



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

092533

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ELEVENTH TALENT B, LLC PO BOX 769 PALM CITY, FL 34991	Application date	Apr 17, 2025
Property description	LANG THORA J 719 WINTON AVE PENSACOLA, FL 32507 719 WINTON AVE 10-0634-000 LT 17 BLK 79 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 3038 P 819 OR 4254 P 1683	Certificate #	2023 / 4843
		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)
# 2023/4843	06/01/2023	251.10	86.63	337.73
→ Part 2: Total*				337.73

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)
# /					
Part 3: Total*					0.00

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)	337.73
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	712.73

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: <u>Candice Lewis</u>	<u>Escambia, Florida</u>
Signature, Tax Collector or Designee	Date <u>April 21st, 2025</u>

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.	16,096.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09/03/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

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

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500132

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ELEVENTH TALENT B, LLC
PO BOX 769
PALM CITY, FL 34991,

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
10-0634-000	2023/4843	06-01-2023	LT 17 BLK 79 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 3038 P 819 OR 4254 P 1683

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
ELEVENTH TALENT B, LLC
PO BOX 769
PALM CITY, FL 34991

04-17-2025
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:	352S311000017079						Year	Land	Imprv	Total	Cap Val
Account:	100634000						2024	\$15,000	\$53,762	\$68,762	\$32,193
Owners:	LANG THORA J						2023	\$15,000	\$50,891	\$65,891	\$31,256
Mail:	719 WINTON AVE PENSACOLA, FL 32507						2022	\$7,500	\$45,411	\$52,911	\$30,346
Situs:	719 WINTON AVE 32507						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: 🔑							2024 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	HOMESTEAD EXEMPTION				
05/1998	4254	1683	\$100	QC	N	📄	Legal Description				
07/1991	3038	819	\$26,900	WD	N	📄	LT 17 BLK 79 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S				
06/1983	1781	896	\$25,000	WD	N	📄	R 30/31 OR 3038 P 819 OR 4254 P 1683				
05/1979	1323	182	\$15,250	SC	N	📄	Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							None				

Parcel Information Section Map Id: 35-2S-31-4 Approx. Acreage: 0.1610 Zoned: HDMU Evacuation & Flood Information Open Report	<div style="text-align: right;">Launch Interactive Map</div> <div style="text-align: center;"> </div> <div style="text-align: center;"> View Florida Department of Environmental Protection(DEP) Data </div> <div style="text-align: center;">Buildings</div>
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Address: 719 WINTON AVE, Improvement Type: SINGLE FAMILY, Year Built: 1940, Effective Year: 1940, PA Building ID#: 110802

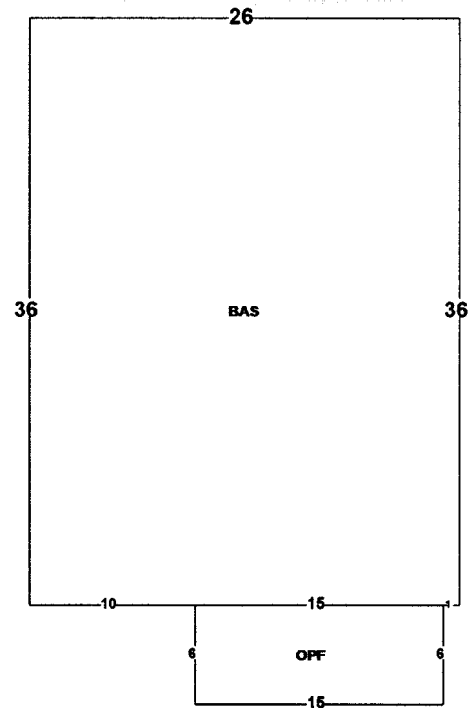
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-CARPET
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 **Areas - 1026 Total SF**

BASE AREA - 936

OPEN PORCH FIN - 90



Images



8/29/2019 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: 04/25/2025 (tc.4132)

Redeemed From Sale



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed Sales - Redeemed From Sale

Account: 100634000 Certificate Number: 004843 of 2023

Date Of
Redemption

5/5/2025



Clerk's Check

1

Clerk's Total

\$774.00

Postage

\$0.00

Tax Deed Court Registry \$740.00

Payor Name

THORA FREEMAN
719 WINTON AVE
PENSACOLA FL 32507



Notes



Submit

Reset

Print Preview

Print Receipt

Commit Redemption ☒

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ELEVENTH TALENT B LLC** holder of **Tax Certificate No. 04843**, 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:

LT 17 BLK 79 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 3038 P 819 OR 4254 P 1683

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100634000 (0925-33)

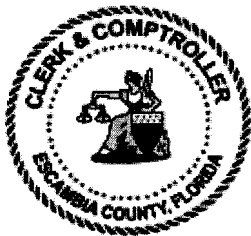
The assessment of the said property under the said certificate issued was in the name of

THORA J LANG

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 September, which is the **3rd day of September 2025**.

Dated this 5th 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

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9312, Page 819, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04843, issued the 1st day of June, A.D., 2023

TAX ACCOUNT NUMBER: 100634000 (0925-33)

DESCRIPTION OF PROPERTY:

LT 17 BLK 79 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 3038 P 819 OR 4254 P
1683

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: THORA J LANG

Dated this 5th day of May 2025.



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 #: 10-0634-000 CERTIFICATE #: 2023-4843

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: June 18, 2005 to and including June 18, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: June 20, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 20, 2025

Tax Account #: **10-0634-000**

1. The Grantee(s) of the last deed(s) of record is/are: **THORA J LANG**

By Virtue of Warranty Deed recorded 7/31/1991 in OR 3038/819 together with Quit Claim Deed recorded 5/7/1998 in OR 4254/1683

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. NONE

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 10-0634-000

Assessed Value: \$32,193.00

Exemptions: HOMESTEAD EXEMPTION

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:	<u>SEPT 3, 2025</u>
TAX ACCOUNT #:	<u>10-0634-000</u>
CERTIFICATE #:	<u>2023-4843</u>

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

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

THORA J LANG
719 WINTON AVE
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 20th day of June 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

June 20, 2025

Tax Account #:10-0634-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 17 BLK 79 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 3038 P 819 OR 4254 P
1683**

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-0634-000(0925-33)

OR BK 4254 PG1683
Escambia County, Florida
INSTRUMENT 98-481583

DEED DOC STAMPS PD @ ESC CO \$ 0.70
05/07/98 ERNIE LEE MAGAHA, CLERK
By: Sallie L. Arnold

STATE OF FLORIDA _____ }

COUNTY OF ESCAMBIA _____ }

QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed this 7 day of March, 1998, by **MURRAY E. LANG and THORA J. LANG, husband and wife**, first party, to **THORA J. LANG, a married woman**, whose tax identification number is _____ and whose post office address is **719 WINTON AVENUE, PENSACOLA, FL 32507**, second party. (Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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

LOT 17, BLOCK 79, BEACH HAVEN SUBDIVISION, BEING A PORTION OF SECTIONS 35 AND 54, TOWNSHIP 2 SOUTH, RANGE 30 AND 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT IN PLAT BOOK 46 AT PAGE 51 OF THE PUBLIC RECORDS OF SAID COUNTY.

Subject to that certain mortgage executed by **MURRAY E. LANG and THORA J. LANG**, husband and wife, to **FIRST UNION NATIONAL BANK OF FLORIDA** dated July 29, 1991, in the original principal amount of \$21,500.00, recorded in Official Records Book 3038 at Page 820 of the public records of Escambia County, Florida.

(Parcel Tax Identification Number 35-25-31-1000-017-079)

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

IN WITNESS WHEREOF, this instrument has been executed by the first party this 7 day of March, 1998.

Signed, sealed and delivered
in the presence of:

(1) Sallie L. Arnold
Print Name of above
Witness: SALLIE L. ARNOLD

(2) Judith Cantrell
Print Name of above
Witness: JUDITH CANTRELL

Murray E. Lang
MURRAY E. LANG

Thora J. Lang
THORA J. LANG

STATE OF FLORIDA, COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 7th day of MARCH, 1998, by **MURRAY E. LANG and THORA J. LANG**, who produced FLORIDA DRIVER LICENSE as identification, and who did / did not take an oath.

This instrument prepared **without benefit of search of title** by James J. Reeves Attorney at Law, 730 Bayfront Pkwy., 4-B, Pensacola, FL 32501

RCD May 07, 1998 10:17 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-481583