

19-555

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**

1900242

**Date of Tax Deed Application**

Apr 19, 2019

This is to certify that **CAZENOVIA CREEK FUNDING II LLC**, holder of **Tax Sale Certificate Number 2017 / 5419**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit:  
**10-1080-000**

Cert Holder:

**CAZENOVIA CREEK FUNDING II LLC**  
**PO BOX 54132**  
**NEW ORLEANS, LA 70154**

Property Owner:

**SINGH GURCHARAN**  
**1210 PAULDING AVE**  
**PENSACOLA, FL 32507**  
 LT 4 BLK 144 BEACH HAVEN PLAT DB 46 P 51 OR 7101 P 1246  
 SEC 54/35 T2S R30/31W

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  |
|-------------------------|----------------|------------|----------------------------|----------|--------|
| 2017/5419               | 10-1080-000    | 06/01/2017 | 745.24                     | 37.26    | 782.50 |

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 |
|-------------------------|----------------|-----------|----------------------------|---------------------|----------|-------|
| /                       |                |           |                            |                     |          |       |

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

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
- Total of Delinquent Taxes Paid by Tax Deed Applicant
- Total of Current Taxes Paid by Tax Deed Applicant
- Property Information Report Fee
- Tax Deed Application Fee
- Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
- Total (Lines 1 - 6)

**Total Amount Paid**

|          |
|----------|
| 782.50   |
| 0.00     |
| 686.86   |
| 200.00   |
| 175.00   |
|          |
| 1,844.36 |

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

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

**Total Amount Paid**

|      |
|------|
|      |
|      |
|      |
|      |
|      |
|      |
|      |
|      |
|      |
|      |
| 6.25 |

Done this the 26th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 4, 2019

By *Candice Lewis*

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

10-1080-000 2017

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900242

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
CAZENOVIA CREEK FUNDING II LLC  
PO BOX 54132  
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                                                                |
|----------------|-----------------|------------|----------------------------------------------------------------------------------|
| 10-1080-000    | 2017/5419       | 06-01-2017 | LT 4 BLK 144 BEACH HAVEN PLAT DB 46 P<br>51 OR 7101 P 1246 SEC 54/35 T2S R30/31W |

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

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

Electronic signature on file  
CAZENOVIA CREEK FUNDING II LLC  
PO BOX 54132  
NEW ORLEANS, LA 70154

04-19-2019  
Application Date

\_\_\_\_\_  
Applicant's signature



Chris Jones  
Escambia County Property Appraiser

## Real Estate Search

### Tangible Property Search

## Sale List

Back

◀ Navigate Mode ☒ Account ☐ Reference ▶

**Printer Friendly Version**

## General Information

|                          |                                                                                                       |
|--------------------------|-------------------------------------------------------------------------------------------------------|
| <b>Reference:</b>        | 352S311000004144                                                                                      |
| <b>Account:</b>          | 101080000                                                                                             |
| <b>Owners:</b>           | SINGH GURCHARAN                                                                                       |
| <b>Mail:</b>             | 1210 PAULDING AVE<br>PENSACOLA, FL 32507                                                              |
| <b>Situs:</b>            | 1210 PAULDING AVE 32507                                                                               |
| <b>Use Code:</b>         | SINGLE FAMILY RESID  |
| <b>Units:</b>            | 2                                                                                                     |
| <b>Taxing Authority:</b> | COUNTY MSTU                                                                                           |
| <b>Tax Inquiry:</b>      | <a href="#">Open Tax Inquiry Window</a>                                                               |

Tax Inquiry link courtesy of Scott Lunsford  
Escambia County Tax Collector

## Assessments

| Year | Land    | Imprv    | Total    | <u>Cap Val</u> |
|------|---------|----------|----------|----------------|
| 2018 | \$6,000 | \$23,687 | \$29,687 | \$29,687       |
| 2017 | \$6,000 | \$21,586 | \$27,586 | \$27,586       |
| 2016 | \$5,750 | \$21,779 | \$27,529 | \$27,529       |

### Disclaimer

## Tax Estimator

➤ **File for New Homestead Exemption Online**

### Sales Data

| Sale Date  | Book Page | Value     | Type | Official Records (New Window)     |
|------------|-----------|-----------|------|-----------------------------------|
| 11/06/2013 | 7101 1246 | \$55,000  | WD   | <a href="#">View Instructions</a> |
| 02/18/2013 | 6994 1974 | \$25,000  | QC   | <a href="#">View Instructions</a> |
| 02/18/2013 | 6994 1972 | \$100     | WD   | <a href="#">View Instructions</a> |
| 10/29/2008 | 6392 1651 | \$135,000 | WD   | <a href="#">View Instructions</a> |
| 10/17/2008 | 6389 667  | \$100     | CT   | <a href="#">View Instructions</a> |
| 07/10/2008 | 6352 302  | \$100     | CT   | <a href="#">View Instructions</a> |
| 07/2005    | 5691 779  | \$100     | QC   | <a href="#">View Instructions</a> |
| 10/1990    | 2933 71   | \$100     | QC   | <a href="#">View Instructions</a> |
| 08/1982    | 1674 583  | \$15,000  | WD   | <a href="#">View Instructions</a> |
| 01/1982    | 1612 252  | \$100     | WD   | <a href="#">View Instructions</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 4 BLK 144 BEACH HAVEN PLAT DB 46 P 51 OR 7101 P  
1246 SEC 54/35 T2S R30/31W

## Extra Features

METAL BUILDING

### Parcel Information

**Section Map**  
**Id:**  
35-2S-31-1

**Approx.  
Acreage:**  
0.1600

**Zoned:**  HDMU

**Evacuation  
& Flood  
Information**  
Open Report

Florid

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

## Buildings

**Launch Interactive Map**

Address:1210 PAULDING AVE, Year Built: 1964, Effective Year: 1964

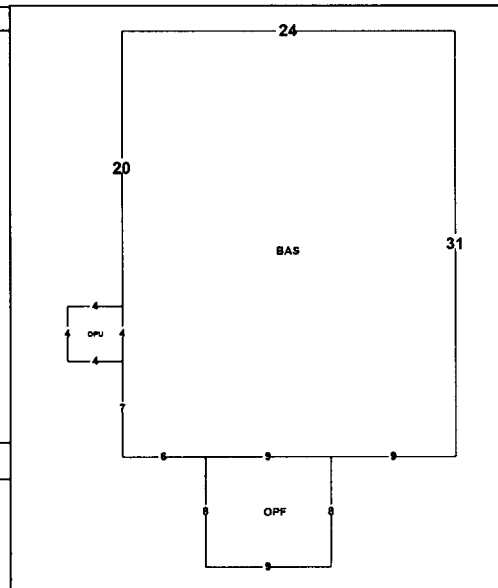
**Structural Elements**

**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-SIDING-SHT.AVG.**  
**FLOOR COVER-ASPHALT TILE**  
**FOUNDATION-WOOD/NO SUB FLR**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-WOOD/WALLBOARD**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**



Areas - 832 Total SF

**BASE AREA - 744**  
**OPEN PORCH FIN - 72**  
**OPEN PORCH UNF - 16**



Address:1208 PAULDING AVE, Year Built: 1987, Effective Year: 1987

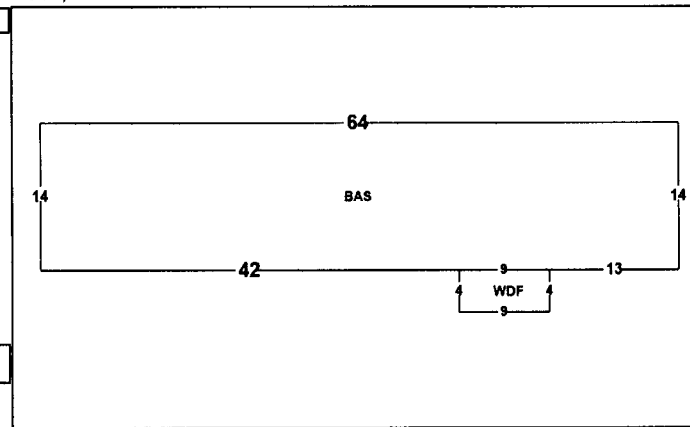
**Structural Elements**

**DWELLING UNITS-1**  
**MH EXTERIOR WALL-VINYL/METAL**  
**MH FLOOR FINISH-VINYL**  
**MH FLOOR SYSTEM-TYPICAL**  
**MH HEAT/AIR-HEAT & AIR**  
**MH INTERIOR FINISH-PANEL PLYWOOD**  
**MH MILLWORK-TYPICAL**  
**MH ROOF COVER-ROLLED ROOFING**  
**MH ROOF FRAMING-FLAT/SHED**  
**MH STRUCTURAL FRAME-TYPICAL**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**STORY HEIGHT-0**



Areas - 932 Total SF

**BASE AREA - 896**  
**WOOD DECK FIN - 36**



Images



5/20/16

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/01/2019 (tc.5307)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 05419**, issued the **1st day of June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 4 BLK 144 BEACH HAVEN PLAT DB 46 P 51 OR 7101 P 1246 SEC 54/35 T2S R30/31W**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 101080000 (19-555)**

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

**GURCHARAN SINGH**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of November, which is the **4th day of November 2019**.

Dated this 9th day of May 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

19-555

**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.: 15315

August 8, 2019

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 08-08-1999, through 08-08-2019, and said search reveals the following:

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

Gurcharan Singh

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: 

August 8, 2019

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15315

August 8, 2019

**Lot 4, Block 144, Beach Haven, as per plat thereof, recorded in Deed Book 46, Page 51, of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15315

August 8, 2019

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

1. That certain mortgage executed by Gurcharan Singh in favor of B&E Holdings, LLC dated 11/06/2013 and recorded 11/15/2013 in Official Records Book 7101, page 1247 of the public records of Escambia County, Florida, in the original amount of \$51,500.00.
2. That certain mortgage executed by Gurcharan Singh in favor of Pen Air Federal Credit Union dated 01/11/2016 and recorded 01/19/2016 in Official Records Book 7465, page 688 of the public records of Escambia County, Florida, in the original amount of \$28,900.00.
3. Taxes for the year 2016-2018 delinquent. The assessed value is \$29,687.00. Tax ID 10-1080-000.

**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: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-4-2019

TAX ACCOUNT NO.: 10-1080-000

CERTIFICATE NO.: 2017-5419

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.

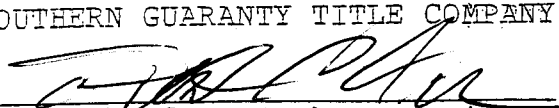
Gurcharan Singh  
1210 Paulding Ave.  
Pensacola, FL 32507

B & E Holdings, LLC  
3000 W. Nine Mile Rd.  
Pensacola, FL 32534

Pen Air Federal Credit Union  
1495 E. Nine Mile Rd.  
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,  
this 8th day of August, 2019.

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.

5

Prepared by:

Southern Guaranty Title Company  
4400 Bayou Boulevard, Suite 13B  
Pensacola, Florida 32503

File Number: 131171

### General Warranty Deed

Made this November 6, 2013 A.D. By **B&E Holdings, LLC**, a Wyoming limited liability company, formerly a Florida limited liability company, 3300 W. Nine Mile Road, Pensacola, FL 32534, hereinafter called the grantor, to **Gurcharan Singh**, whose post office address is: 3725 Mobile Hwy., Pensacola, FL 32505, 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 Ten Dollars, (\$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:

Lots 4 and 5, Block 144, Beach Haven, as per plat thereof, recorded in Deed Book 46, Page 51, of the Public Records of Escambia County, Florida

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 352S311000004144

**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, 2013.

**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:*

  
\_\_\_\_\_  
Witness Printed Name: Richard Combs

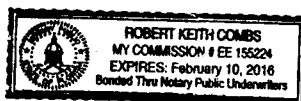
  
\_\_\_\_\_  
Witness Printed Name: Robert Combs

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 6th day of November, 2013, by **B&E Holdings, LLC**, a Wyoming limited liability company, who is/are personally known to me or who has produced FL D.L. as identification.

Notary Public  
Print Name: Robert K. Combs

My Commission Expires: \_\_\_\_\_



PREPARED BY Dana L. Bryan  
Pen Air Federal Credit Union

1495 East Nine Mile Road  
Pensacola, FL 32514

WHEN RECORDED, MAIL TO  
Pen Air Federal Credit Union / Mortgage Department

1495 East Nine Mile Road  
Pensacola, FL 32514

**MORTGAGE**

SPACE ABOVE IS FOR RECORDER'S USE

THIS MORTGAGE is made on January 11th, 2016 between the Mortgagor,  
Gurcharan Singh, an Unmarried Man

(herein "Borrower"), and the Mortgagee, Pen Air Federal Credit Union, a  
corporation organized and existing under the laws of the United States of America,  
whose address is 1495 East Nine Mile Road, Pensacola, FL 32514  
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 28,900.00 which indebtedness  
is evidenced by Borrower's note dated 01/11/2016 and extensions and renewals thereof (herein "Note"),  
providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid,  
due and payable on 01/15/2026;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the  
payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this  
Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does  
hereby mortgage, grant and convey to Lender the following described property located in the County of  
State of Florida:

Lots 4 and 5, Block 144, Beach Haven, as per plat thereof, recorded in Deed  
Book 46, Page 51, of the Public Records of Escambia County, Florida.

which has the address of 1210 Paulding Avenue  
Pensacola (City), Florida (Street), 32507 (Zip Code) (herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights,  
appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this  
Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a  
leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to  
mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of  
record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all  
claims and demands, subject to encumbrances of record.

**REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE  
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

**NOTICE TO BORROWER**

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.

Signed and delivered in the presence of:

X Brittan Poppell  
Signature of Witness  
Brittan Poppell  
Name of Witness Typed, Printed or Stamped

X Kimberly Glass  
Signature of Witness  
Kimberly Glass  
Name of Witness Typed, Printed or Stamped

X  
Signature of Witness  
Name of Witness Typed, Printed or Stamped

X  
Signature of Witness  
Name of Witness Typed, Printed or Stamped

X Gurcharan Singh  
Signature of Borrower (Seal)  
Gurcharan Singh  
Name of Borrower Typed, Printed or Stamped

1210 Paulding Avenue, Pensacola FL 32507  
Mailing Address of Borrower, Typed, Printed or Stamped  
X  
Signature of Borrower (Seal)  
Name of Borrower Typed, Printed or Stamped

Mailing Address of Borrower, Typed, Printed or Stamped  
X  
Signature of Borrower (Seal)  
Name of Borrower Typed, Printed or Stamped

Mailing Address of Borrower, Typed, Printed or Stamped  
X  
Signature of Borrower (Seal)  
Name of Borrower Typed, Printed or Stamped

Mailing Address of Borrower, Typed, Printed or Stamped

Pen Air Federal Credit Union  
Loan Originator Organization  
Dana L. Bryan  
Loan Originator

413053  
NMLSR ID Number  
589549  
NMLSR ID Number

STATE OF FLORIDA, Escambia County ss:

The foregoing instrument was acknowledged before me this 01/11/2016 (date)  
by Gurcharan Singh, an Unmarried Man

who is personally known to me or who has produced State Drivers License as identification and  
who ~~did not~~ take an oath.

Sabah Uddin Obaidullah  
Signature of Person Taking Acknowledgment  
Sabah Uddin Obaidullah  
Name of Acknowledger Typed, Printed or Stamped

Title or Name

Serial Number, if Any



SABAH UDDIN OBAIDULLAH  
COMMISSION # FF219863  
EXPIRES: APRIL 12, 2019

**Prepared by and return to:**  
Robert Combs  
Southern Guaranty Title Company  
4400 Bayou Blvd., Suite 13B  
Pensacola, FL 32503

THIS IS A BALLOON MORTGAGE  
WITH A FINAL PAYMENT OF  
\$48,980.35 DUE ON 11-05-2016.

### **MORTGAGE**

\$51,500.00

This Mortgage made this 6th day of November, 2013, by Gurcharan Singh, whose address is 3725 Mobile Hwy., Pensacola, FL 32505, hereinafter called Mortgagor, to B&E Holdings, LLC, whose post office address is: 3000 W. Nine Mile Road, Pensacola, FL 32534, hereinafter called MORTGAGEE:

WITNESSETH, that for good and valuable considerations and also in consideration of the aggregate sum named in the promissory note of even date herewith, herein described, the MORTGAGOR hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the MORTGAGEE all the certain land of which the MORTGAGOR is now seized and in possession situate in Escambia County, **Florida to wit:**

Lots 4 and 5, Block 144, Beach Haven, according to the map or plat thereof recorded in Deed Book 46, page 51, public records of Escambia County, Florida.

The property described herein is not the legal homestead of the Mortgagor.

**Property Address: 1208 & 1210 Paulding Avenue, Pensacola, FL 32507**

To have and hold the same, together with the tenements, hereditaments and appurtenances thereto belonging and the rents, issue and profits thereof, unto the mortgagee, in fee simple.

AND the MORTGAGOR covenants with the MORTGAGEE that the Mortgagor is indefeasibly seized of said land in fee simple; that the MORTGAGEE has good right and lawful authority to convey said land as aforesaid; that the MORTGAGOR will make such further assurances to perfect the fee simple title to said land in the MORTGAGE as may reasonably be required; that the MORTGAGOR hereby fully warrants the title to said land will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of encumbrances.

PROVIDED ALWAYS, that if said MORTGAGOR shall pay unto said MORTGAGEE the certain promissory note and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

MORTGAGOR will make each periodic payment due under the Note secured by this Mortgage a payment sufficient to provide a fund from which the real estate taxes, betterment assessments and other municipal charges which can become a lien against the mortgage premises can be paid by Lender when due. This provision shall be effective only in the event that a fund for the same purpose is not required to be established by the holder of a senior mortgage.

In the event that the Borrower fails to carry out the covenants and agreements set forth herein, the Lender may do and pay for whatever is necessary to protect the value of and the Lender's rights in the mortgaged property and any amounts so paid shall be added to the Principal Sum due the Lender hereunder.

As additional security hereunder, MORTGAGOR hereby assigns to MORTGAGEE, MORTGAGOR'S rents of the mortgaged property, and upon default the same may be collected without the necessity of making entry upon the mortgaged premises.

In the event that any condition of this Mortgage shall be in default for thirty (30) days, the entire debt shall become immediately due and payable at the option of the Lender. For any occurrence Lender is required to pursue legal remedies, Lender shall be entitled to collect any and all costs and

expenses, including reasonable attorney's fees, court costs and any other expenses incurred.

If MORTGAGOR is determined to be in default according to the terms and provisions herein, MORTGAGOR, will agree, at the request of the LENDER, to provide a Deed in lieu of foreclosure proceedings without penalty to the MORTGAGOR.

In the event that the MORTGAGOR transfers ownership (either legal or equitable) or any security interest in the mortgaged property, whether voluntarily or involuntarily, the MORTGAGEE may at its option declare the entire debt due and payable.

This Mortgage is also security for all other direct and contingent liabilities of the Borrower to Lender which are due or become due and whether now existing or hereafter contracted.

MORTGAGOR shall maintain adequate liability insurance on this vacant property in amounts acceptable to MORTGAGEE and the MORTGAGEE shall be a named insured as its interest may appear.

MORTGAGOR shall not commit waste or permit others to commit actual, permissive or constructive waste on the property.

MORTGAGOR shall be in default of the Mortgage if default shall occur under any mortgage any loan now or hereafter in existence between the Lender and Borrower. The occurrence of default hereunder shall also constitute a default under any such other loan.

MORTGAGOR further covenants and warrants to MORTGAGEE that MORTGAGOR is indefeasibly seized of said land in fee simple; that the MORTGAGOR has lawful authority to mortgage said land and that said land is free and clear of all encumbrances except as may be expressly contained herein.

MORTGAGOR will add additional trailers to the property that are fully paid and free of any encumbrances, and a lien in the name of the MORTGAGEE shall be put on the titles to said trailers, and the original titles shall be in the possession of the MORTGAGEE.

IN WITNESS WHERE OF, MORTGAGOR has signed and sealed these presents the date set forth above.

  
Witness: Richard Combs

Gurcharan Singh by Ipinder Kaur, Attorney in fact  
Gurcharan Singh by Ipinder Kaur, Attorney in fact

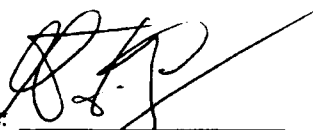
Witness:

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Acknowledged before me this 6th day of November, 2013 by Ipinder Kaur as Attorney in Fact for Gurcharan Singh, who is personally known to me or has provided Drivers License as identification.

WITNESS my hand and official seal.

SEAL

NAME:   
PRINTED: Robert K. Combs



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05419 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 19, 2019, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

|                                                                           |                                                                 |
|---------------------------------------------------------------------------|-----------------------------------------------------------------|
| GURCHARAN SINGH<br>1210 PAULDING AVE<br>PENSACOLA, FL 32507               | B & E HOLDINGS LLC<br>3000 W NINE MILE RD<br>PENSACOLA FL 32534 |
| PEN AIR FEDERAL CREDIT UNION<br>1495 E NINE MILE RD<br>PENSACOLA FL 32514 | GURCHARAN SINGH<br>3725 MOBILE HWY<br>PENSACOLA FL 32505        |

WITNESS my official seal this 19th day of September 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 4, 2019, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC holder of Tax Certificate No. 05419, issued the 1st day of June, A.D., 2017 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 4 BLK 144 BEACH HAVEN PLAT DB 46 P 51 OR 7101 P 1246 SEC 54/35 T2S R30/31W

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101080000 (19-555)

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

GURCHARAN SINGH

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of November, which is the 4th day of November 2019.

Dated this 13th day of September 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Post Property:

1210 PAULDING AVE 32507



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**GURCHARAN SINGH**  
1210 PAULDING AVE  
PENSACOLA, FL 32507

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

19- 555

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO19CIV042906NON

**Agency Number:** 19-012247

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 05419 2017

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: GURCHARAN SINGH

**Defendant:**

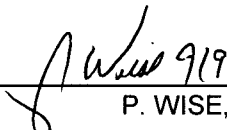
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 9/19/2019 at 3:38 PM and served same on GURCHARAN SINGH , at 12:40 PM on 10/3/2019 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

 9/19

P. WISE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

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**NOTICE OF APPLICATION FOR TAX DEED**

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**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 101080000 (19-555)**

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In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

**Personal Services:**

**GURCHARAN SINGH**  
1210 PAULDING AVE  
PENSACOLA, FL 32507

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



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

19-555

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO19CIV042903NON

**Agency Number:** 19-012246

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 05419 2017

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: GURCHARAN SINGH

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/19/2019 at 3:38 PM and served same at 9:04 AM on 9/24/2019 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_



J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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**Post Property:**

**1210 PAULDING AVE 32507**

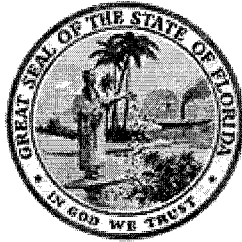


**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk

19-555

**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: 101080000 Certificate Number: 005419 of 2017**

**Payor: GURCHARAN SINGH 1210 PAULDING AVE PENSACOLA, FL 32507      Date 10/10/2019**

Clerk's Check #                      102465  
Tax Collector Check #            1

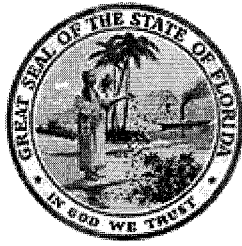
|                       |            |
|-----------------------|------------|
| Clerk's Total         | \$516.04   |
| Tax Collector's Total | \$2,044.27 |
| Postage               | \$22.40    |
| Researcher Copies     | \$5.00     |
| Recording             | \$10.00    |
| Prep Fee              | \$7.00     |
| Total Received        | \$2,604.71 |

**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  
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 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 # 2017 TD 005419  
 Redeemed Date 10/10/2019**

**Name GURCHARAN SINGH 1210 PAULDING AVE PENSACOLA, FL 32507**

|                                          |            |
|------------------------------------------|------------|
| Clerk's Total = TAXDEED                  | \$516.04   |
| Due Tax Collector = TAXDEED              | \$2,044.27 |
| Postage = TD2                            | \$22.40    |
| ResearcherCopies = TD6                   | \$5.00     |
| Release TDA Notice (Recording) = RECORD2 | \$10.00    |
| Release TDA Notice (Prep Fee) = TD4      | \$7.00     |

• For Office Use Only

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

**FINANCIAL SUMMARY**

No Information Available - See Dockets

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8093, Page 899, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05419, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 101080000 (19-555)

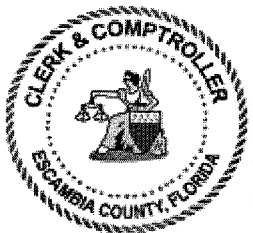
DESCRIPTION OF PROPERTY:

LT 4 BLK 144 BEACH HAVEN PLAT DB 46 P 51 OR 7101 P 1246 SEC 54/35 T2S R30/31W

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: GURCHARAN SINGH

Dated this 10th day of October 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

GURCHARAN SINGH [19-555]  
1210 PAULDING AVE  
PENSACOLA, FL 32507

**9171 9690 0935 0128 2052 54**

B & E HOLDINGS LLC [19-555]  
3000 W NINE MILE RD  
PENSACOLA FL 32534

**9171 9690 0935 0128 2052 47**

PEN AIR FEDERAL CREDIT UNION  
[19-555]  
1495 E NINE MILE RD  
PENSACOLA FL 32514

**9171 9690 0935 0128 2052 30**

GURCHARAN SINGH [19-555]  
3725 MOBILE HWY  
PENSACOLA FL 32505

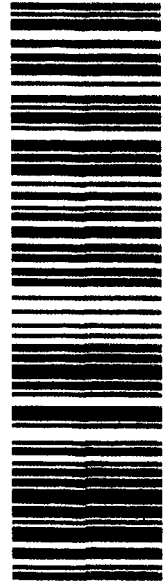
**9171 9690 0935 0128 2052 23**

*Redeemed*

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

2019 SEP 25 PM 2:43  
CLEAN

**CERTIFIED MAIL™**



9171 9690 0935 0128 2052 54

NEOPOST  
09/19/2019  
**US POSTAGE \$005.60**  
ZIP 32502  
041M11272965



✓

GURCHARAN SINGH [19-555]  
1210 PAULDING AVE  
PENSACOLA, FL 32507  
VAC  
32502-5833  
32507-1862 OK  
RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD  
322 DE 1 0007-12-13  
32502-5833 32507-1862-12-13



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

**STATE OF FLORIDA**

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

SALE DATE – 11-04-2019 – TAX CERTIFICATE # 05419

in the CIRCUIT Court

was published in said newspaper in the issues of

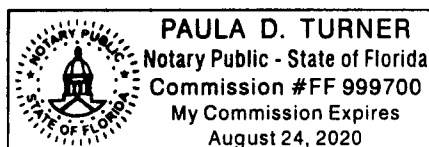
OCTOBER 3, 10, 17, 24, 2019

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 24TH day of OCTOBER  
A.D., 2019

PAULA D. TURNER  
NOTARY PUBLIC



**NOTICE OF APPLICATION FOR  
TAX DEED**

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Dated this 19th day of September 2019.

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-10-03-10-17-24-2019