Tax Deed case 2023 TD 03316 (5503 W Jackson St)

****WARNING: DO NOT CLICK links or attachments from unknown senders**

Good afternoon, Cassandra,

Can we please get a payoff for this lien? The property sold at Tax Deed auction, and we have surplus funds to pay the lien.

Thank you!

This Instrument Was Prepared
By And Is To Be Returned To:
Rita Pace,
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
against the following described real property situated in Escambia County
for water, wastewater and/or sanitation service provided to the following ci

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

Customer: Richard D Langdon Jr

Account Number: 321327-45714

Amount of Lien: \$ 197.19, together with additional unpaid util
charges, if any, which may accrue subsequent to the date of this notice;
interest on unpaid charges at 18 percent per annum, or at such lesser ra
be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, C
248, Laws of Florida, as amended and Emerald Coast Utilities Authority
87-10, as amended, and this lien shall be prior to all other liens on suc
premises except the lien of state, county, and municipal taxes and the



My linda Johnson
Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
221 S. Palafox Street, Suite 110, Pensacola, FL 32502
www.EscambiaClerk.com

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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



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:

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

Customer: Richard D Langdon Jr

Account Number: 321327-45714

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

EMERALD COAST UTILITIES AUTHORITY

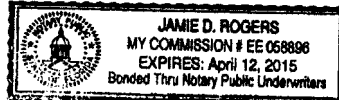
BY: Rita Pace

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]

Jamie D. Rogers
Notary Public - State of Florida



RWK:ls
Revised 05/31/2011

120 days
3.19.2016

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

****Lienholder claims must be filed within 120 days of the date of the surplus notice or they are barred.**

COMPLETE NOTARIZED FORM AND RETURN TO:

Escambia Clerk of the Circuit Court, Attn: Tax Deed Division, 221 Palafox Place, Ste 110, Pensacola FL 32502 or email form to:

taxdeeds@escambiaclerk.com

Clerk Contact Number: 850-595-4813

1. TAX DEED CASE INFORMATION

TAX DEED ACCOUNT NUMBER:

CERTIFICATE NUMBER:

SALE DATE:

PROPERTY ADDRESS:

07.3237.000

2013 TD 03316

11.5.2015

5503 W JACKSON 32506

****NOTE: The Clerk must pay all valid liens before distributing surplus funds to a titleholder.**

I claim the surplus proceeds resulting from the above tax deed sale.

I am NOT making a claim and waive any claim I might have.

2. CLAIMANT'S INFORMATION

CLAIMANT'S NAME:

CONTACT NAME, IF APPLICABLE:

MAILING ADDRESS:

TELEPHONE NUMBER:

EMAIL ADDRESS:

MAIL CHECK TO: (if different address)

Andrea Castro

5503 W. Jackson St. Pensacola, FL 32506
850-490-7351

iamcastro67@gmail.com

3180 Robertson Rd. Pensacola, FL 32507

I am one of the following:

Lienholder: ☐ If claiming as a lienholder please complete Section 3.
Titleholder: ☐ If claiming as a titleholder please complete Section 4.
Other: ☒ Describe other: HEIR

3. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property)

MORTGAGE LIEN:

Book # _____

Page # _____

Amount due: _____

COURT JUDGMENT:

Book # _____

Page # _____

Amount due: _____

CONDO/HSA LIEN:

Book # _____

Page # _____

Amount due: _____

OTHER:

Describe other: HEIR (widow)

Amount due: _____

4. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property)

NATURE OF TITLE

DEED:

Book # _____

Page # _____

PROBATE ORDER:

Book # _____

Page # _____

OTHER:

Describe other: _____

****I hereby swear under oath and under penalty of perjury that all of the above information is true and correct.**

CLAIMANT SIGNATURE:

Andrea Castro

Amount of surplus claimed: \$76089.24

PRINTED NAME: Andrea Castro

TO BE COMPLETED BY A NOTARY

STATE OF FLORIDA

COUNTY OF ESCAMBA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 19th day of NOV, 20 25, by ANDREA CASTRO

NOTARY SIGNATURE: My Linda Johnson

PRINTED NAME: My Linda Johnson

Personally known FL DL Type of ID

PLEASE INCLUDE A COPY OF YOUR PHOTO ID OR EMAIL IT TO MJOHNSON@ESCAMBIACLERK.COM



My Linda Johnson
Comm.: HH 622730
Expires: Jan. 2, 2029
Notary Public - State of Florida

3.19.2026
two days

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

****Lienholder claims must be filed within 120 days of the date of the surplus notice or they are barred.**

COMPLETE NOTARIZED FORM AND RETURN TO:

Escambia Clerk of the Circuit Court, Attn: Tax Deed Division, 221 Palafox Place, Ste 110, Pensacola FL 32502 or email form to:

taxdeeds@escambiaclerk.com

Clerk Contact Number: 850-595-4813

1. TAX DEED CASE INFORMATION

TAX DEED ACCOUNT NUMBER:

073237000

CERTIFICATE NUMBER:

03316 of 2023

SALE DATE:

Nov. 5, 2025

PROPERTY ADDRESS:

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

****NOTE: The Clerk must pay all valid liens before distributing surplus funds to a titleholder.**

☒ I claim the surplus proceeds resulting from the above tax deed sale.

☐ I am NOT making a claim and waive any claim I might have.

2. CLAIMANT'S INFORMATION

CLAIMANT'S NAME:

PenAir Credit Union

CONTACT NAME, IF APPLICABLE:

Savannah Sapp

MAILING ADDRESS:

1495 E Nine Mile Rd. Pensacola, FL 32514

TELEPHONE NUMBER:

850-505-3200

EMAIL ADDRESS:

Sappsa@penair.org

MAIL CHECK TO: (If different address)

Same

I am one of the following:

Lienholder: ☒ If claiming as a lienholder please complete Section 3.

Titleholder: ☐ If claiming as a titleholder please complete Section 4.

Other: ☐ Describe other: _____

3. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property)

MORTGAGE LIEN:

Book #

Page #

Amount due:

COURT JUDGMENT:

Book #

Page #

Amount due:

CONDO/HSA LIEN:

Book #

Page #

Amount due:

OTHER:

Describe other:

Amount due:

4. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property)

NATURE OF TITLE

DEED:

Book #

Page #

PROBATE ORDER:

Book #

Page #

OTHER:

Describe other:

****I hereby swear under oath and under penalty of perjury that all of the above information is true and correct.**

Amount of surplus claimed:

\$76,089.24

CLAIMANT SIGNATURE: Savannah Sapp

PRINTED NAME: Savannah Sapp

TO BE COMPLETED BY A NOTARY

STATE OF

Florida

COUNTY OF

Escambia

The foregoing Instrument was acknowledged before me by means of ☒ physical presence or ☐ online

notarization this 10th day of December, 2025, by known

NOTARY SIGNATURE:

Jennifer Granados

PRINTED NAME:

Jennifer Granados

Personally known ☒ Type of ID



PLEASE INCLUDE A COPY OF YOUR PHOTO ID
OR EMAIL IT TO MJOHNSON@ESCAMBIACLERK.COM

Mylanda Johnson (COC)

From: Savannah Sapp <sappsa@penair.org>
Sent: Wednesday, December 10, 2025 12:37 PM
To: COC TaxDeeds; Mylanda Johnson (COC)
Subject: [EXTERNAL]CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE - LANGDON
Attachments: CLAIM TO SUPRLUS PROCEEDS OF A TAX DEED SALE LANGDON.pdf

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I have attached a copy of a claim to surplus proceeds of a tax deed sale along with a copy of my photo ID. Please let me know if you need anything else.

Thank you,

Savannah Sapp | Senior Litigation Specialist

1495 E. Nine Mile Rd | Pensacola, FL 32514

T: 850-505-3200 x 7262 | F: 850-317-8358



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**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.

_____ /

NOTICE OF DROPPING A PARTY

The Plaintiff, PEN AIR FEDERAL CREDIT UNION, by and through its undersigned counsel and pursuant to Rule 1.250(b), Florida Rules of Civil Procedure, hereby voluntarily drops and dismisses the Defendant, Richard D. Langdon, Jr., from the above-described action without prejudice.

DATED this 5th day of October, 2022.

s/ Stephen Orsillo 

JAMES E. SORENSON (FL Bar #0086525)

D. TYLER VAN LEUVEN (FL Bar #0178705)

J. BLAIR BOYD (FL Bar #28840)

STEPHEN ORSILLO (FL Bar #89377)

ZAYDEE PORTOMENE (FL Bar #1018691) &

P. KOREN HARDY (FL Bar #1019363) of

Sorenson Van Leuven, PLLC

Post Office Box 3637

Tallahassee, Florida 32315-3637


Telephone (850) 388-0500/Facsimile (850) 391-6800

creservice@svllaw.com (E-Service E-Mail Address)

Attorneys for Plaintiff

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing has been furnished to Defendants, Andrea Margaret Castro, a/k/a Andrea Castro, 5503 W. Jackson Street, Pensacola, FL 32506-4647, by U.S. Mail or e-mail as indicated herein, this 5th day of October, 2022.

s/Stephen Orsillo 

Attorney

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

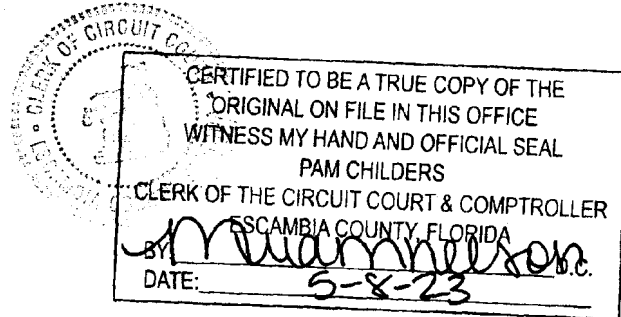
Plaintiff,

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

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

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


eSigned by CIRCUIT 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