

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1700623

Date of Tax Deed Application

Jul 31, 2017

This is to certify that **ZYGGY LLC AND ZEHN LLC PARTNER**, holder of **Tax Sale Certificate Number 2015 / 2256**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit:
05-0393-000

Cert Holder:

ZYGGY LLC AND ZEHN LLC PARTNER
4747 EXECUTIVE DRIVE SUITE 510 SAN DIEGO, CA 92121

Property Owner:

DULAC GREGORY C
2396 BRAELIN LOOP
MCDONOUGH, GA 30253-9065
LT 4 BLK 1 HIGHLAND TERRACE PB 3 P 37/51/59 OR 1132 P 121
OR 6215 P 547

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
2015/2256	05-0393-000	06/01/2015	883.99	44.20	928.19

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
2017/1979	05-0393-000	06/01/2017	921.69	6.25	46.08	974.02
2016/1985	05-0393-000	06/01/2016	922.05	6.25	46.10	974.40

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)

2,876.61
0.00
0.00
200.00
175.00

3,251.61

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

Total Amount Paid

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

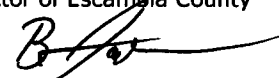
6.25

Done this the 7th day of August, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale:

1/2/18

By



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

05-0393-000 2015

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700623

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ZYGGY LLC AND ZEHN LLC PARTNER
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121,

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
05-0393-000	2015/2256	06-01-2015	LT 4 BLK 1 HIGHLAND TERRACE PB 3 P 37/51/59 OR 1132 P 121 OR 6215 P 547

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
ZYGGY LLC AND ZEHN LLC PARTNER
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121

07-31-2017
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: 042S302050004001
Account: 050393000
Owners: DULAC GREGORY C
Mail: 2396 BRAELIN LOOP
 MCDONOUGH, GA 30253-9065
Situs: 221 E HIGHLAND DR 32503
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
Schools (Elem/Int/High): OJ SEMMES/FERRY
 PASS/WASHINGTON
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	\$14,250	\$30,755	\$45,005	\$45,005
2016	\$14,250	\$27,754	\$42,004	\$42,004
2015	\$14,250	\$27,476	\$41,726	\$41,726

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/23/2015	7304	409	\$100	OT	View Instr
09/08/2007	6215	547	\$100	WD	View Instr
01/1975	896	338	\$16,500	WD	View Instr
01/1973	760	689	\$6,100	WD	View Instr
01/1967	7	182	\$7,900	OJ	View Instr
01/1908	1132	121	\$15,700	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

LT 4 BLK 1 HIGHLAND TERRACE PB 3 P 37/51/59
 OR 1132 P 121 OR 6215 P 547 OR 7304 P 409

Extra Features

None

Parcel Information

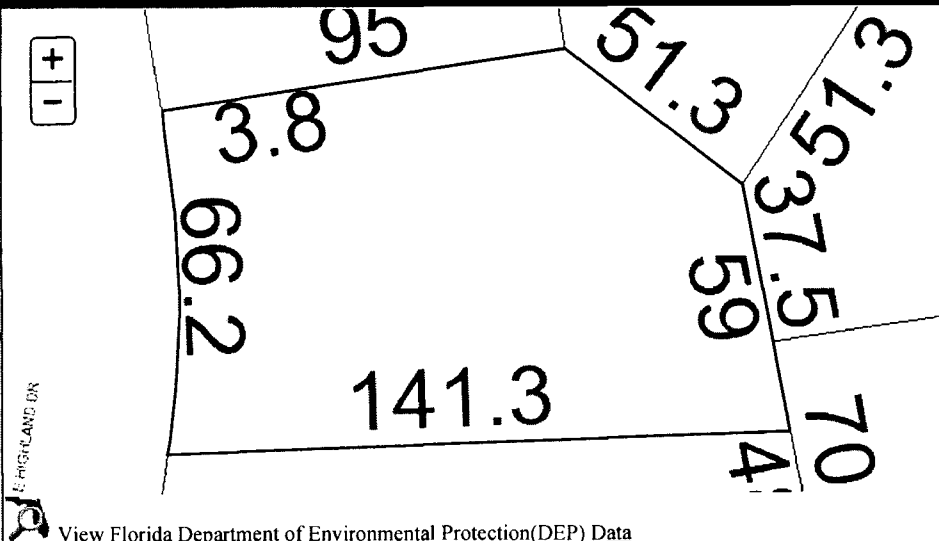
[Launch Interactive Map](#)

Section Map Id:
 04-2S-30-2

Approx. Acreage:
 0.2576

Zoned:
 R-1AA

Evacuation & Flood Information
[Open Report](#)



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


Buildings

Address: 221 E HIGHLAND DR, Year Built: 1959, Effective Year: 1959

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-ASBESTOS SIDING

FLOOR COVER-ASPHALT TILE
FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

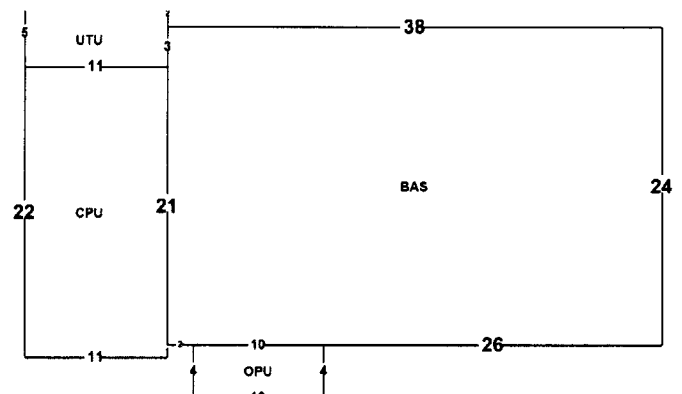
 Areas - 1249 Total SF

BASE AREA - 912

CARPORT UNF - 242

OPEN PORCH UNF - 40

UTILITY UNF - 55



Images



7/31/17

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: 08/28/2017 (tc.2479)

18-043

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13982

October 8, 2017

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 10-06-1997, through 10-06-2017, and said search reveals the following:

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

Gregory Christopher Dubac

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

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

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

Southern Guaranty Title Company

By: 

October 8, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13982

October 8, 2017

Lot 4, Block 1, Highland Terrace, as per plat thereof, recorded in Plat Book 3, Page 37, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13982

October 8, 2017

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

1. That certain mortgage executed by Gregory Christopher Dubac in favor of Access to Capital for Entrepreneurs, Inc. dated 05/26/2016 and recorded 06/02/2016 in Official Records Book 7533, page 390 of the public records of Escambia County, Florida, in the original amount of \$250,000.00.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$45,005.00. Tax ID 05-0393-000.

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: 1-2-2018

TAX ACCOUNT NO.: 05-0393-000

CERTIFICATE NO.: 2015-2256

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.

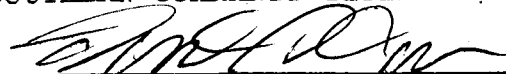
Gregory Christopher Dulac
2396 Braelin Loop
McDonough, GA 30253

Access to Capital for
Entrepreneurs, Inc.
3173 Hwy. 129 North
Cleveland, GA 30528

Unknown Tenants
221 E. Highland Dr.
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,
this 9th day of October, 2017.

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:
K. Jeffrey Reynolds, Esq.
Attorney at Law
924 N. Palafox Street
Pensacola, Florida 32501

WARRANTY DEED

Grantee's address:
221 E. Highland Drive
Pensacola, Florida 32503

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That AMANDA LEE SCOTT, an unmarried widow, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, has bargained, sold, conveyed and granted unto GREGORY CHRISTOPHER DULAC, reserving for grantor a life estate, 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 4, Block 1, Highland Terrace, a subdivision of a portion of Section 4, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat recorded in Plat Book 3, Page 37 of the public records of said county.

Parcel ID No. 04-2S-30-2050-000-4001

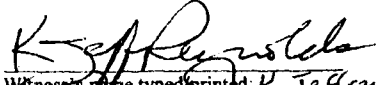
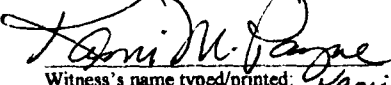
Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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 member 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 September 8, 2007.

Signed, sealed and delivered
In the presence of:


Witness's name typed/printed: K. Jeffrey Reynolds

Witness's name typed/printed: Kari M. Payne

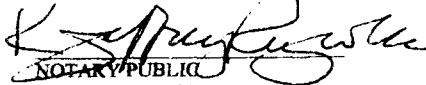

AMANDA LEE SCOTT

STATE OF FLORIDA
COUNTY OF ESCAMBIA

AMANDA LEE SCOTT, who is personally known to me or who produced _____ as identification, is known to me to be the person described by said name. She acknowledged that she executed the foregoing warranty deed for the uses and purposes expressed therein before me this 8th day of September, 2007.



K. JEFFREY REYNOLDS
MY COMMISSION # DD 353848
EXPIRES: November 14, 2008
Bonded Thru Budget Notary Services


NOTARY PUBLIC
K. Jeffrey Reynolds

Prepared by and after
recording return to:

Michael Cortese, Esq.
Cahill, Wilinski, Rhodes & Joyce, P.C.
89 Haddon Avenue, Suite A
Haddonfield, New Jersey 08033

Space above this line for Recorder's Use

**MORTGAGE, ASSIGNMENT OF RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

This Mortgage, dated as of May 26, 2016, is given by **Gregory Christopher Dulac and Helen Dulac**, as mortgagor ("Mortgagor"), with an office at 221 E. Highland Drive, Pensacola, Florida 32503, to **Access to Capital for Entrepreneurs, Inc.**, as mortgagee ("Mortgagee"), whose address is 3173 Highway 129 North, Cleveland, Georgia 30528.

1. GRANT.

1.1 The Property. For the purpose of securing payment and performance of the Secured Obligations defined in Section 2 below, Mortgagor hereby irrevocably and unconditionally grants, conveys, transfers and assigns to Mortgagee, upon the statutory mortgage condition for breach of which this Mortgage is subject to foreclosure as provided by law, with mortgage covenants and right of entry and possession, all estate, right, title and interest which Mortgagor now has or may later acquire in the following property (all or any part of such property, or any interest in all or any part of it, together with the Personality (as hereinafter defined) being hereinafter collectively referred to as the "Property"):

(a) The real property located in the County of Escambia, State of Florida, as described in Exhibit A hereto (the "Land");

(b) All buildings, structures, improvements, fixtures and appurtenances now or hereafter placed on the Land, and all apparatus and equipment now or hereafter attached in any manner to the Land or any building on the Land, including all pumping plants, engines, pipes, ditches and flumes, and also all gas, electric, cooking, heating, cooling, air conditioning, lighting, refrigeration and plumbing fixtures and equipment (collectively, the "Improvements");

(c) All easements and rights of way appurtenant to the Land; all crops growing or to be grown on the Land (including all such crops following severance from the Land); all standing timber upon the Land (including all such timber following severance from the Land); all development rights or credits and air rights; all water and water rights (whether riparian, appropriative, or otherwise, and whether or not appurtenant to the Land) and shares of stock pertaining to such water or water rights, ownership of which affect the Land; all minerals, oil, gas,

and other hydrocarbon substances and rights thereto in, on, under, or upon the Land;

(d) All existing and future leases, subleases, subtenancies, licenses, occupancy agreements and concessions relating to the use and enjoyment of all or any part of the Land or the Improvements, and any and all guaranties and other agreements relating to or made in connection with any of the foregoing;

(e) All proceeds, including all claims to and demands for them, of the voluntary or involuntary conversion of any of the Land, Improvements, or the other property described above into cash or liquidated claims, including proceeds of all present and future fire, hazard or casualty insurance policies, whether or not such policies are required by Mortgagee, and all condemnation awards or payments now or later to be made by any public body or decree by any court of competent jurisdiction for any taking or in connection with any condemnation or eminent domain proceeding, and all causes of action and their proceeds for any breach of warranty, misrepresentation, damage or injury to, or defect in, the Land, Improvements, or the other property described above or any part of them, and

(f) All proceeds of, additions and accretions to, substitutions and replacements for, and changes in any of the property described above.

1.2 Fixture Filing. This Mortgage constitutes a financing statement filed as a fixture filing under the Florida Uniform Commercial Code, as amended or recodified from time to time, covering any Property which now is or later may become a fixture attached to the Land or any building located thereon.

2. THE SECURED OBLIGATIONS.

2.1 Purpose of Securing. Mortgagor makes the grant, conveyance, transfer and assignment set forth in Section 1, makes the irrevocable and absolute assignment set forth in Section 3, and grants the security interest set forth in Section 4, all for the purpose of securing the following obligations (the "Secured Obligations") in any order of priority that Mortgagee may choose:

(a) Payment of all obligations of duLac's Bow Tie Chef Café LLC ("Obligor") to Mortgagee arising under the following instrument(s) or agreement(s) (collectively, the "Debt Instrument"):

(i) A promissory note dated as of May 26, 2016, payable by Obligor as maker in the stated principal amount of Two Hundred Fifty Thousand 00/100 Dollars (\$250,0000.00) to the order of Mortgagee.

(ii) A certain Guaranty dated May 26, 2016, given by Mortgagor to Mortgagee in support of the obligations of Obligor to Mortgagee.

This Mortgage also secures payment of all obligations of Obligor under the Debt Instrument which arise after the Debt Instrument is extended, renewed, modified or amended pursuant to any written agreement between Obligor and Mortgagee, and all obligations of Obligor under any successor agreement or instrument which restates and supersedes the Debt Instrument in its entirety;

(b) Payment and performance of all obligations of Mortgagor under this Mortgage;

(c) Payment and performance of all obligations of Obligor under any Swap Contract. "Swap Contract" means any document, instrument or agreement with Mortgagee, now existing or entered into in the future, relating to an interest rate swap transaction, forward rate

counsel to the extent permitted by applicable law.

7.11 Waiver of Marshaling. Mortgagor waives all rights, legal and equitable, it may now or hereafter have to require marshaling of assets or to direct the order in which any of the Property will be sold in the event of any sale under this Mortgage. Each successor and assign of Mortgagor, including any holder of a lien subordinate to this Mortgage, by acceptance of its interest or lien agrees that it shall be bound by the above waiver, as if it had given the waiver itself.

7.12 Severability. If any provision of this Mortgage should be held unenforceable or void, that provision shall be deemed severable from the remaining provisions and in no way affect the validity of this Mortgage except that if such provision relates to the payment of any monetary sum, then Mortgagee may, at its option, declare all Secured Obligations immediately due and payable.

7.13 Notices. Mortgagor hereby requests that a copy of notice of default and notice of sale be mailed to it at the address set forth below. That address is also the mailing address of Mortgagor as debtor under the Uniform Commercial Code. Mortgagee's address given below is the address for Mortgagee as secured party under the Uniform Commercial Code.

Addresses for Notices to Mortgagor:

Gregory Christopher Dulac and Helen Dulac
221 E. Highland Drive
Pensacola, Florida 32503

Address for Notices to Mortgagee:

Access to Capital for Entrepreneurs, Inc.
3173 Highway 129 North
Cleveland, Georgia 30528

7.14 Small Business Administration Lien Provision. The Loan secured by this lien was made under a United States Small Business Administration (SBA) nationwide program which uses tax dollars to assist small business owners. If the United States is seeking to enforce this document, then under SBA regulations:

7.14.1. When SBA is the holder of the Note, this document and all documents evidencing or securing this Loan will be construed in accordance with federal law.

7.14.2. Mortgagee or SBA may use local or state procedures for purposes such as filing papers, recording documents, giving notice, foreclosing liens, and other purposes. By using these procedures, SBA does not waive any federal immunity from local or state control, penalty, tax or liability. No Mortgagor, Borrower or Guarantor may claim or assert against SBA any local or state law to deny any obligation of Borrower, or defeat any claim of SBA with respect to this Loan.

Any clause in this document requiring arbitration is not enforceable when SBA is the holder of the Note secured by this instrument.


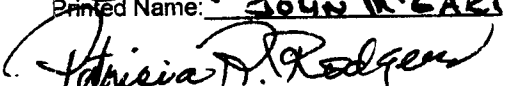
MORTGAGOR HEREBY DECLARES AND ACKNOWLEDGES THAT MORTGAGOR HAS RECEIVED, WITHOUT CHARGE, A TRUE COPY OF THIS MORTGAGE.

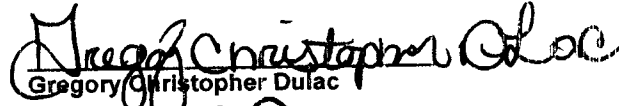
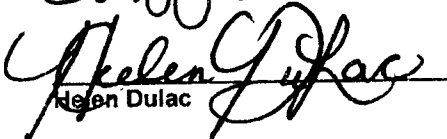
REST OF PAGE LEFT INTENTIONALLY BLANK
Signatures on Separate Page

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage as of the date first above written.

MORTGAGOR:

Witness:


Printed Name: JOHN D. GARTY

Printed Name: PATRICIA D. RODGERS

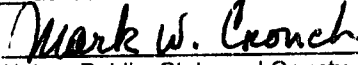

Gregory Christopher Dulac

Helen Dulac

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF

The foregoing instrument was executed and delivered before me this 26th day of March, 2016, by Gregory Christopher Dulac and Helen Dulac, who I am satisfied is the person named in and who executed this document and he did acknowledge that he signed, sealed and delivered the same as and for his voluntary act and deed of and for the uses and purposes therein expressed. He is personally known to me or has produced Driver license as identification.


Notary Public, State and County
Aforesaid
Print Name: Mark W. Crouch
My commission expires: 9/11/18
My commission number: N/A

(NOTARIAL SEAL)

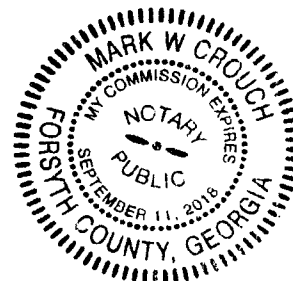


EXHIBIT A TO MORTGAGE

Exhibit A to MORTGAGE dated as of May 26, 2016, given by Gregory Christopher Dulac and Helen Dulac, as "Mortgagor" to Access to Capital for Entrepreneurs, Inc. , as "Mortgagee."

Description of Property

Property located in Escambia, FL

Lot 4, Block 1, Highland Terrace, a Subdivision of a portion of Section 4, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat recorded in Plat Book 3, Page 37 of the public records of said County.

AND BEING the same property conveyed to Amanda Scott from James Edward Gill, widower of Clara B. Gill by Warranty Deed dated August 05, 1977 and recorded August 15, 1977 in Deed Book 1132, Page 121; AND FURTHER CONVEYED to Gregory Christopher Dulac from Amanda Lee Scott, an unremarried widow by Warranty Deed dated September 08, 2007 and recorded September 10, 2007 in Deed Book 6215, Page 547.

Tax Parcel No. 042S302050004001

Street Address of Property

221 E. Highland Drive, Pensacola, Florida 32503



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



SCAN TO PAY ONLINE

2017 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
05-0393-000	16		042S302050004001

PROPERTY ADDRESS:

EXEMPTIONS:

221 E HIGHLAND DR

DULAC GREGORY C
2396 BRAELIN LOOP
MCDONOUGH, GA 30253-9065

PRIOR YEAR(S) TAXES OUTSTANDING

18-043

15/2256

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	45,005	0	45,005	297.78
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	45,005	0	45,005	101.17
BY STATE LAW	4.3830	45,005	0	45,005	197.26
PENSACOLA	4.2895	45,005	0	45,005	193.05
WATER MANAGEMENT	0.0353	45,005	0	45,005	1.59
M.S.T.U. LIBRARY	0.3590	45,005	0	45,005	16.16

TOTAL MILLAGE 17.9313

AD VALOREM TAXES \$807.01

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LT 4 BLK 1 HIGHLAND TERRACE PB 3 P 37/51/59 OR
1132 P 121 OR 6215 P 547 OR 7304
See Additional Legal on Tax Roll

SW STORMWATER

49.12

NON-AD VALOREM ASSESSMENTS \$49.12

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$856.13

If Paid By Please Pay	Nov 30, 2017 \$821.88	Dec 31, 2017 \$830.45	Jan 31, 2018 \$839.01	Feb 28, 2018 \$847.57	Mar 31, 2018 \$856.13
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

RETAIN FOR YOUR RECORDS

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

2017 Real Estate Property Taxes

ACCOUNT NUMBER
05-0393-000
PROPERTY ADDRESS
221 E HIGHLAND DR

DULAC GREGORY C
2396 BRAELIN LOOP
MCDONOUGH, GA 30253-9065

Make checks payable to:
Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

**PRIOR YEAR(S) TAXES
OUTSTANDING**

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2017 821.88
AMOUNT IF PAID BY	Dec 31, 2017 830.45
AMOUNT IF PAID BY	Jan 31, 2018 839.01
AMOUNT IF PAID BY	Feb 28, 2018 847.57
AMOUNT IF PAID BY	Mar 31, 2018 856.13

DO NOT FOLD, STAPLE, OR MUTILATE

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 02256 of 2015

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 16, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

GREGORY C DULAC 2396 BRAELIN LOOP MCDONOUGH, GA 30253-9065	ACCESS TO CAPITAL FOR ENTREPRENEURS INC 3173 HWY 129 NORTH CLEVELAND GA 30528
GREGORY C DULAC C/O TENANTS 221 E HIGHLAND DR PENSACOLA FL 32503	

WITNESS my official seal this 16th day of November 2017.



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 January 2, 2018, 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 ZYGGY LLC AND ZEHN LLC PARTNER holder of Tax Certificate No. 02256, issued the 1st day of June, A.D., 2015 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 1 HIGHLAND TERRACE PB 3 P 37/51/59 OR 1132 P 121 OR 6215 P 547

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 050393000 (18-043)

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

GREGORY C DULAC

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 Tuesday in the month of January, which is the 2nd day of January 2018.

Dated this 16th day of November 2017.

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:

221 E HIGHLAND DR 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

18-043

Document Number: ECSO17CIV059898NON

Agency Number: 18-001926

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 02256 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE GREGORY C DULAC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/16/2017 at 2:25 PM and served same at 8:30 AM on 11/20/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

K. Jackson 329
K. JACKSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

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Post Property:

221 E HIGHLAND DR 32503



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

By:
Emily Hogg
Deputy Clerk

RECEIVED
NOV 15 P 2:25
CLERK OF CIRCUIT COURT
OFFICE

GREGORY C DULAC [18-043]
2396 BRAELIN LOOP
MCDONOUGH, GA 30253-9065

9171 9690 0935 0128 2320 45

11.20.17 DELIVERED ✓

ACCESS TO CAPITAL FOR
ENTREPRENEURS INC [18-043]
3173 HWY 129 NORTH
CLEVELAND GA 30528

9171 9690 0935 0128 2320 52

11.20.17 DELIVERED ✓

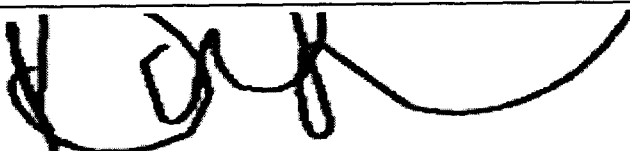
GREGORY C DULAC [18-043]
C/O TENANTS
221 E HIGHLAND DR
PENSACOLA FL 32503

9171 9690 0935 0128 2320 69

Tracking Number Information

Meter:	11272965	Mailing Date:	11/16/17 08:21 AM
Tracking Number:	9171969009350128232045	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	30253
Service:	ERR	City:	MCDONOUGH
Value	\$0.460	State:	GA

Proof of Delivery


2396
Brad Cor

Status Details

▼ Status Date

Status


Mon, 11/20/17, 02:36:00 PM	OK : Delivered
Mon, 11/20/17, 09:57:00 AM	Arrival at Unit
Sat, 11/18/17, 01:51:00 PM	Processed (processing scan)
Sat, 11/18/17, 11:53:00 AM	Processed (processing scan)
Thu, 11/16/17, 10:53:00 PM	Dispatched from Sort Facility
Thu, 11/16/17, 08:18:00 PM	Processed (processing scan)
Thu, 11/16/17, 05:35:00 PM	Dispatched to Sort Facility
Thu, 11/16/17, 03:41:00 PM	Accept/pick-up
Thu, 11/16/17, 12:25:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

Tracking Number Information

Meter:	11272965	Mailing Date:	11/16/17 08:21 AM
Tracking Number:	9171969009350128232052	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	30528
Service:	ERR	City:	CLEVELAND
Value	\$0.460	State:	GA

Proof of Delivery


3177

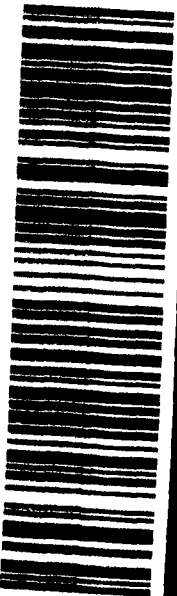
Status Details

▼ Status Date	Status
Mon, 11/20/17, 12:34:00 PM	OK : Delivered
Mon, 11/20/17, 08:29:00 AM	Out for Delivery
Mon, 11/20/17, 08:19:00 AM	Sorting / Processing Complete
Mon, 11/20/17, 05:35:00 AM	Arrival at Unit
Sun, 11/19/17, 03:02:00 PM	Processed (processing scan)
Sat, 11/18/17, 12:45:00 PM	Processed (processing scan)
Thu, 11/16/17, 10:53:00 PM	Dispatched from Sort Facility
Thu, 11/16/17, 08:18:00 PM	Processed (processing scan)
Thu, 11/16/17, 05:35:00 PM	Dispatched to Sort Facility
Thu, 11/16/17, 03:41:00 PM	Accept/pick-up
Thu, 11/16/17, 12:25:00 PM	OK: USPS acknowledges reception of info

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

2017 OCT 13 A 11:30
UNCLAIMED

CERTIFIED MAIL™



9171 9690 0935 0128 2320 69

GREGORY C DULAC [18-043]
C/O TENANTS
221 E HIGH
PENSACOLA

UNC
9171 9690 0935 0128 2320 69

BCI 3250236555
2187-04305-16-46

329
11-11-14



ZIP 32502
041M11272965

NEOPOST
11/16/2017
US POSTAGE \$005.26

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

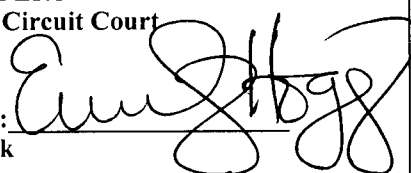
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 050393000 Certificate Number: 002256 of 2015

Payor: GREGORY C DULAC 2396 BRAELIN LOOP MCDONOUGH, GA 30253-9065 **Date**
12/28/2017

Clerk's Check #	1	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$3,500.50
		Postage	\$15.78
		Researcher Copies	\$6.00
		Total Received	\$4,062.78

\$ 3927.26

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 # 2015 TD 002256

Redeemed Date 12/28/2017

Name GREGORY C DULAC 2396 BRAELIN LOOP MCDONOUGH, GA 30253-9065

Clerk's Total = TAXDEED	\$490.50	3905.48
Due Tax Collector = TAXDEED	\$3,560.50	
Postage = TD2	\$15.78	
ResearcherCopies = TD6	\$6.00	

• 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: 050393000 Certificate Number: 002256 of 2015

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/02/2018"/>	Redemption Date <input type="text" value="12/28/2017"/>
Months	6	5
Tax Collector	<input type="text" value="\$3,251.61"/>	<input type="text" value="\$3,251.61"/>
Tax Collector Interest	\$292.64	\$243.87
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,550.50	<input type="text" value="\$3,501.73"/> <i>CC</i>
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	\$33.75
Total Clerk	\$490.50	<input type="text" value="\$483.75"/> <i>CH</i>
Postage	<input type="text" value="\$15.78"/>	<input type="text" value="\$15.78"/>
Researcher Copies	<input type="text" value="\$6.00"/>	<input type="text" value="\$6.00"/>
Total Redemption Amount	\$4,062.78	\$4,007.26
	Repayment Overpayment Refund Amount	\$55.52

Notes



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

01-02-2018 - TAX CERTIFICATE # 02256

in the CIRCUIT Court

was published in said newspaper in the issues of

NOVEMBER 30 & DECEMBER 7, 14, 21, 2017

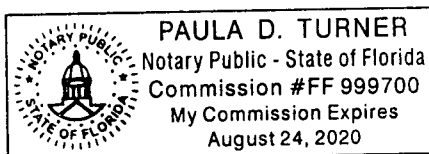
Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter 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 21ST day of DECEMBER

A.D., 2017

PAULA D. TURNER
NOTARY PUBLIC



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ZYGGY LLC AND ZEHN LLC PARTNER holder of Tax Certificate No. 02256, issued the 1st day of June, A.D., 2015 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraced the following described property in the County of Escambia, State of Florida, to wit:

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

oaw-4w-11-30-12-07-14-21-2017



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

January 4, 2018

ZYGGY LLC AND ZEHN LLC PARTNER
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO CA 92121

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
2015 TD 002256	\$450.00	\$33.75	\$483.75
2015 TD 000149	\$450.00	\$33.75	\$483.75

TOTAL \$967.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division