

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800165

To: Tax Collector of ESCAMBIA COUNTY, Florida

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
01-0155-000	2016/10	06-01-2016	LT 26 BLK 4 EVERGREEN UNIT NO 1 PB 5 P 38 OR 7282 P 1458

I agree to:

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

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

Electronic signature on file
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

04-25-2018
Application Date

Applicant's signature

18-379

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800165

Date of Tax Deed Application

Apr 25, 2018

This is to certify that **ATCF II FLORIDA-A, LLC**, holder of **Tax Sale Certificate Number 2016 / 10**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **01-0155-000**

Cert Holder:

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

Property Owner:

**AHL DAVID G
1260 VIRECENT RD
CANTONMENT, FL 32533
LT 26 BLK 4 EVERGREEN UNIT NO 1 PB 5 P 38 OR 7282 P 1458**

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

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

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2016/10	01-0155-000	06/01/2016	1,062.49	53.12	1,115.61

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
2017/11	01-0155-000	06/01/2017	1,115.39	6.25	55.77	1,177.41

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)

2,293.02

0.00

995.74

200.00

175.00

3,663.76

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

Total Amount Paid

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

6.25

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

Date of Sale: September 4, 2018

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
01-0155-000 2016

By

Jennifer M. Cassidy



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: 051S291000026004
Account: 010155000
Owners: AHL DAVID G
Mail: 1260 VIRECENT RD
 CANTONMENT, FL 32533
Situs: 4328 COLDSPRINGS DR 32514
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): FERRY PASS/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	\$19,000	\$39,730	\$58,730	\$58,730
2016	\$19,000	\$40,278	\$59,278	\$59,278
2015	\$19,000	\$38,088	\$57,088	\$57,088

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/07/2015	7282	1458	\$38,000	WD	View Instr
05/1995	3771	890	\$10,000	WD	View Instr
08/1991	3061	523	\$1,100	QC	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 26 BLK 4 EVERGREEN UNIT NO 1 PB 5 P 38 OR
 7282 P 1458

Extra Features

METAL BUILDING

Parcel Information

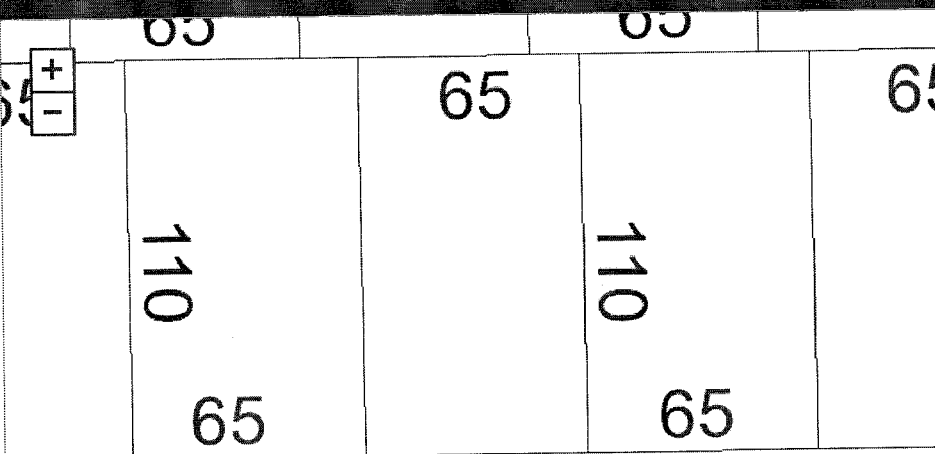
[Launch Interactive Map](#)

Section Map Id:
 05-1S-29-2

Approx. Acreage:
 0.1642

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 4328 COLDSPRINGS DR, Year Built: 1960, Effective Year: 1960

Structural Elements
 DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-BRICK-COMMON
 EXTERIOR WALL-SIDING-SHT.AVG.
 FLOOR COVER-CARPET
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



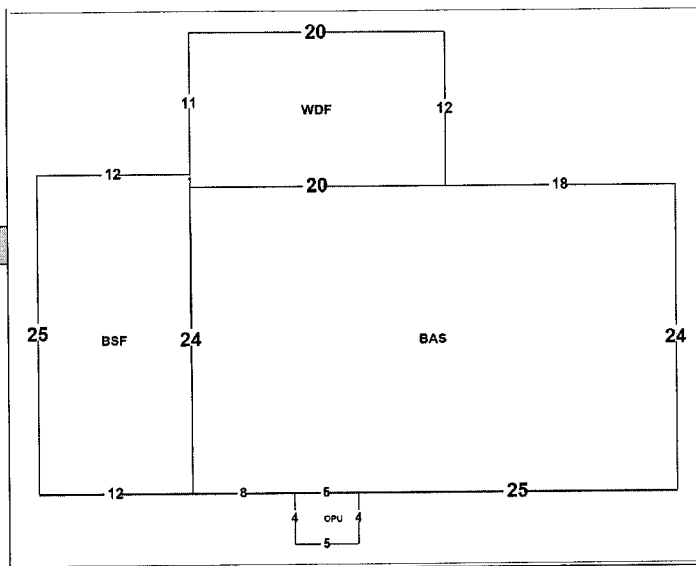
Areas - 1472 Total SF

BASE AREA - 912

BASE SEMI FIN - 300

OPEN PORCH UNF - 20

WOOD DECK FIN - 240



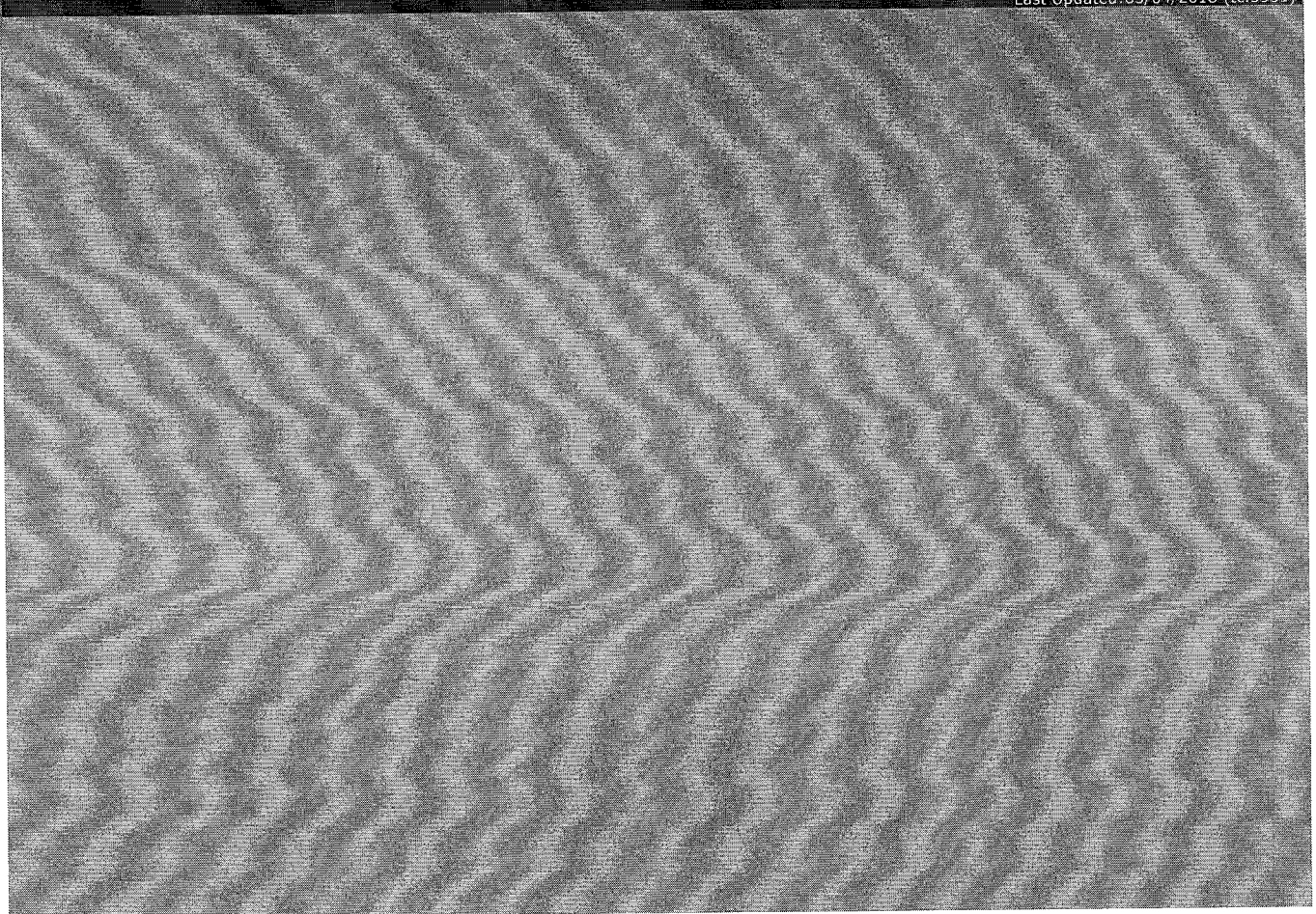
Images



5/6/15

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:05/04/2018 (tc.3951)



THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA
vs.

Case No.: CE 16-07-02514
Location: 6941 Otto Avenue
PR# 271S303101013033

Ahl, David
1260 Virecent Rd
Cantonment, FL 32533

ORDER

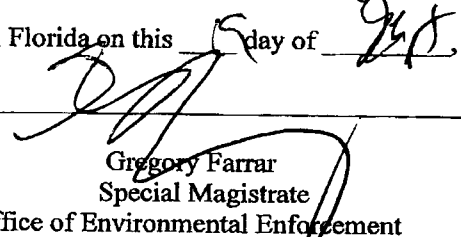
THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of February 28, 2017; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (d) Overgrowth, and 30-203 (o), (p), (r), and (s). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated February 28, 2017.

Itemized Cost

a. Fines	\$ 0.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ 0.00

Total: \$ 1,100.00

DONE AND ORDERED at Escambia County, Florida on this 5 day of Sept, 2017.

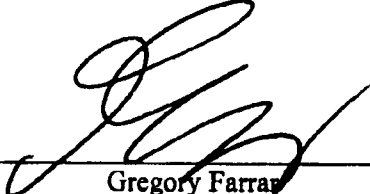


Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 28 day of February, 2017.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100.00 per day, commencing Aug 30, 2017. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1,100 are awarded in favor of Escambia County as the prevailing party against RESPONDENT.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

Corrective action shall include:

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☒ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

- ☒ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)
- ☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☒ (o)
- ☒ (p) ☐ (q) ☒ (r) ☒ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Chapter 3 Commercial in residential and non permitted use
- ☐ LDC Chapter 2 Article 3 Land Disturbance without permits
- ☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in
 the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until 5-29,
 2017 to correct the violation and to bring the violation into compliance.

Recorded in Public Records 3/6/2017 12:51 PM OR Book 7675 Page 1053,
Instrument #2017015831, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

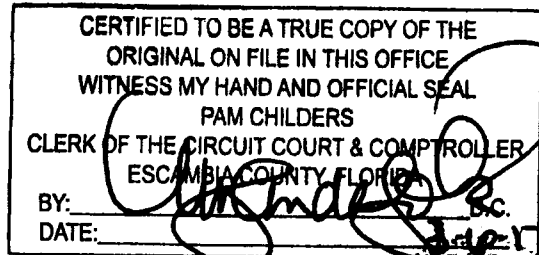
**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

VS.

**CASE NO: CE#16-07-02514
LOCATION: 6941 Otto Ave
PR# 271S303101013033**

**Ahl, David
1260 Virecent Rd
Cantonment, FL 32533
RESPONDENT**



ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent or representative, thereof, NAMED ABOVE, as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described _____
- ☒ 42-196 (d) Overgrowth

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 11-06-02562
Location: 6941 Otto Avenue
PR# 271S30-3101-013

David G Ahl
1260 Virecent Road
Cantonment, FL 32533

ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of March 13, 2012; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 30-203 (o), (p), (r), (t), (u). THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated March 13, 2012.

Itemized	Cost
a. Fines	\$ 0.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ 0.00
Total:	\$ 1,100.00

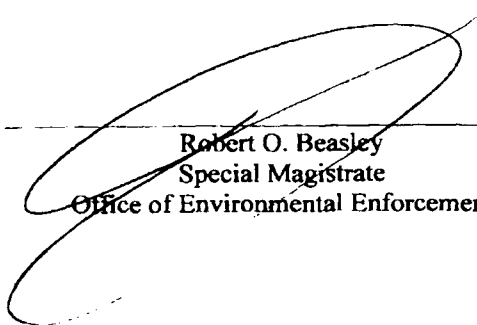
DONE AND ORDERED at Escambia County, Florida on this 20 day of Oct, 2012.


Special Magistrate
Office of Environmental Enforcement

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at Escambia Central Office Complex, 3363 W. Park Place, Pensacola, Florida 32504 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 13 day of March, 2012.


Robert O. Beasley
Special Magistrate
Office of Environmental Enforcement

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 50.00 per day, commencing May 1, 2012. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against David AHC.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

- ☐ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☒ Other Repair roof, Replace windows, soft to approach not back
Don
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

- ☒ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)
☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☒ (o)
☒ (p) ☐ (q) ☒ (r) ☐ (s) ☒ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Article 6 Commercial in residential and non permitted use
- ☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- ☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: David Hill
 shall have until April 30, 2012 to correct the violation and to bring the violation into compliance. Corrective action shall include:

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

ESCAMBIA COUNTY, FLORIDA

VS.

**CASE NO: CE#11-06-02562
LOCATION: 6941 Otto Avenue
PR# 271S30-3101-013**

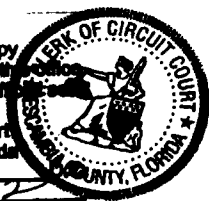
**David Ahl
1260 Virecent Road
Cantonment, Florida 32533**

ORDER

This CAUSE having come before the Office of Environmental
Enforcement Special Magistrate on the Petition of the Environmental Enforcement
Officer for alleged violation of the ordinances of the County of Escambia, State of
Florida, and the Special Magistrate having considered the evidence before him in the
form of testimony by the Enforcement Officer and the respondent or representative,
David Ahl, as well as evidence submitted and after consideration of the
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate
finds that a violation of the following Code of Ordinance(s) has occurred and continues

- ☐ 42-196 (a) Nuisance Conditions
- ☐ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described _____
- ☐ 42-196 (d) Overgrowth

Certified to be a true copy
Of the original on file in the office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
BY 3/19/12
DATE 3/19/12



21. This mortgage is assumable only with approval of the lender.


22. No additional mortgages, such as a second mortgage, shall be obtained during the course of this mortgage.

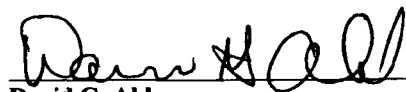
23. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.
[Check applicable box(es)]

☐ Condominium Rider ☐ Graduated Payment Rider ☐ Other [Specify]
☐ Planned Unit Development Rider ☐ Growing Equity Rider

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:


Witness Printed Name Richard Combs


David G. Ahl (Seal)
-Borrower

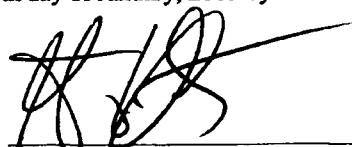
Witness Printed Name _____ (Seal)
-Borrower

(Seal) _____ (Seal)
-Borrower -Borrower

STATE OF FLORIDA, Escambia County ss:

The foregoing instrument was acknowledged before me this 7th day of January, 2015 by David G. Ahl, who is personally known to me or who has produced FL D.L. as identification.




Notary Public (Seal)
Notary Printed Name: Robert K. Combs
My Commission Expires::

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

(Space Above This Line For Recording Data)

State of Florida

PURCHASE MONEY MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on **January 7, 2015**.

The Mortgagor is **David G. Ahl**, whose address is

1260 Virecent Road, Cantonment, FL 32533

("Borrower"). This Security Instrument is given to **Robert Carl Mock**, which is organized and existing under the laws of Florida, and whose address is

600 Parker Circle, Pensacola, Florida 32504

("Lender"). Borrower owes Lender the principal sum of **Thirty Eight Thousand dollars & no cents (U.S. \$38,000.00)**.

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on January 1, 2030.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to the Lender the following described property located in **Escambia** County, Florida:

Lot 26, Block 4, Evergreen Subdivision, Unit 1, as per plat thereof, recorded in Plat Book 5,
Page 38, of the Public Records of Escambia County, Florida

SAID PROPERTY IS NOT HOMESTEAD OF THE MORTGAGOR(S) UNDER THE LAWS AND Constitution OF THE STATE OF FLORIDA IN THAT NEITHER MORTGAGOR(S) NOR ANY MEMBERS OF THE Household OF THE MORTGAGOR(S) RESIDE THEREON.

Which has the address of 4328 Coldsprings Drive, Pensacola, Florida 32514, ("Property Address");

Prepared by:

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

File Number: 141438

General Warranty Deed

Made this January 7, 2015 A.D. By **Robert Carl Mock**, 600 Parker Circle, Pensacola, FL 32504, hereinafter called the grantor, to **David G. Ahl**, whose post office address is: 1260 Virecent Road, Cantonment, FL 32533, 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:

Lot 26, Block 4, Evergreen Subdivision, Unit 1, as per plat thereof, recorded in Plat Book 5, Page 38, 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: 051S29-1000-026-004

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, 2014.

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 7th day of January, 2015, by Robert Carl Mock, 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: _____



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: 9-4-2018

TAX ACCOUNT NO.: 01-0155-000

CERTIFICATE NO.: 2016-10

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
221 Palafox Place. 4th Floor/
X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for tax year.

David G. Ahl
1260 Virecent Rd.
Cantonment, FL 32533
and
4328 Coldsprings Dr.
Pensacola, FL 32514

Escambia County Code Enforcement
3363 3363 West Park Place
Pensacola, FL 32505

Robert Carl Mock
600 Parker Circle
Pensacola, FL 32504

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

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14395

June 4, 2018

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

1. That certain mortgage executed by David G. Ahl in favor of Robert Carl Mock dated 01/07/2015 and recorded 01/07/2015 in Official Records Book 7282, page 1459 of the public records of Escambia County, Florida, in the original amount of \$38,000.00.
2. Code Enforcement Lien filed by Escambia County recorded in O.R. Book 6833, page 895, as amended in O.R. Book 6929, page 1210; and O..R. Book 7675, page 1172, as amended in O.R. Book 7786, page 1127.
3. Taxes for the year 2015-2017 delinquent. The assessed value is \$58,730.00. Tax ID 01-0155-000.

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.

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14395

June 4, 2018

Lot 26, Block 4, Evergreen Subdivision, Unit 1, as per plat thereof, recorded in Plat Book 5, Page 38, of the Public Records of Escambia County, Florida

18-379

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.: 14395

June 4, 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 06-04-1998, through 06-04-2018, and said search reveals the following:

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

David G. Ahl

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: 

June 4, 2018

☐ 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: 010155000 Certificate Number: 000010 of 2016

Redemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Application Date	<input type="text" value="04/25/2018"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment	ESTIMATED	Redemption Overpayment	ACTUAL
		Auction Date	<input type="text" value="09/04/2018"/>	Redemption Date	<input type="text" value="07/17/2018"/>
Months		5		3	
Tax Collector		<input type="text" value="\$3,663.76"/>		<input type="text" value="\$3,663.76"/>	
Tax Collector Interest		\$274.78		\$164.87	
Tax Collector Fee		<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>	
Total Tax Collector		\$3,944.79		\$3,834.88	T.C.
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		\$33.75		\$20.25	
Total Clerk		\$483.75		\$470.25	C.H.
Postage		<input type="text" value="\$27.10"/>		<input type="text" value="\$27.10"/>	
Researcher Copies		<input type="text" value="\$15.00"/>		<input type="text" value="\$15.00"/>	
Total Redemption Amount		\$4,470.64		\$4,347.23	
		Repayment Overpayment Refund Amount		\$123.41	Redeemer

Notes

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 000010
 Redeemed Date 07/17/2018**

Name DAVID AHL 1260 VIRECENT RD CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$483.75
Due Tax Collector = TAXDEED	\$3,944.79
Postage = TD2	\$27.10
ResearcherCopies = TD6	\$15.00

• For Office Use Only

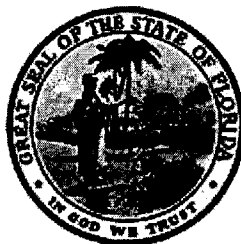
Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets

File #: 18-379

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: 010155000 Certificate Number: 000010 of 2016**

Payor: DAVID AHL 1260 VIRECENT RD CANTONMENT, FL 32533 Date 07/17/2018

Clerk's Check #	1	Clerk's Total	\$483.75
Tax Collector Check #	1	Tax Collector's Total	\$3,944.79
		Postage	\$27.10
		Researcher Copies	\$15.00
		Total Received	\$4,470.64

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: Whitney Coppage
 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 and Comptroller, Escambia County

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

July 26, 2018

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

Dear Certificate Holder:

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

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 000010	\$450.00	\$20.25	\$470.25
2016 TD 003159	\$450.00	\$20.25	\$470.25

TOTAL \$940.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 26, 2018

DAVID AHL
1260 VIRECENT RD
CANTONMENT FL 32533

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2016 TD 000010

\$470.51

TOTAL \$470.51

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division