

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
10-1358-728      2016

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800527

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
10-1358-728	2016/5491	06-01-2016	LT 34 BLK C BAYOU PLACE PB 16 P 70 OR 6089 P 1225 OR 6459 P 465

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

07-30-2018  
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:** 372S311100340003  
**Account:** 101358728  
**Owners:** COYLE KELLIE DANIELLE  
**Mail:** 7909 CAYENNE WAY  
 PENSACOLA, FL 32526  
**Situs:** 7909 CAYENNE WAY 32526  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** COUNTY MSTU  
**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	\$10,000	\$116,180	\$126,180	\$126,180
2017	\$10,000	\$107,331	\$117,331	\$117,331
2016	\$10,000	\$105,109	\$115,109	\$106,931

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

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/15/2018	7918	125	\$100	OT	<a href="#">View Instr</a>
05/11/2009	6459	465	\$100	QC	<a href="#">View Instr</a>
02/2007	6089	1225	\$100	WD	<a href="#">View Instr</a>
04/2003	5125	1193	\$100	WD	<a href="#">View Instr</a>
02/2003	5079	1673	\$110,400	WD	<a href="#">View Instr</a>
03/2000	4541	498	\$90,000	WD	<a href="#">View Instr</a>

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

### 2018 Certified Roll Exemptions

None

### Legal Description

LT 34 BLK C BAYOU PLACE PB 16 P 70 OR 6089 P 1225 OR 6459 P 465 OR 7918 P 125

### Extra Features

None

### Parcel Information

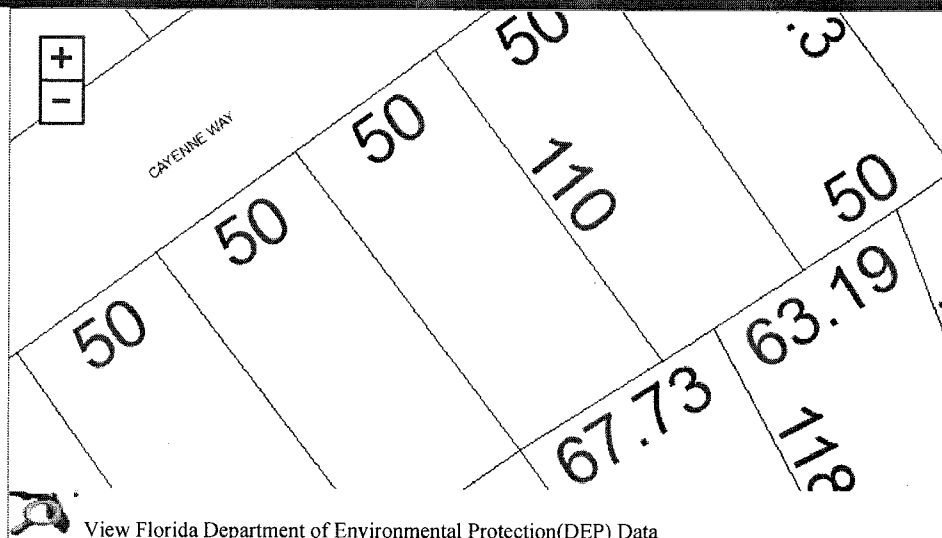
[Launch Interactive Map](#)

**Section Map Id:**  
 37-2S-31-1

**Approx. Acreage:**  
 0.1196

**Zoned:**   
 HDR

**Evacuation & Flood Information**  
[Open Report](#)



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


### Buildings

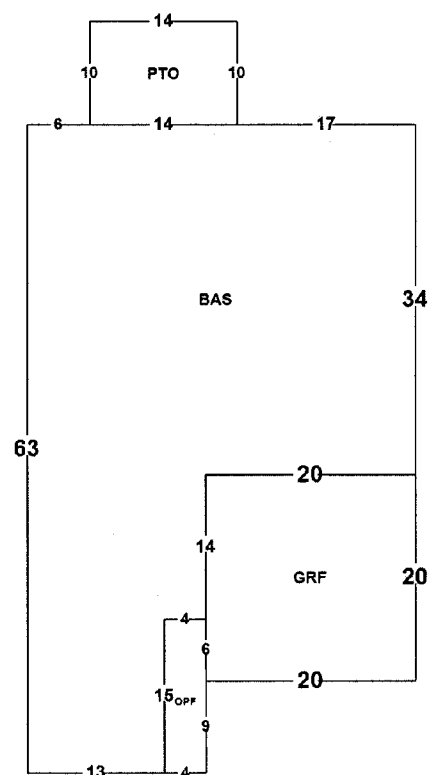
Address: 7909 CAYENNE WAY, Year Built: 2003, Effective Year: 2003

Structural Elements

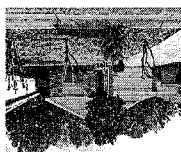
DECOR/MILLWORK - AVERAGE

**DWELLING UNITS-1**  
**EXTERIOR WALL-BRICK-FACE/VENEER**  
**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-8**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE-HI PITCH**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-RIGID FRAME**

 Areas - 2291 Total SF  
**BASE AREA - 1691**  
**GARAGE FIN - 400**  
**OPEN PORCH FIN - 60**  
**PATIO - 140**



Images



2/15/17

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:08/14/2018 (tc.3207)



**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

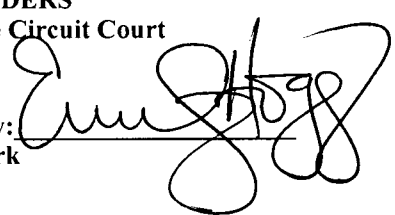
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 101358728 Certificate Number: 005491 of 2016**

**Payor: ROBERT A BROWN 7909 CAYENNE WAY PENSACOLA, FL 32526      Date 08/27/2018**

Clerk's Check #	1	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$3,679.77
		Postage	\$0.00
		Researcher Copies	\$40.00
		Total Received	<del>\$6,277.02</del>

**\$5,354.93**

**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 005491**

**Redeemed Date 08/27/2018**

**Name ROBERT A BROWN 7909 CAYENNE WAY PENSACOLA, FL 32526**

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$5,679.77 <b>\$ 5354.93</b>
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

**Tax Deed - Redemption Calculator**

**Account: 101358728 Certificate Number: 005491 of 2016**

Redemption ☐ Yes ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/04/2019"/>	Redemption Date <input type="text" value="08/27/2018"/>
Months	7	1
Tax Collector	<input type="text" value="\$5,128.75"/>	<input type="text" value="\$5,128.75"/>
Tax Collector Interest	\$538.52	\$76.93
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$5,679.77	<input type="text" value="\$5,218.18"/> 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	\$47.25	<input type="text" value="\$6.75"/>
Total Clerk	\$497.25	<input type="text" value="\$456.75"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,277.02	\$5,674.93
	Repayment Overpayment Refund Amount	\$602.09

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 •

September 4, 2018

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

Dear Certificate Holder:

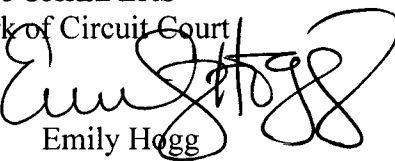
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 005491	\$450.00	\$6.75	\$456.75
2016 TD 003380	\$450.00	\$6.75	\$456.75
2016 TD 005044	\$450.00	\$6.75	\$456.75
2016 TD 008847	\$450.00	\$6.75	\$456.75
2016 TD 006293	\$450.00	\$6.75	\$456.75

**TOTAL \$2,283.75**

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

19-081

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 14760

November 1, 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 11-01-1998, through 11-01-2018, and said search reveals the following:

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

Kellie Danielle Coyle

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: 

November 1, 2018

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 14760

November 1, 2018

**Lot 34, Block C, Bayou Place, as per plat thereof, recorded in Plat Book 16, Page 70, of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14760

November 1, 2018

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

1. That certain mortgage executed by Robert A. Brown and Kellie D. Brown in favor of Regions Bank dated 09/12/2018 and recorded 10/02/2018 in Official Records Book 7976, page 605 of the public records of Escambia County, Florida, in the original amount of \$121,600.00.
2. All Taxes Paid. The assessed value is \$126,180.00. Tax ID 10-1358-728.

**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: 2-4-2019

TAX ACCOUNT NO.: 10-1358-728

CERTIFICATE NO.: 2016-5491

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.

Kellie Danielle Coyle  
7909 Cayenne Way  
Pensacola, FL 32526

Regions Bank  
201 Milan Pkwy.  
Birmingham, AL 35211

Certified and delivered to Escambia County Tax Collector,  
this 2nd day of November, 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.

PREPARED BY:

Karl W. Boyles, Jr., Esquire  
212 W. Cervantes Street  
Pensacola, FL 32501

Property Appraisers Parcel  
ID # 37-2S-31-1100-340-003

**QUITCLAIM DEED**

STATE OF FLORIDA

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That Grantor\*, JOSEPH W. COYLE, an unmarried man, 7909 Cayenne Way, Pensacola, Florida 32526, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged, do remise, release, and quit claim unto JOSEPH W. COYLE, JR. and KELLIE DANIELLE COYLE, as joint tenants with right of survivorship, 7909 Cayenne Way, Pensacola, Florida 32526, Grantee\*, grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

LOT 34, BLOCK C, BAYOU PLACE, BEING A PORTION OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16 AT PAGE 70 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

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

*\*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.*

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on May 11, 2009.

Signed, sealed and delivered  
in the presence of:

Debra M. Turi  
Printed Name: Debra M. Turi  
Jennifer L. Cooley  
Printed Name: Jennifer L. Cooley

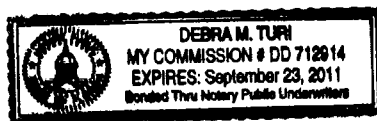
Joseph W. Coyle (SEAL)  
Joseph W. Coyle (SEAL)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Before me the subscriber personally appeared JOSEPH W. COYLE who is personally known to me  
or who produced \_\_\_\_\_ as identification, who did/did not take oath, and known to  
me to be the individual described by said name in and who executed the foregoing instrument and acknowledged  
that, as grantor, executed the same for the uses and purposes therein set forth.

Given under my hand and seal on May 11, 2009.

Debra M. Turi  
Notary Public



**WHEN RECORDED MAIL TO:**

Regions Bank  
Collateral Management  
201 Milan Parkway  
Birmingham, AL 35211

When Recorded Return to:  
Indecomm Global Service:  
As Recording Agent Only  
1280 Energy Lane  
St. Paul, MN 55108

This Mortgage prepared by:

Name: Brian Miller  
Company: Regions Bank  
Address: 2050 Parkway Office Circle, Hoover, AL 35244

8/155977



\*DOC4850292502\*\*\*\*\*382118000000\*

**MORTGAGE**

FOR USE WITH SECURED REVOLVING CREDIT AGREEMENT

20182081015120

**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 \$121,600.00, 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 09/12/2018, is made and executed between ROBERT A BROWN, whose address is 7909 CAYENNE WAY, PENSACOLA, FL 32526; KELLIE D BROWN aka KELLIE DANIELLE COYLE, whose address is 7909 CAYENNE WAY, PENSACOLA, FL 32526; husband and wife (referred to below as "Grantor") and Regions Bank, whose address is 201 Milan Parkway, Birmingham, AL 35211 (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:

THE FOLLOWING DESCRIBED PROPERTY, SITUATED, LYING AND BEING IN THE COUNTY OF ESCAMBIA, STATE OF FLORIDA, TO-WIT: LOT 34, BLOCK C, BAYOU PLACE, BEING A PORTION OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16 AT PAGE 70 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

The Real Property or its address is commonly known as 7909 CAYENNE WAY, PENSACOLA, FL 32526.

**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 \$121,600.00, 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 Grantor's interest in any or all of the Property is foreclosed, 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.