

19-173

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800639

Date of Tax Deed Application
Aug 28, 2018

This is to certify that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**, holder of **Tax Sale Certificate Number 2016 / 1448**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **03-3520-540**

Cert Holder:
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

Property Owner:
CHARLES BARBARA F
1403 E HATTON ST
PENSACOLA, FL 32503
UNIT 1823 BLDG 18 VILLAS ON THE SQUARE PHASE VII A LSO
1/108 INT IN COMMON ELEMENTS OR 4573 P 808 SH (Full legal attached.)

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2016/1448	03-3520-540	06/01/2016	1,060.11	53.01	1,113.12
2017/1436	03-3520-540	06/01/2017	1,052.19	52.61	1,104.80

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2018/1477	03-3520-540	06/01/2018	1,009.27	6.25	50.46	1,065.98

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	3,283.90
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	3,658.90

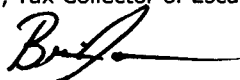
Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	12.50
19. Total Amount to Redeem	

Done this the 4th day of September, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: March 4, 2019

By



*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
03-3520-540 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800639

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154,

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
03-3520-540	2016/1448	06-01-2016	UNIT 1823 BLDG 18 VILLAS ON THE SQUARE PHASE VII A LSO 1/108 INT IN COMMON ELEMENTS OR 4573 P 808 SHE ET J

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, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

08-28-2018
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[← Navigate Mode](#) [Account](#) [Reference](#)
[Printer Friendly Version](#)

General Information

Reference: 331S302000823018
Account: 033520540
Owners: CHARLES BARBARA F
Mail: 1403 E HATTON ST
 PENSACOLA, FL 32503
Situs: 5001 GRANDE DR 1823 32504
Use Code: CONDO-RES UNIT
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2018		\$0	\$63,616	\$52,800
2017		\$0	\$48,000	\$48,000
2016		\$0	\$49,500	\$49,500

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)
[➤ File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/2000	4573	808	\$50,000	WD	View Instr
09/1991	3054	268	\$38,000	WD	View Instr
12/1988	2634	460	\$38,000	WD	View Instr
12/1987	2492	367	\$38,000	CT	View Instr

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

2018 Certified Roll Exemptions

None

Legal Description

UNIT 1823 BLDG 18 VILLAS ON THE SQUARE PHASE VII ALSO 1/108 INT IN COMMON ELEMENTS OR 4573 P 808 SHEET J

Extra Features

None

Parcel Information

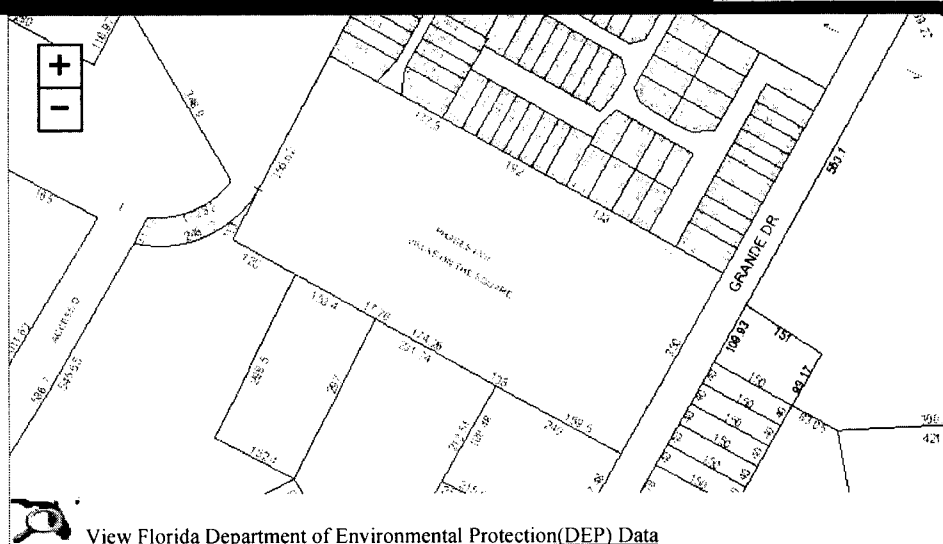
[Launch Interactive Map](#)

Section Map Id:
 33-1S-30-3

Approx. Acreage:
 6.0436

Zoned:
 R-ZL

Evacuation & Flood Information
[Open Report](#)



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

Buildings

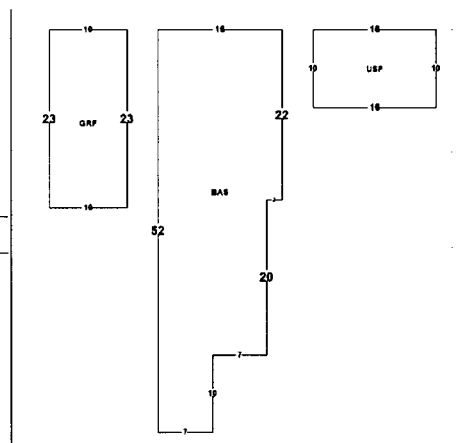
Address: 5001 GRANDE DR 1823, Year Built: 1985, Effective Year: 1985

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL SIDING-LAP AAVG
 FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1092 Total SF
BASE AREA - 702
GARAGE FIN - 230
UPPER STORY FIN - 160



Images

None

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:09/10/2018 (tc.8131)

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

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 033520540 Certificate Number: 001448 of 2016

Payor: BARBARA F CHARLES 1403 E HATTON ST PENSACOLA, FL 32503 **Date 12/05/2018**

Clerk's Check #	4462309049	Clerk's Total	\$497.75
Tax Collector Check #	1	Tax Collector's Total	\$4,055.58
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$0.00
		Prep Fee	\$0.00
		Total Received	\$4,652.83

\$4,047.93

PAM CHILDERS
Clerk of the Circuit Court

Received By
Deputy Clerk

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

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

**Case # 2016 TD 001448
 Redeemed Date 12/05/2018**

Name BARBARA F CHARLES 1403 E HATTON ST PENSACOLA, FL 32503

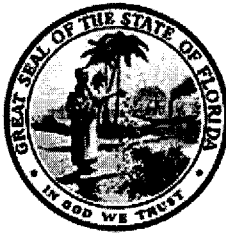
Clerk's Total = TAXDEED	\$497.25	
Due Tax Collector = TAXDEED	\$4,055.58	4047.93
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$0.00	
Release TDA Notice (Prep Fee) = TD4	\$0.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 033520540 Certificate Number: 001448 of 2016

Redemption
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 03/04/2019	Redemption Date 12/05/2018 12/05
Months	7	4
Tax Collector	\$3,658.90	\$3,658.90
Tax Collector Interest	\$384.18	\$219.53
Tax Collector Fee	\$12.50	\$12.50
Total Tax Collector	\$4,055.58	\$3,890.93 <i>ITC</i>
Record TDA Notice	\$0.00	\$0.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$27.00
Total Clerk	\$497.25	\$477.00 <i>CH</i>
Release TDA Notice (Recording)	\$0.00	\$0.00
Release TDA Notice (Prep Fee)	\$0.00	\$0.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$4,652.83	\$4,367.93
	Repayment Overpayment Refund Amount	\$284.90
Book/Page		

Notes



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



SCAN TO PAY ONLINE

2018 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
03-3520-540	16		331S302000823018

CHARLES BARBARA F
1403 E HATTON ST
PENSACOLA, FL 32503

PROPERTY ADDRESS:
5001 GRANDE DR 1823

EXEMPTIONS:

19-173

PRIOR YEAR(S) TAXES OUTSTANDING

16/01448

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	52,800	0	52,800	349.35
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	63,616	0	63,616	135.18
BY STATE LAW	4.2000	63,616	0	63,616	267.19
PENSACOLA	4.2895	52,800	0	52,800	226.49
WATER MANAGEMENT	0.0338	52,800	0	52,800	1.78
M.S.T.U. LIBRARY	0.3590	52,800	0	52,800	18.96

TOTAL MILLAGE 17.6238 AD VALOREM TAXES \$998.95

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

UNIT 1823 BLDG 18 VILLAS ON THE SQUARE
PHASE VII ALSO 1/108 INT IN COMMON ELEMEN
See Additional Legal on Tax Roll

SW STORMWATER(CITY OF PENSACOLA) 31.79

NON-AD VALOREM ASSESSMENTS \$31.79

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$1,030.74

If Paid By Please Pay	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
	\$989.51	\$999.82	1,010.13	1,020.43	1,030.74

RETAIN FOR YOUR RECORDS

2018 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford

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, 2018
	989.51
AMOUNT IF PAID BY	Dec 31, 2018
	999.82
AMOUNT IF PAID BY	Jan 31, 2019
	1,010.13
AMOUNT IF PAID BY	Feb 28, 2019
	1,020.43
AMOUNT IF PAID BY	Mar 31, 2019
	1,030.74

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
03-3520-540
PROPERTY ADDRESS
5001 GRANDE DR 1823

CHARLES BARBARA F
1403 E HATTON ST
PENSACOLA, FL 32503

1 033520540 2018 6



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

December 11, 2018

TLGFY LLC CAPITAL ONE NA AS COLLATER
PO BOX 54347
NEW ORLEANS LA 70154

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

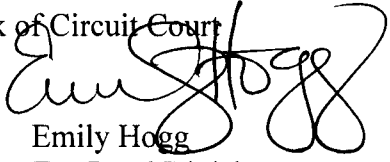
TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 006020	\$450.00	\$20.25	\$470.25
2016 TD 001680	\$450.00	\$20.25	\$470.25
2016 TD 001731	\$450.00	\$33.75	\$483.75
2016 TD 001448	\$450.00	\$27.00	\$477.00

TOTAL \$1,901.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

Redeemed

19-173

PROPERTY INFORMATION REPORT

File No.: 14872

December 5, 2018

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 12-05-1998, through 12-05-2018, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Barbara F. Charles

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

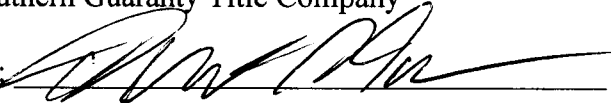
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

December 5, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14872

December 5, 2018

Unit 1823, Building 18, Phase VII, Villas on the Square Condominium, a condominium, and its undivided share of the common elements according to the Declaration of said condominium recorded in Official Records Book 1955 at page 61 of the public records of Escambia County, Florida, and all amendments thereto.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14872

December 5, 2018

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. That certain mortgage executed by Barbara F. Charles in favor of Compass Bank dated 06/22/2007 and recorded 07/13/2007 in Official Records Book 6181, page 1843 of the public records of Escambia County, Florida, in the original amount of \$73,000.00.
2. Condominium Lien filed by Villas on the Square Condominium Association recorded in O.R. Book 6432, page 1498, and O.R. Book 7904, page 934.
3. Taxes for the year 2015-2017 delinquent. The assessed value is \$63,616.00. Tax ID 03-3520-540.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 3-4-2019

TAX ACCOUNT NO.: 03-3520-540

CERTIFICATE NO.: 2016-1448

In compliance with Section 197.256, 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

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Barbara F. Charles
1403 E. Hatton St.
Pensacola, FL 32503
and
5001 Grande Dr., Unit 1823
Pensacola, FL 32504

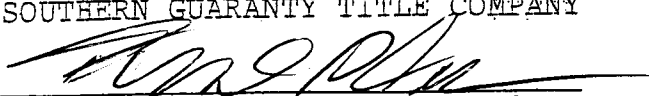
Compass Bank
P.O. Box 10566
Mail Code: AL BI CH TXA
Birmingham, AL 35296

C T Corp. (Reg Agent for Compass Bank
1200 S. Pine Island Rd.
Plantation, FL 33324

Villas on the Quare Condo. Assoc. of
Pensacola
P.O. Box 12507
Pensacola, FL 32591

Certified and delivered to Escambia County Tax Collector,
this 7th day of December, 2018.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

This Warranty Deed

OR BK 4573 PG0808
Escambia County, Florida
INSTRUMENT 2000-745954

Made this 19th day of June A.D. 2000
by Isaac Brigham, an unmarried man

DEED DOC STAMPS PD @ ESC CO \$ 350.00
06/23/00 ERNIE LEE WRIGHT, CLERK
By: *[Signature]*

hereinafter called the grantor, to
Barbara F. Charles

whose post office address is:
5001 Grande Drive, Unit 1823
Pensacola, Florida 32504
Grantees' SSN: XXXXXXXXXX

Document modified
pursuant to Section
119.07 F.S.

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

SEE ATTACHED SCHEDULE A

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 33-18-30-2000-823-018

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 99

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

Signed, sealed and delivered in our presence:

[Signature]
Name: Lisa Mix
[Signature]
Name: Crystal B. Davis

[Signature]
Name & Address: Isaac Brigham
1699 Condor Drive
Cantonment, FL. 32533

Name: _____
Name: _____

Name & Address: _____
Name & Address: _____

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 19th day of June, 2000, by
Isaac Brigham, an unmarried man

who is personally known to me or who has produced as identification.

Return to
Lawyers Title Agency of
North Florida, Inc.
P.O. Box 12027
Pensacola, FL 32589

a current driver's license

Notary Public

Print Name:

My Commission Expires:

CRYSTAL B. DAVIS

My Comm. Exp. Sept. 12, 2001

No. CC657914

THIS INSTRUMENT PREPARED BY:
Crystal B. Davis, an employee of
Lawyers Title Agency of North Florida, Inc.
2100 Creighton Road
Pensacola, Florida 32504
File No: 3A-60473

CONDOMINIUM PARCEL: Unit 1823, Building 18, Phase 7, Villas on the Square, a Condominium, according to Declaration of Condominium dated the 20th day of July, 1984, and recorded in the public records of Escambia County, Florida, on the 27th day of August, 1984, at 3:29 P.M., under Comptroller's File for Record No. 313323, and in Official Record Book 1955, at Pages 61 through 254, and as amended by Supplemental Declarations of Condominium to add subsequent Phases 2, 3, 4, 5 and 6, respectively, of record in Escambia County, Florida, and according to Supplemental Declaration to add subsequent Phase 7 dated June 25, 1985, and recorded on June 28, 1985 at 10:27 A.M. under Comptroller's File for Record No. 379547 and in Official Record Book 2083, at Pages 258 through 314 of said public records together with all of its appurtenances, including without limitation, its undivided interest in the common elements, according to the Declaration.

OR BK 4573 P60810
Escambia County, Florida
INSTRUMENT 2000-745954

RCD Jun 23, 2000 03:34 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-745954

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 5001 Grande Drive

Legal Address of Property: 5001 Grande Drive

The ^{city of} County () has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Isaac Brigham

WITNESSES AS TO SELLER(S):

Print name: _____

Crystal B Davis

Print name: _____

Isaac Brigham

Isaac Brigham

WITNESSES AS TO BUYER(S):

Print name: _____

Crystal B Davis

Print name: _____

Barbara F. Charles

Barbara F. Charles

This form approved by the
Escambia County Board of
County Commissioners
Effective: 4/15/95

RECORDATION REQUESTED BY:

Compass Bank
PENSACOLA CORDOVA
5055 BAYOU BOULEVARD
PENSACOLA, FL 32504

WHEN RECORDED MAIL TO:



CHARLES, BARBARA F

Record and Return To:
Fiserv Lending Solutions
600A N. John Rodes Blvd
MELBOURNE, FL 32934

This Mortgage prepared by:

Name: TAMARA WHITE, Document Preparer
Company: Compass Bank
Address: P.O. Box 10343, Birmingham, AL 35203



06500004365760001418856TSYS0745

MORTGAGE

FOR USE WITH SECURED REVOLVING CREDIT AGREEMENT

MAXIMUM LIEN. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$73,000.00, plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

THIS MORTGAGE dated June 22, 2007, is made and executed between BARBARA F CHARLES, UNMARRIED, WHOSE ADDRESS IS 1403 E HATTON ST PENSACOLA FL 32503 (referred to below as "Grantor") and Compass Bank, whose address is 5055 BAYOU BOULEVARD, PENSACOLA, FL 32504 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Escambia County, State of Florida:

See Attached Schedule A

The Real Property or its address is commonly known as 5001 GRANDE DR UNIT 1823, Pensacola, FL 32504.

CROSS-COLLATERALIZATION. In addition to the Credit Agreement, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Credit Agreement, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

REVOLVING LINE OF CREDIT. This Mortgage secures the indebtedness including, without limitation, a revolving line of credit under which, upon request by Grantor, Lender, within twenty (20) years from the date of this Mortgage, may make future advances to Grantor. Such future advances, together with interest thereon, are secured by this Mortgage. Such advances may be made, repaid, and remade from time to time, subject to the limitation that the total outstanding balance owing at any one time, not including finance charges on such balance at a fixed or variable rate or sum as provided in the Credit Agreement, any temporary overages, other charges, and any amounts expended or advanced as provided in either the indebtedness paragraph or this paragraph, shall not exceed the Credit Limit as provided in the Credit Agreement. It is the intention of Grantor and Lender that this Mortgage secures the balance outstanding under the Credit Agreement from time to time from zero up to the Credit Limit as provided in the Credit Agreement and any intermediate balance.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF EACH OF GRANTOR'S AGREEMENTS AND OBLIGATIONS UNDER THE CREDIT AGREEMENT WITH THE CREDIT LIMIT OF \$73,000.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in good condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership

**MORTGAGE
(Continued)**

Loan No: 4355760001418856

Page 7

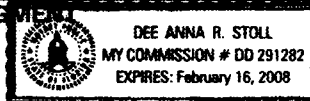
limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.**Real Property.** The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.**Related Documents.** The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the indebtedness.**Rents.** The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.****GRANTOR:**

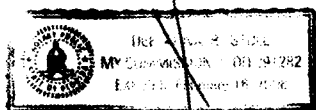
x Barbara F. Charles
 BARBARA F CHARLES

WITNESSES:

x Alicia R. Boyett
 x Lindsay Wiley

INDIVIDUAL ACKNOWLEDGMENTSTATE OF FloridaCOUNTY OF Escambia

The foregoing instrument was acknowledged before me this 22nd day of June, 2007
 by BARBARA F CHARLES, who is personally known to me or who has produced FLDL as identification
 and did / did not take an oath.



(Signature of Person Taking Acknowledgment)

(Name of Acknowledger Typed, Printed or Stamped)

(Title or Rank)

(Serial Number, if any)

H177FJY9

SCHEDULE A

THE FOLLOWING REAL PROPERTY SITUATE IN COUNTY OF ESCAMBIA AND STATE OF FLORIDA, DESCRIBED AS FOLLOWS:

CONDOMINIUM PARCEL: UNIT 1823, BUILDING 18, PHASE 7, VILLAS ON THE SQUARE, A CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM DATED THE 20TH DAY OF JULY 1984, AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, ON THE 27TH DAY OF AUGUST, 1984, AT 3:29 P.M., UNDER COMPTROLLER'S FILE FOR RECORD NO. 313323, AND IN OFFICIAL RECORDS BOOK 1955, AT PAGES 61 THROUGH 254, AND AS AMENDED BY SUPPLEMENTAL DECLARATION OF CONDOMINIUM TO ADD SUBSEQUENT PHASE 2, 3, 4, 5 AND 6, RESPECTIVELY, OF RECORD ESCAMBIA COUNTY, FLORIDA, AND ACCORDING TO SUPPLEMENTAL DECLARATION TO ADD SUBSEQUENT PHASE 7 DATED JUNE 25, 1985, AND RECORDED ON JUNE 28, 1985 AT 10.27 A.M. UNDER CONTROLLER'S FILE FOR RECORD NO. 379547 AND IN OFFICIAL RECORDS BOOK 2083, AT PAGES 258 THROUGH 314 OF SAID PUBLIC RECORDS TOGETHER WITH ALL OF ITS APPURTENANCES, INCLUDING WITHOUT LIMITATION, ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION.

PARCEL ID: 33-1S-30-2000-823-018

PROPERTY ADDRESS: 5001 GRANDE DR APT 1823

This instrument prepared by:
Jeffrey T. Sauer
Smith, Sauer & DeMaria
P.O. Box 12446
Pensacola, FL 32591

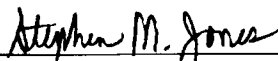
STATE OF FLORIDA
COUNTY OF ESCAMBIA

CLAIM OF LIEN

BEFORE ME, the undersigned authority, personally appeared Steve Jones who, being duly sworn, deposes and says that he is the Secretary for Villas on the Square Condominium Association of Pensacola, Inc., a Florida corporation not-for-profit (the "Association") whose physical address is 5001 Grande Dr., Pensacola, FL, 32504 and whose mailing address is P.O. Box 12507, Pensacola, FL, 32591, and that in accordance with the provisions of Florida Statutes Section 718.116 and the Declaration of Condominium of Villas on the Square Condominium, a condominium, said Declaration being recorded in Official Records Book 1955 at page 61, of the public records of Escambia County, Florida, and all amendments thereto, the Association hereby claims a lien for assessments for the following sums: a special assessment due January 1, 2009, in the amount of **\$2,000.00**, a portion of a special assessment due May 1, 2008, in the amount of **\$1,000.00**; regular assessments for the months of December, 2008, (portion) through January, 2009, in the amount of **\$452.00**, finance charges in the amount of **\$121.47**; together with costs and attorney's fees of **\$350.00**, for a total of **\$3,923.47**, all of which is now due along with those assessments, costs and attorney's fees, which may accrue subsequent to the recording of this lien, against the following condominium parcel in Escambia County, Florida, to-wit:

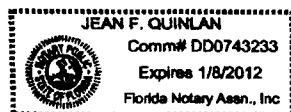
Unit 1823, Building 18, Phase VII, Villas on the Square Condominium, a condominium, and its undivided share of the common elements according to the Declaration of said condominium recorded in Official Records Book 1955 at page 61 of the public records of Escambia County, Florida, and all amendments thereto.

RECORD OWNER(S): Barbara F. Charles



Steve Jones, Secretary
Villas on the Square Condominium
Association of Pensacola, Inc.

Sworn to and subscribed before me this 20th day of January, 2009, and the foregoing instrument was acknowledged before me this same day by Steve Jones as Secretary for Villas on the Square Condominium Association of Pensacola, Inc., a Florida Corporation, on behalf of the corporation. He is ☒ personally known to me or () produced _____ as identification.





Printed name: JEAN F. QUINLAN
NOTARY PUBLIC
My commission expires: 1/8/2012

THIS INSTRUMENT PREPARED BY:
Suzanne Blankenship
Coastal Association Law Group, P.L.
139 E. Government Street
Pensacola, Florida 32502
(850) 466-3255
Our File No. 18-10-3612

CLAIM OF LIEN

STATE OF FLORIDA

COUNTY OF ESCAMBIA

This is a claim of lien for unpaid assessments and interest on such assessments, together with reasonable attorney's fees and costs incurred by the undersigned Association, whose address is 5001 Grande Drive, Pensacola, Florida 32504, incident to the collection of the assessments and enforcement of this lien, which is granted by Section 718.116, Florida Statutes, and the Declaration of Villas on the Square Condominium Association of Pensacola, Inc., A Condominium, dated July 20, 1984, and recorded August 27, 1984, in Official Records Book 1955, at Page 0061 of the public records of Escambia County, Florida, and all supplements and amendments thereto, upon the following described property in Escambia County, Florida:

CONDOMINIUM PARCEL: UNIT 1823, BUILDING 18, PHASE 7, VILLAS ON THE SQUARE, A CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM DATED 20TH DAY OF JULY, 1984, AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, ON THE 27TH DAY OF AUGUST, 1984, AT 3:29 P.M., UNDER COMPTROLLER'S FILE FOR RECORD NO. 313323, AND IN OFFICIAL RECORD BOOK 1955, AT PAGES 61 THROUGH 254, AND AS AMENDED BY SUPPLEMENTAL DECLARATIONS OF CONDOMINIUM TO ADD SUBSEQUENT PHASES 2, 3, 4, 5, AND 6, RESPECTIVELY, OF RECORD IN ESCAMBIA COUNTY, FLORIDA, AND ACCORDING TO SUPPLEMENTAL DECLARATION TO ADD SUBSEQUENT PHASE 7 UNDER COMPTROLLER'S FILE FOR RECORD NO. 379547 AND IN OFFICIAL RECORD BOOK 2083, AT PAGES 258 THROUGH 314 OF SAID PUBLIC RECORDS TOGETHER WITH ALL OF ITS APPURTENANCES, INCLUDING WITHOUT LIMITATION, ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION.

The property address is 5001 Grande Drive, Unit 1823, Building 18, Pensacola, FL 32504. The record owner of the above-described property is Barbara F. Charles whose address is 1403 E Hatton Street, Pensacola, Florida 32503.

This Claim of Lien is to secure the payment of the assessments against the owners by the undersigned Association in the following amounts (less any partial payments applied in accordance with Florida law), as well as all amounts which may accrue subsequent to this date:

<u>Item</u>	<u>Amount</u>
Assessments due July 1, 2017	\$320.00
Assessments due August 1, 2017	\$320.00
Assessments due September 1, 2017	\$320.00
Assessments due October 1, 2017	\$320.00
Assessments due November 1, 2017	\$320.00
Assessments due December 1, 2017	\$320.00
Assessments due January 1, 2018	\$320.00
Assessments due February 1, 2018	\$320.00

Assessments due March 1, 2018 \$320.00
Assessments due April 1, 2018 \$320.00

In addition, pursuant to Section 7.2 of the Declaration of Condominium, the foregoing assessments bear interest at the rate of eighteen percent (18%) per annum from the date each assessment became due, late fees, reasonable attorney's fees, and costs incident to the collection and enforcement of this lien.

EXECUTED this 22 day of May, 2018.

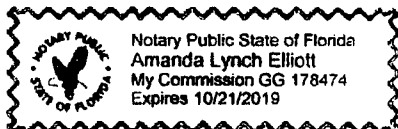
VILLAS ON THE SQUARE
CONDOMINIUM ASSOCIATION OF
PENSACOLA, INC.

By: Susan Moody
SUSAN MOODY, its Authorized Agent

STATE OF FLORIDA

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 22 day of May, 2018, by Susan Moody, as Authorized Agent of Villas on the Square Condominium Association of Pensacola, Inc.



Amanda Lynch Elliott
NOTARY PUBLIC

Print Name: Amanda Lynch Elliott

☒ Personally Known
OR

☐ Produced Identification
Type of Identification Produced _____

I HEREBY CERTIFY that a true copy of the foregoing Claim of Lien has been furnished by Certified U.S. Mail, Return Receipt Requested and Regular U.S. Mail, to Barbara F. Charles, 1403 E Hatton Street, Pensacola, Florida 32503, on this 23 day of May, 2018.

Suzanne Blankenship
SUZANNE BLANKENSHIP

Coastal Association Law Group, P.L.
139 E. Government Street
Pensacola, Florida 32502
(850) 466-3255

Attorneys for Villas on the Square Condominium
Association of Pensacola, Inc.