

18-422

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800205

Date of Tax Deed Application
Apr 25, 2018

This is to certify that **ATCF II FLORIDA-A, LLC**, holder of **Tax Sale Certificate Number 2016 / 4753**, 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: **09-2018-315**

Cert Holder:
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

Property Owner:
HEGMAN JAMES E
6222 FOUNDING DR
KATY, TX 77449-4259
BEG AT NE COR OF LT 1 SAUFLEY EST PB 10 P 16 N 20 DEG 29 MIN 19
SEC E ALG W R/W LI OF WYNDOTTE RD (6 (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
2016/4753	09-2018-315	06/01/2016	1,232.84	61.64	1,294.48

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
2017/4665	09-2018-315	06/01/2017	1,237.42	6.25	61.87	1,305.54

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
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

2,600.02

0.00

1,141.46

200.00

175.00

4,116.48

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, If Applicable Per Florida Statutes
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
18. Redemption Fee
19. Total Amount to Redeem

6.25

Done this the 1st day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: October 1, 2018

By

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
09-2018-315 2016

BEG AT NE COR OF LT 1 SAUFLEY EST PB 10 P 16 N 20 DEG 29 MIN 19 SEC E ALG W R/W LI OF WYNDOTTE RD (6 6 FT R/W) 350 FT FOR POB N 69 DEG 31 MIN 18 SEC W 274 70/100 FT TO W LI OF LT 3 N 20 DEG 39 MIN 19 S EC E 100 FT S 69 DEG 31 MIN 18 SEC E 274 41/100 FT TO W R/W OF RD S 20 DEG 29 MIN 19 SEC W 100 FT TO POB OR 5617 P 1146 LESS MINERAL RIGHTS

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800205

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ATCF II FLORIDA-A, LLC
PO BOX 54972
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
09-2018-315	2016/4753	06-01-2016	BEG AT NE COR OF LT 1 SAUFLEY EST PB 10 P 16 N 20 DEG 29 MIN 19 SEC E ALG W R/W LI OF WYNDOTTE RD (6 6 FT R/W) 350 FT FOR POB N 69 DEG 31 MIN 18 SEC W 274 70/100 FT TO W LI OF LT 3 N 20 DEG 39 MIN 19 S EC E 100 FT S 69 DEG 31 MIN 18 SEC E 274 41/100 FT TO W R/W OF RD S 20 DEG 29 MIN 19 SEC W 100 FT TO POB OR 5617 P 1146 LESS MINERAL RIGHTS

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
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

04-25-2018
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference

Printer Friendly Version

General Information	
Reference:	401S311104002240
Account:	092018315
Owners:	HEGMAN JAMES E
Mail:	6222 FOUNDING DR KATY, TX 77449-4259
Situs:	6377 WYNDOTTE RD 32526
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	BELLVIEW/BELLVIEW/PINE FOREST
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$14,963	\$53,642	\$68,605	\$68,605
2016	\$14,963	\$51,946	\$66,909	\$66,909
2015	\$14,963	\$52,606	\$67,569	\$67,569

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

➤ [File for New Homestead Exemption Online](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/2005	5617	1146	\$97,500	WD	View Instr
03/2001	4684	150	\$47,900	WD	View Instr
06/1979	1340	474	\$26,400	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2017 Certified Roll Exemptions

None

Legal Description

BEG AT NE COR OF LT 1 SAUFLEY EST PB 10 P 16 N 20 DEG 29 MIN 19 SEC E ALG W R/W LI OF WYNDOTTE RD (66 FT R/W) 350...

Extra Features

None

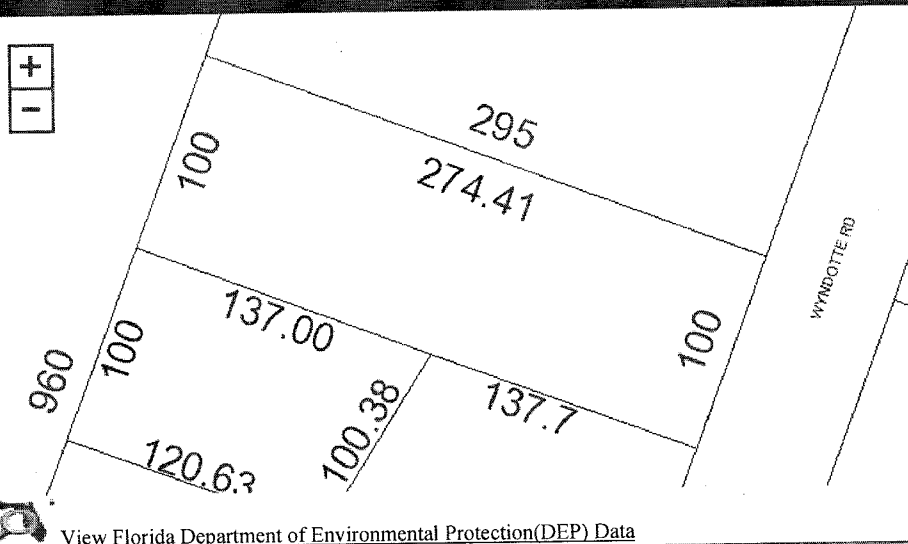
Parcel Information

Section Map Id:
40-1S-31-1

Approx. Acreage:
0.6300

Zoned:
LDR

Evacuation & Flood Information
[Open Report](#)



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

[Launch Interactive Map](#)

Buildings

Address: 6377 WYNDOTTE RD, Year Built: 1979, Effective Year: 1979

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1

18-422

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 14456

July 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 07-05-1998, through 07-05-2018, and said search reveals the following:

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

James E. Hegman

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

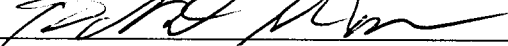
4. Taxes:

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: 

July 5, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14456

July 5, 2018

401S311104002240 - Full Legal Description

BEG AT NE COR OF LT 1 SAUFLEY EST PB 10 P 16 N 20 DEG 29 MIN 19 SEC E ALG W R/W LI OF WYNDOTTE RD (66 FT R/W) 350 FT FOR POB N 69 DEG 31 MIN 18 SEC W 274 70/100 FT TO W LI OF LT 3 N 20 DEG 39 MIN 19 SEC E 100 FT S 69 DEG 31 MIN 18 SEC E 274 41/100 FT TO W R/W OF RD S 20 DEG 29 MIN 19 SEC W 100 FT TO POB OR 5617 P 1146 LESS MINERAL RIGHTS

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14456

July 5, 2018

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

1. That certain mortgage executed by James E. Hegman in favor of U.S.Small Business Administration dated 03/16/2005 and recorded 04/14/2005 in Official Records Book 5617, page 1150 of the public records of Escambia County, Florida, in the original amount of \$99,300.00.
2. Taxes for the year 2015-2017 delinquent. The assessed value is \$68,605.00. Tax ID 09-2018-315.

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: 10-1-2018

TAX ACCOUNT NO.: 09-2018-315

CERTIFICATE NO.: 2016-4753

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.

James E. Hegman
6222 Founding Dr.
Katy, TX 77449
and
6377 Wyndotte Rd.
Pensacola, FL 32526

U.S. Small Business Administration
801 Tom Martin Dr., Ste 120
Birmingham, AL 35211

Certified and delivered to Escambia County Tax Collector,
this 9th day of July, 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.

Return to: Carol Eubanks
Name: Southland Acquire Land Title, LLC
Address: 1120 North 12th Avenue
Pensacola, Florida 32501

This Instrument Prepared:
Carol Eubanks
Southland Acquire Land Title, LLC
1120 North 12th Avenue
Pensacola, Florida 32501
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
40-1S-31-1104-002-240
Grantee(s) S.S.#(s):
File No:3012817

WARRANTY DEED

This Warranty Deed Made the 08th day of April, 2005, by Michael A. Barker, a single man, ,
hereinafter called the grantor, whose post office address is: 1866 East Wheat Loop, Yuma, Arizona
85365

to James ^E ~~A.~~ Hegman, a single man, whose post office address is: 6377 Wyndotte Road, Pensacola,
Florida 32526, hereinafter called the grantee,
^{JEH}

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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:

Commencing at the NE corner of Lot 1 of Saufley Estates Subdivision, according to Plat recorded in Plat Book 10 at
Page 16 of the public records of Escambia County, Florida; thence N20°29'19"E and along the West R/W line of
Wyndotte Road (66' R/W) for 350.00 feet and P.O.B.; thence N69°31'18"W for 274.70 feet to the West line of Lot
3 as recorded in Deed Book 207 at page 86; thence N20°39'19"E for 100.00 feet; thence S69°31'18"E for 274.41
feet to the West R/W line of said road; thence S20°29'19"W along said R/W line for 100.00 feet to P.O.B. All lying
and being in Section 40, Township 1 South, Range 31 West, Escambia County, Florida.

The property is the homestead of the Grantor(s).

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 2005, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: DAVID A REESE II Michael A Barker
Printed Name: DAVID A REESE II Michael A. Barker

Witness Signature: JAMES R. HEGMAN
Printed Name: JAMES R. HEGMAN

Witness Signature: _____
Printed Name: _____

Witness Signature: _____
Printed Name: _____

STATE OF Arizona
COUNTY OF Yuma

The foregoing instrument was acknowledged before me this 8th day of April, 2005, by Michael A.
Barker, a single man, who is/are personally known to me or who has/have produced driver license(s) as
identification.

My Commission Expires:



JOAN-MARIE A. JOHNSON
Notary Public - Arizona
Yuma County
Expires 08/14/06

Joan Marie A. Johnson
Printed Name: JOAN-MARIE A. JOHNSON
Notary Public
Serial Number

MAR 22 2005 8:59AM

EXIT REALTY NFI HEALTH

No. 4176 P. 2
855555.77 .02

**ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
1300 WEST GREGORY STREET
PENSACOLA, FL 32501**

March 21, 2005



Michael A. Barker
c/o Diane Gagnon
EXIT Realty, N.F.I.
4400 Bayou Boulevard, Suite 10
Pensacola, FL 32503

RE: Three Bedroom
Single Family Residence
8377 Wyndotte Road
Pensacola, FL 32526
Parcel ID No: 40-1S-31-1104-002-240

Dear Mr. Barker:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location on March 18, 2005. The condition(s) stated below outline the department's assessment of the OSTDS:

Status of Property:

The premise was vacant at the time of our inspection and no overflows were observed. No sanitary nuisances or violations were noted. Because there were no occupants living in the residence, no sewage flow was being generated; therefore, our ability to fully assess the functionality of the system was limited.

Septic Tank Compartment:

The condition of the internal structure of the tank compartment could not be determined because the tank was not opened for a visual inspection. However, a limited external inspection of the tank was conducted.

- No structural deficiencies were noted.

Drainfield System:

The drainfield system was probed and the soil adjacent to the drainfield was augured to assess the system's functionality.

- It appeared that the ground over the drainfield had been compacted by vehicular traffic. Vehicular traffic and parking over a drainfield should be restricted to avoid compaction and potential failure of the drainfield.

Conclusion:

- No action is required. With the data available to us at the time of the inspection, the system appeared to be in satisfactory condition.

This letter will be honored for a period of nine months. If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,

Mary M. Beverly, REHS
Environmental Supervisor I

MMB/hd/ms
OSTDS # 05-8304
Fax to: Diane Gagnon, 475-5333

MAR-Mar. 22. 2005 8:59AM

EXIT REALTY NFI HEALTH



Bureau of Laboratories
Jacksonville, Miami, Pensacola,
Tampa, West Palm Beach

102956

00408

SAMPLE COLLECTION FOR DRINKING WATER BACTERIOLOGICAL ANALYSIS

Press hard, (6) copies (Page 1 of 1)

Analysis Requested: (please check all that apply):

- ☒ Standard Coliform Test
☐ HPC
☐ Other: _____

System/Owner's Name: Michael A. BarkerCounty: EscambiaCollector: MarkCollector Phone #: 555-6225Collection Address: 6377 W. 1st St.Collection City: PensacolaCollection State: FLCollection Zip: 32506

Comments: _____

The following information must be completed if requesting DEP compliance drinking water analysis

System I.D. Number: 1759-0002

System Phone Number: _____

District: 24

Type of Supply (check appropriate box):

- ☐ Community water system
☒ Private well

- ☐ Noncommunity water system
☐ Swimming pool

- ☐ Nontransient/Noncommunity
☐ Bottled water

- ☐ Limited Use system
☐ Other: _____

Type of Sample (check appropriate box):

- ☐ Compliance
☐ Repeat

- ☐ Main Clearance
☐ Replacement

- ☐ Well Survey
☒ Other: _____

To be completed by collector of sample							To be completed by lab				
Coll. No.	Sample Point (Location or Specific Address)	Date Coll.	Time Coll.	Raw/ Dist.	Cl Res'd	pH	Analysis Method:		Total Coliform	E.coli	Lab Number
							Non Coliform	MF			
7	Well 5/Apt	3/15	2:00	Raw	1	5.8			A		059430

All tests are performed in accordance with NELAC standards.

A = coliforms are absent; P = coliforms are present; C = confluent growth; TNTC = too numerous to count
MF = SM9222B + D; MTF = 9221B + EC/MUG; MMO/MUG = SM9223B; HPC = SM9218B

Name and Mailing Address of Person to Receive Report

Exit Realty NFI
1301 West Gregory
Pensacola, FL 32501

Satisfactory

- ☐ Incomplete Collection Information
☐ Repeat Samples
☐ Replacement Samples

Date Reported: 3-16-05Reviewing Official: MarkTitle: ES II

DH 035, 3/04 Received Time Mar. 22. 8:05AM

TOTAL P.01

File No: 3012817

**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, and if not, what person or entity will be responsible for maintenance. 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 of 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: 6377 Wyndotte Road Pensacola, Florida 32526
Legal Address of Property: 6377 Wyndotte Road, Pensacola, FL 32526

The County (☒) has accepted (☐) has not accepted the abutting roadway for maintenance.

This form completed by:
Southland Acquire Land Title, LLC
1120 North 12th Avenue
Pensacola, Florida 32501

As to Seller(s):

Michael A. Barker
Seller's Name: Michael A. Barker

Seller's Name: _____

Seller's Name: _____

Seller's Name: _____

As to Buyer(s):

James A. Hegman
Buyer's Name: James A. Hegman
EJH

Buyer's Name: _____

Buyer's Name: _____

Buyer's Name: _____

Joan Marie A. Johnson
Witness' Name: JOAN MARIE A. JOHNSON

Witness' Name: JAMES R. TODD

Witness' Name: _____

Witness' Name: _____

James A. Hegman
Witness' Name: James A. Hegman

Witness' Name: James A. Hegman

Witness' Name: _____

Witness' Name: _____

**THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective 4/15/95**

MAIL ANY NOTICE OF DEFAULT TO:
U.S. SMALL BUSINESS ADMINISTRATION
801 Tom Martin Drive, Suite 120
Birmingham, Alabama, 35211

THIS INSTRUMENT PREPARED BY AND MAIL TO:
Terry J. Miller, Attorney/Advisor
U.S. SMALL BUSINESS ADMINISTRATION
One Baltimore Place, Suite 300
Atlanta, Georgia 30308
(404)347-3771

This document exempt from
Class 'C' Intangible Tax
Ernie Lee Magaha, Clerk

HEGMAN, James E.
3627-02901 Loan No. DLH 80968640-06

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**MORTGAGE
(Direct)**

(a single man)

This mortgage made and entered into this 16th day of March 2005, by and between James E. Hegman, 10045 Sinton Drive, Pensacola, Florida 32507 (hereinafter referred to as mortgagor) and the Administrator of the Small Business Administration, an agency of the Government of the United States of America (hereinafter referred to as mortgagee), who maintains an office and place of business at 801 Tom Martin Drive, Suite 120, Birmingham, Alabama, 35211

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Escambia, State of Florida:

Described in Exhibit "A" attached hereto and made a part hereof.

It is hereby agreed between the parties hereto, that if the mortgagor, subsequent to the date of this mortgage, conveys, contracts, or attempts to sell the above described mortgaged property in any way or manner whatsoever, while said property is mortgaged to the mortgagee, and without the written consent of the mortgagee, then and in such event the whole sum of principal and interest of the debt secured by this mortgage shall, at the option of the mortgagee, become immediately due and payable, and this mortgage may be foreclosed at once if said debt is not paid in full.

"This transaction is exempt from the Florida Intangible Tax since a governmental agency is holder of the indebtedness".

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated November 13, 2004 in the principal sum of \$99,300.00 and maturing on November 13, 2034.

1. The mortgagor covenants and agrees as follows:

a. He will promptly pay the indebtedness evidenced by said promissory note at the times and in the manner therein provided. Return To:

Southland Title of Pensacola, Inc.
1120 N. 12th Ave.
Pensacola, Florida 32501

3012817

b. He will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts therefor to the said mortgagee.

c. He will pay such expenses and fees as may be incurred in the protection and maintenance of said property, including the fees of any attorney employed by the mortgagee for the collection of any or all of the indebtedness hereby secured, or for foreclosure by mortgagee's sale, or court proceedings, or in any other litigation or proceeding affecting said premises. Attorneys' fees reasonably incurred in any other way shall be paid by the mortgagor.

d. For better security of the indebtedness hereby secured, upon the request of the mortgagee, its successors or assigns, he shall execute and deliver a supplemental mortgage or mortgages covering any additions, improvements, or betterments made to the property hereinabove described and all property acquired by it after the date hereof (all in form satisfactory to mortgagee). Furthermore, should mortgagor fail to cure any default in the payment of a prior or inferior encumbrance on the property described by this instrument, mortgagor hereby agrees to permit mortgagee to cure such default, but mortgagee is not obligated to do so; and such advances shall become part of the indebtedness secured by this instrument, subject to the same terms and conditions.

e. The rights created by this conveyance shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.

f. He will continuously maintain hazard insurance, of such type or types and in such amounts as the mortgagee may from time to time require on the improvements now or hereafter on said property, and will pay promptly when due any premiums therefor. All insurance shall be carried in companies acceptable to mortgagee and the policies and renewals thereof shall be held by mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the mortgagee. In event of loss, mortgagor will give immediate notice in writing to mortgagee, and mortgagee may make proof of loss if not made promptly by mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to mortgagee instead of to mortgagor and mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged or destroyed. In event of foreclosure of this mortgage, or other transfer of title to said property in extinguishment of the indebtedness secured hereby, all right, title, and interest of the mortgagor in and to any insurance policies then in force shall pass to the purchaser or mortgagee or, at the option of the mortgagee, may be surrendered for a refund.

g. He will keep all buildings and other improvements on said property in good repair and condition; will permit, commit, or suffer no waste, impairment, deterioration of said property or any part thereof; in the event of failure of the mortgagor to keep the buildings on said premises and those erected on said premises, or improvements thereon, in good repair, the mortgagee may make such repairs as in its discretion it may deem necessary for the proper preservation thereof; and the full amount of each and every such payment shall be immediately due and payable and shall be secured by the lien of this mortgage.

h. He will not voluntarily create or permit to be created against the property subject to this mortgage any lien or liens inferior or superior to the lien of this mortgage without the written consent of the mortgagee; and further, he will keep and maintain the same free from the claim of all persons supplying labor or materials for construction of any and all buildings or improvements now being erected or to be erected on said premises.

i. He will not rent or assign any part of the rent of said mortgaged property or demolish, or remove, or substantially alter any building without the written consent of the mortgagee.

j. All awards of damages in connection with any condemnation for public use of or injury to any of the property subject to this mortgage are hereby assigned and shall be paid to mortgagee, who may apply the same to payment of the installments last due under said note, and mortgagee is hereby authorized, in the name of the mortgagor, to execute and deliver valid acquittances thereof and to appeal from any such award.

k. The mortgagee shall have the right to inspect the mortgaged premises at any reasonable time.

2. Default in any of the covenants or conditions of this instrument or of the note or loan agreement secured hereby shall terminate the mortgagor's right to possession, use, and enjoyment of the property, at the option of the mortgagee or his assigns (it being agreed that the mortgagor shall have such right until default). Upon any such default, the mortgagee shall become the owner of all of the rents and profits accruing after default as security for the indebtedness secured hereby, with the right to enter upon said property for the purpose of collecting such rents and profits. This instrument shall operate as an assignment of any rentals on said property to that extent.

HEGMAN, James E.
3627-02901 / DLH 80968640-06

3. The mortgagor covenants and agrees that if he shall fail to pay said indebtedness or any part thereof when due, or shall fail to perform any covenant or agreement of this instrument or the promissory note secured hereby, the entire indebtedness hereby secured shall immediately become due, payable, and collectible without notice, at the option of the mortgagee or assigns, regardless of maturity, and the mortgagee or his assigns may before or after entry sell said property without appraisalment (the mortgagor having waived and assigned to the mortgagee all rights of appraisalment):

(I) at judicial sale pursuant to the provisions of 28 U.S.C. 2001 (a); or

(II) at the option of the mortgagee, either by auction or by solicitation of sealed bids, for the highest and best bid complying with the terms of sale and manner of payment specified in the published notice of sale, first giving four weeks' notice of the time, terms, and place of such sale, by advertisement not less than once during each of said four weeks in a newspaper published or distributed in the county in which said property is situated, all other notice being hereby waived by the mortgagor (and said mortgagee, or any person on behalf of said mortgagee, may bid with the unpaid indebtedness evidenced by said note). Said sale shall be held at or on the property to be sold or at the Federal, county, or city courthouse for the county in which the property is located. The mortgagee is hereby authorized to execute for and on behalf of the mortgagor and to deliver to the purchaser at such sale a sufficient conveyance of said property, which conveyance shall contain recitals as to the happening of the default upon which the execution of the power of sale herein granted depends; and the said mortgagor hereby constitutes and appoints the mortgagee or any agent or attorney of the mortgagee, the agent and attorney in fact of said mortgagor to make such recitals and to execute said conveyance and hereby covenants and agrees that the recitals so made shall be effectual to bar all equity or right of redemption, homestead, dower, and all other exemptions of the mortgagor, all of which are hereby expressly waived and conveyed to the mortgagee; or

(III) take any other appropriate action pursuant to state or Federal statute either in state or Federal court or otherwise for the disposition of the property.

In the event of a sale as hereinabove provided, the mortgagor or any person in possession under the mortgagor shall then become and be tenants holding over and shall forthwith deliver possession to the purchaser at such sale or be summarily dispossessed, in accordance with the provisions of law applicable to tenants holding over. The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are granted as cumulative to the remedies for collection of said indebtedness provided by law.

4. The proceeds of any sale of said property in accordance with the preceding paragraphs shall be applied first to pay the costs and expenses of said sale, the expenses incurred by the mortgagee for the purpose of protecting or maintaining said property, and reasonable attorneys' fees; secondly, to pay the indebtedness secured hereby; and thirdly, to pay any surplus or excess to the person or persons legally entitled thereto.

5. In the event said property is sold at a judicial foreclosure sale or pursuant to the power of sale hereinabove granted, and the proceeds are not sufficient to pay the total indebtedness secured by this instrument and evidenced by said promissory note, the mortgagee will be entitled to a deficiency judgment for the amount of the *deficiency without regard to appraisalment*.

6. In the event the mortgagor fails to pay any Federal, state, or local tax assessment, income tax or other tax lien, charge, fee, or other expense charged against the property, the mortgagee is hereby authorized at his option to pay the same. Any sums so paid by the mortgagee shall be added to and become a part of the principal amount of the indebtedness evidenced by said note, subject to the same terms and conditions. If the mortgagor shall pay and discharge the indebtedness evidenced by said promissory note, and shall pay such sums and shall discharge all taxes and liens and the costs, fees, and expenses of making, enforcing, and executing this mortgage, then this mortgage shall be canceled and surrendered.

7. The covenants herein contained shall bind and the benefits and advantages shall inure to the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.

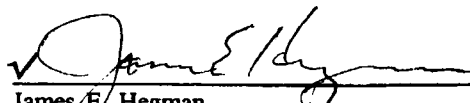
9. In compliance with section 101.106 of the Rules and Regulations of the Small Business Administration [13 C.F.R. 101.106], this instrument is to be construed and enforced in accordance with applicable Federal law.
10. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.
11. Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be addressed to the mortgagor at 10045 Sinton Drive, Pensacola, Florida 32507 and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at 801 Tom Martin Drive, Suite 120 Birmingham, Alabama, 35211.

IN WITNESS WHEREOF, the mortgagor has executed this instrument and the mortgagee has accepted delivery of this instrument as of the day and year aforesaid.

STATE OF FLORIDA

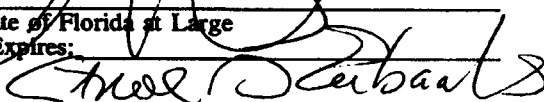
COUNTY OF ESCAMBIA

) ss


James E. Hegman

The foregoing instrument was acknowledged before me this
25th day of March, 2005 by
James E. Hegman, a single man who produced a
drivers license as identification.

Notary Public, State of Florida at Large
My Commission Expires:



CAROL D. EUBANKS
Notary Public State of FL
Comm. Exp. Mar. 3, 2008
Comm. No. DD 274370

Return to:
Southland Acquire Land Title, LLC
1120 N. 12th Ave.
Pensacola, Florida 32501
File # 3012817

Name: HEGMAN, James E.

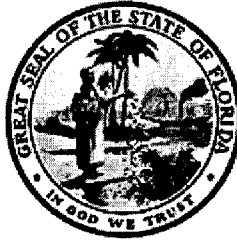
Control No. / Loan No: 3627-02901 / DLH 80968640-06

EXHIBIT "A"

Commencing at the NE corner of Lot 1 of Sausley Estates Subdivision, according to Plat recorded in Plat Book 10 at Page 16 of the public records of Escambia County, Florida; thence N20°29'19"E and along the West R/W line of Wyndotte Road (66' R/W) for 350.00 feet and P.O.B.; thence N69°31'18"W for 274.70 feet to the West line of Lot 3 as recorded in Deed Book 207 at page 86; thence N20°39'19"E for 100.00 feet; thence S69°31'18"E for 274.41 feet to the West R/W line of said road; thence S20°29'19"W along said R/W line for 100.00 feet to P.O.B. All lying and being in Section 40, Township 1 South, Range 31 West, Escambia County, Florida.

More commonly known as 6377 Wyndotte Road, Pensacola, Florida 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

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

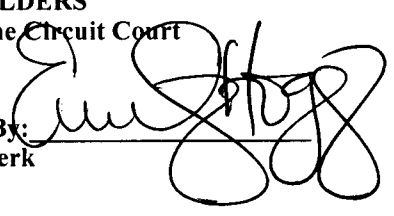
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 092018315 Certificate Number: 004753 of 2016**

Payor: JAMES HEGMAN 6222 FOUNDING DR KATY TX 77449 Date 08/13/2018

Clerk's Check #	1	Clerk's Total	\$490.50 4526.72
Tax Collector Check #	1	Tax Collector's Total	\$4,932.1
		Postage	\$21.68
		Researcher Copies	\$9.00
		Total Received	\$5,014.39

\$ 4535.72

**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



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 # 2016 TD 004753

Redeemed Date 08/13/2018

Name JAMES HEGMAN 6222 FOUNDING DR KATY TX 77449

Clerk's Total = TAXDEED	\$490/50
Due Tax Collector = TAXDEED	\$4,493.21 4526.72
Postage = TD2	\$21.68
ResearcherCopies = TD6	\$9.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 092018315 Certificate Number: 004753 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/01/2018"/>	Redemption Date <input type="text" value="08/13/2018"/> 
Months	6	4
Tax Collector	<input type="text" value="\$4,116.48"/>	<input type="text" value="\$4,116.48"/>
Tax Collector Interest	\$370.48	\$246.99
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,493.21	<input type="text" value="\$4,369.72"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$40.50	\$27.00
Total Clerk	\$490.50	<input type="text" value="\$477.00"/> CH
Postage	<input type="text" value="\$21.68"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$9.00"/>	<input type="text" value="\$9.00"/>
Total Redemption Amount	\$5,014.39	\$4,855.72
	Repayment Overpayment Refund Amount	\$158.67

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 20, 2018

ATCF II FLORIDA-A LLC
PO BOX 54972
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 004753	\$450.00	\$27.00	\$477.00
2016 TD 000894	\$450.00	\$27.00	\$477.00

TOTAL \$954.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division