APPLICATION FOR TAX DEED

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 1800639

To. Tax Collector of ESC	CAMBIA COUNTY	, Fiorida	
I, TLGFY, LLC CAPITAL ONE, N	IA AS COLLATER		
PO BOX 54347	I.A., AS COLLATER		
NEW ORLEANS, LA 70154,			
hold the listed tax certificate	and hereby surrender the	e same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
03-3520-540	2016/1448	06-01-2016	UNIT 1823 BLDG 18 VILLAS ON THE SQUARE PHASE VII A LSO 1/108 INT IN COMMON ELEMENTS OR 4573 P 808 SHE ET J
l agree to: • pay any current tax	res. if due and		
	ding tax certificates plus	interest not in my i	possession, and
	and omitted taxes, plus i	-	
	or's fees, ownership and e	_	rt costs, Clerk of the Court costs, charges and fees
Attached is the tax sale cert which are in my possession.		cation is based and	all other certificates of the same legal description
Electronic signature on file			
TLGFY, LLC CAPITAL ON PO BOX 54347	E, N.A., AS COLLATER		
NEW ORLEANS, LA 701	54		
			08-28-2018 Application Date

Applicant's signature

NIT 1823 BLDG 18 VILLAS ON THE SQUARE PHASE VII A LSO 1/108 INT IN COMMON ELEMENTS OR 4573 P 808 SHE I	ET J
\cdot	

Tax Collector's Certification

Tax Deed Application Number 1800639

Date of Tax Deed Application Aug 28, 2018

This is to certify that TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER, holder of Tax Sale Certificate Number 2016 / 1448, 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: 03-3520-540

Cert Holder:

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154

Property Owner: **CHARLES BARBARA F 1403 E HATTON ST**

PENSACOLA, FL 32503

UNIT 1823 BLDG 18 VILLAS ON THE SOUARE PHASE VII A LSO 1/108 INT IN COMMON ELEMENTS OR 4573 P 808 SH (Full legal attached.)

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

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

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2016/1448	03-3520-540	06/01/2016	1,060.11	53.01	1,113.12
2017/1436	03-3520-540	06/01/2017	1,052.19	52.61	1,104.80

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
2018/1477	03-3520-540	06/01/2018	1,009.27	6.25	50.46	1,065.98

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	3,283.90
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	3,658.90
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	12.50
19. Total Amount to Redeem	

Done this the 4th day of September, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: March 4, 2019

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

03-3520-540



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

Navigate Mode

Account O Reference

Printer Friendly Version

General Information

Reference:

331S302000823018

Account:

033520540 CHARLES BARBARA F

Owners: Mail:

1403 E HATTON ST

PENSACOLA, FL 32503 5001 GRANDE DR 1823 32504

Situs: **Use Code:**

CONDO-RES UNIT 🔑

Taxing **Authority:**

PENSACOLA CITY LIMITS

Tax Inquiry: Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

Assessments						
Year	Land	Imprv	Total	Cap Val		
2018	\$0	\$63,616	\$63,616	\$52,800		
2017	\$0	\$48,000	\$48,000	\$48,000		
2016	\$0	\$49,500	\$49,500	\$49,500		

Amendment 1/Portability Calculations

Disclaimer

> File for New Homestead Exemption Online

Sales Data

Official Records Sale **Book Page Value Type** Date (New Window)

06/2000 4573 808 \$50,000 WD View Instr 09/1991 3054 268 \$38,000 WD View Instr 12/1988 2634 460 \$38,000 WD View Instr 12/1987 2492 367 \$38,000 CT View Instr

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

2018 Certified Roll Exemptions

None

Legal Description

UNIT 1823 BLDG 18 VILLAS ON THE SQUARE PHASE VII ALSO 1/108 INT IN COMMON ELEMENTS OR 4573 P 808 SHEET J

Extra Features

Parcel **Launch Interactive Map** Information Section Map Id: 33-1S-30-3

Acreage: 6.0436

Approx.

Zoned: 🔎 R-ZL

Evacuation & Flood Information Open Report

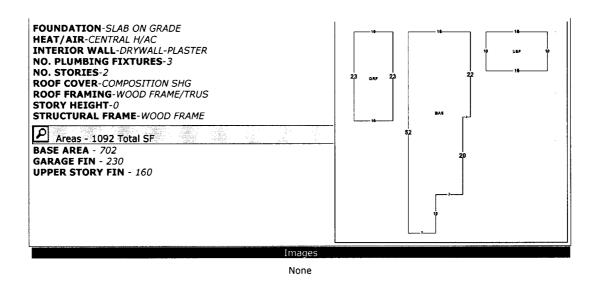


Buildings

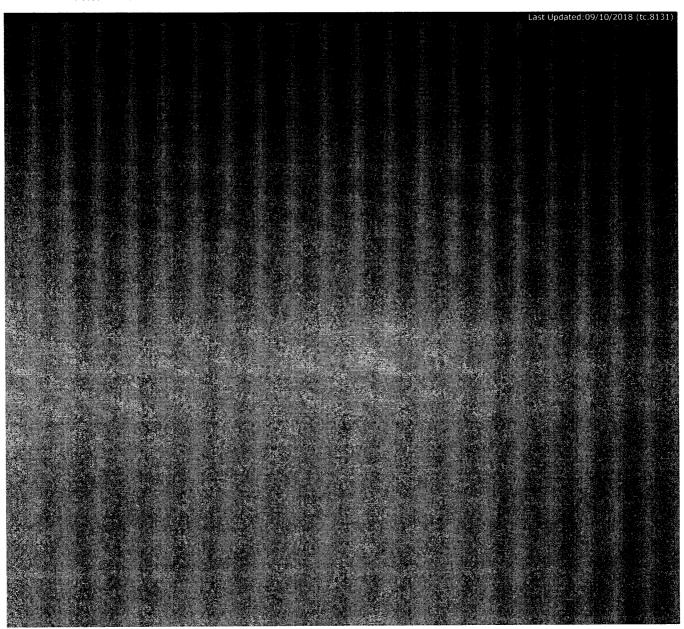
Address:5001 GRANDE DR 1823, Year Built: 1985, Effective Year:

Structural Elements

STOCCUTAL EMBRISH ABOVE AVERAGE DWELLING UNITS-1 \$
EXTERIOR WALL-STOLING-LAP AAVG FLOOR COVER-CARPET



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.







Notes

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 033520540 Certificate Number: 001448 of 2016

Redemption No Y	plication Date 08/28/2018	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 03/04/2019	Redemption Date 12/05/2018
Months	7	4
Tax Collector	\$3,658.90	\$3,658.90
Tax Collector Interest	\$384.18	\$219.53
Tax Collector Fee	\$12.50	\$12.50
Total Tax Collector	\$4,055.58	\$3,890.93
.,,		
Record TDA Notice	\$0.00	\$0.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$27.00
Total Clerk	\$497.25	\$477.00 CH
Release TDA Notice (Recording)	\$0.00	\$0.00
Release TDA Notice (Prep Fee)	\$0.00	\$0.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$4,652.83	\$4,367.93
	Repayment Overpayment Refund Amount	\$284.90
Book/Page		

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 001448 Redeemed Date 12/05/2018

Name BARBARA F CHARLES 1403 E HATTON ST PENSACOLA, FL 32503

Clerk's Total = TAXDEED	\$49\7.2\f5
Due Tax Collector = TAXDEED	\$4,0\$5.58 4047,93
Postage = TD2	\$60,00
ResearcherCopies = TD6	\$40.00
Release TDA Notice (Recording) = RECORD2	\$0.00
Release TDA Notice (Prep Fee) = TD4	\$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
	August 1 2	计分类系统	FINANCIAL SUM	MARY	第1940年 第18
No Inforr	nation Availa	ble - See D	ockets		

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: 033520540 Certificate Number: 001448 of 2016

Payor: BARBARA F CHARLES 1403 E HATTON ST PENSACOLA, FL 32503 Date 12/05/2018

Clerk's Check #	4462309049	Clerk's Total	\$49 7. 2 5	404
Tax Collector Check #	1	Tax Collector's Total	\$4,0 5.58	
	WARNING AND	Postage	\$60.00	
rycycromental achaeth (1988), com ac control (1984) achaeth (1985) achaeth (1986) achaeth (1986) achaeth (1986)		Researcher Copies	\$40.00 '	
	THE A CONTROL OF THE STATE OF T	Recording	\$0.00	
THE ACT OF THE PARTY OF THE PAR		Prep Fee	\$0.00	
	en mannes de my destable de mande de la company de la comp	Total Received	\$4,652.83	

\$4,047.93

PAM CHILDERS
Clerk of the Circuit Cour

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



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com facebook.com/ECTaxCollector witter.com/escambiatc





2018 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

		DOODEDTY ADDRESS	
03-3520-540	16		331S302000823018
ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER

PROPERTY ADDRESS:

EXEMPTIONS:

CHARLES BARBARA F 1403 E HATTON ST PENSACOLA, FL 32503 5001 GRANDE DR 1823

19-173

PRIOR YEAR(S) TAXES OUTSTANDING

16/01448

		AD VALOREM	TAXES		
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	52,800	0	52,800	349.35
PUBLIC SCHOOLS				•	
BY LOCAL BOARD	2.1250	63,616	0	63,616	135.18
BY STATE LAW	4.2000	63,616	0	63,616	267.19
PENSACOLA	4.2895	52,800	0	52,800	226.49
WATER MANAGEMENT	0.0338	52,800	0	52,800	1.78
M.S.T.U. LIBRARY	0.3590	52,800	0	52,800	18.96
TOTAL MILE	LAGE 17.6238		A	D VALOREM TAXES	\$998.95
LEGAL DESCRIPTION)N	NON	I-AD VALOREM AS	SESSMENTS	- 10000
UNIT 1823 BLDG 18 VILLAS ON TH PHASE VII ALSO 1/108 INT IN COMM See Additional Legal on Tax	MON ELEMEN SW S	TORMWATER(CITY O	F PENSACOLA)		31.79

Pay online at EscambiaTaxCollector.c

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

COMBINED TAXES AND ASSESSMENTS

NON-AD VALOREM ASSESSMENTS

\$31.79 \$1,030.74

	11case 1 ay \$305.51 \$355.02 1,010.13 1,020.43		If Paid By Please Pay	Nov 30, 2018 \$989.51	Dec 31, 2018 \$999.82	Jan 31, 2019 1,010.13	Feb 28, 2019 1,020.43	Mar 31, 20 1,030.74
--	-------------------------------------------------	--	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	------------------------

2018 Real Estate **Property Taxes**

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

RETAIN EOR YOUR RECORDS.

Make checks payable to:

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312 PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

ACCOUNT NUMBER 03-3520-540 **PROPERTY ADDRESS**

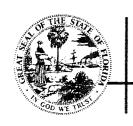
5001 GRANDE DR 1823

CHARLES BARBARA F 1403 E HATTON ST PENSACOLA, FL 32503 **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, 2018 989.51	
AMOUNT IF PAID BY	Dec 31, 2018 999.82	
AMOUNT IF PAID BY	Jan 31, 2019 1,010.13	
AMOUNT IF PAID BY	Feb 28, 2019 1,020.43	
AMOUNT IF PAID BY	Mar 31, 2019 1,030.74	

DO NOT FOLD, STAPLE, OR MUTILATE



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

December 11, 2018

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

Dear Certificate Holder:

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

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 006020	\$450.00	\$20.25	\$470.25
2016 TD 001680	\$450.00	\$20.25	\$470.25
2016 TD 001731	\$450.00	\$33.75	\$483.75
2016 TD 001448	\$450.00	\$27.00	\$477.00

TOTAL \$1,901.25

Very truly yours,

PAM CHILDERS

Clerk of Circuit Cour

Tax Deed Division

Emily Hogg

Assessments due March 1, 2018

\$320.00

Assessments due April 1, 2018

\$320.00

In addition, pursuant to Section 7.2 of the Declaration of Condominium, the foregoing assessments bear interest at the rate of eighteen percent (18%) per annum from the date each assessment became due, late fees, reasonable attorney's fees, and costs incident to the collection and enforcement of this lien.

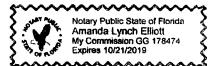
VILLAS ON THE SQUARE CONDOMINIUM ASSOCIATION OF

PENSACQLA, INC

STATE OF FLORIDA

COUNTY OF <u>Escambia</u>

The foregoing instrument was acknowledged before me this 22 day of , 2018, by Susan Moody, as Authorized Agent of Villas on the Square Condominium Association of Pensacola. Inc.



Personally Known

Produced Identification Type of Identification Produced

I HEREBY CERTIFY that a true copy of the foregoing Claim of Lien has been furnished by Certified U.S. Mail, Return Receipt Requested and Regular U.S. Mail, to Barbara F. Charles, 1403 E Hatton Street, Pensacola, Florida 32503, on this 23 day of

SUZANNE BLANKENSHIP

Coastal Association Law Group, P.L.

139 E. Government Street Pensacola, Florida 32502

(850) 466-3255

Attorneys for Villas on the Square Condominium

Association of Pensacola, Inc.

THIS INSTRUMENT PREPARED BY: Suzanne Blankenship Coastal Association Law Group, P.L. 139 E. Government Street Pensacola, Florida 32502 (850) 466-3255 Our File No. 18-10-3612

CLAIM OF LIEN

STATE OF FLORIDA

COUNTY OF ESCAMBIA

This is a claim of lien for unpaid assessments and interest on such assessments, together with reasonable attorney's fees and costs incurred by the undersigned Association, whose address is 5001 Grande Drive, Pensacola, Florida 32504, incident to the collection of the assessments and enforcement of this lien, which is granted by Section 718.116, Florida Statutes, and the Declaration of Villas on the Square Condominium Association of Pensacola, Inc., A Condominium, dated July 20, 1984, and recorded August 27, 1984, in Official Records Book 1955, at Page 0061 of the public records of Escambia County, Florida, and all supplements and amendments thereto, upon the following described property in Escambia County, Florida:

CONDOMINIUM PARCEL: UNIT 1823, BUILDING 18, PHASE 7, VILLAS ON THE SQUARE, A CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM DATED 20TH DAY OF JULY, 1984, AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, ON THE 27TH DAY OF AUGUST, 1984, AT 3:29 P.M., UNDER COMPTROLLER'S FILE FOR RECORD NO. 313323, AND IN OFFICIAL RECORD BOOK 1955, AT PAGES 61 THROUGH 254, AND AS AMENDED BY SUPPLEMENTAL DECLARATIONS OF CONDOMINIUM TO ADD SUBSEQUENT PHASES 2, 3, 4, 5, AND 6, RESPECTIVELY, OF RECORD IN ESCAMBIA COUNTY, FLORIDA, AND ACCORDING TO SUPPLEMENTAL DECLARATION TO ADD SUBSEQUENT PHASE 7 UNDER COMPTROLLER'S FILE FOR RECORD NO. 379547 AND IN OFFICIAL RECORD BOOK 2083, AT PAGES 258 THROUGH 314 OF SAID PUBLIC RECORDS TOGETHER WITH ALL OF ITS APPURTENANCES, INCLUDING WITHOUT LIMITATION, ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION.

The property address is 5001 Grande Drive, Unit 1823, Building 18, Pensacola, FL 32504. The record owner of the above-described property is Barbara F. Charles whose address is 1403 E Hatton Street, Pensacola, Florida 32503.

This Claim of Lien is to secure the payment of the assessments against the owners by the undersigned Association in the following amounts (less any partial payments applied in accordance with Florida law), as well as all amounts which may accrue subsequent to this date:

<u>Item</u>	Amount
Assessments due July 1, 2017	\$320.00
Assessments due August 1, 2017	\$320.00
Assessments due September 1, 2017	\$320.00
Assessments due October 1, 2017	\$320.00
Assessments due November 1, 2017	\$320.00
Assessments due December 1, 2017	\$320.00
Assessments due January 1, 2018	\$320.00
Assessments due February 1, 2018	\$320.00

Recorded in Public Records 03/05/2009 at 11:10 AM OR Book 6432 Page 1498, Instrument #2009014373, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This instrument prepared by: Jeffrey T. Sauer Smith, Sauer & DeMaria P.O. Box 12446 Pensacola, FL 32591

STATE OF FLORIDA COUNTY OF ESCAMBIA

CLAIM OF LIEN

BEFORE ME, the undersigned authority, personally appeared Steve Jones who, being duly sworn, deposes and says that he is the Secretary for Villas on the Square Condominium Association of Pensacola, Inc., a Florida corporation not-for-profit (the "Association") whose physical address is 5001 Grande Dr., Pensacola, FL, 32504 and whose mailing address is P.O. Box 12507, Pensacola, FL, 32591, and that in accordance with the provisions of Florida Statutes Section 718.116 and the Declaration of Condominium of Villas on the Square Condominium, a condominium, said Declaration being recorded in Official Records Book 1955 at page 61, of the public records of Escambia County, Florida, and all amendments thereto, the Association hereby claims a lien for assessments for the following sums: a special assessment due January 1, 2009, in the amount of \$2,000.00, a portion of a special assessment due May 1, 2008, in the amount of \$1,000.00; regular assessments for the months of December, 2008, (portion) through January, 2009, in the amount of \$452.00, finance charges in the amount of \$121.47; together with costs and attorney's fees of \$350.00, for a total of \$3,923.47, all of which is now due along with those assessments, costs and attorney's fees, which may accrue subsequent to the recording of this lien, against the following condominium parcel in Escambia County, Florida, to-wit:

Unit 1823, Building 18, Phase VII, Villas on the Square Condominium, a condominium, and its undivided share of the common elements according to the Declaration of said condominium recorded in Official Records Book 1955 at page 61 of the public records of Escambia County, Florida, and all amendments thereto.

RECORD OWNER(S): Barbara F. Charles

Steve Jones, Secretary

Villas on the Square Condominium Association of Pensacola, Inc.

JEAN F. QUINLAN
Comm# DD0743233
Expires 1/8/2012
Fiorida Notary Assn., Inc

Printed name: JEAN F. QUINL NOTARY PUBLIC

My commission expires: 1/8/2012

EK: 6181 PG: 1850 Last Page

H177FJY9

SCHEDULE A

THE FOLLOWING REAL PROPERTY SITUATE IN COUNTY OF ESCAMBIA AND STATE OF FLORIDA, DESCRIBED AS FOLLOWS:

CONDOMINIUM PARCEL: UNIT 1823, BUILDING 18, PHASE 7, VILLAS ON THE SQUARE, A CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM DATED THE 20TH DAY OF JULY 1984, AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, ON THE 27TH DAY OF AUGUST, 1984, AT 3:29 P.M., UNDER COMPTROLLER'S FILE FOR RECORD NO. 313323, AND IN OFFICIAL RECORDS BOOK 1955, AT PAGES 61 THROUGH 254, AND AS AMENDED BY SUPPLEMENTAL DECLARATION OF CONDOMINIUM TO ADD SUBSEQUENT PHASE 2, 3, 4, 5 AND 6, RESPECTIVELY, OF RECORD ESCAMBIA COUNTY, FLORIDA, AND ACCORDING TO SUPPLEMENTAL DECLARATION TO ADD SUBSEQUENT PHASE 7 DATED JUNE 25, 1985, AND RECORDED ON JUNE 28, 1985 AT 10.27 A.M. UNDER CONTROLLER'S FILE FOR RECORD NO. 379547 AND IN OFFICIAL RECORDS BOOK 2083, AT PAGES 258 THROUGH 314 OF SAID PUBLIC RECORDS TOGETHER WITH ALL OF ITS APPURTENANCES, INCLUDING WITHOUT LIMITATION, ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION.

PARCEL ID: 33-1S-30-2000-823-018

PROPERTY ADDRESS: 5001 GRANDE DR APT 1823

MORTGAGE (Continued)

Page 7

Loan No: 4355760001418856

limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.

SARBARA F CHARLES

WITNESSTE:

X HOUNDSALY DOUBT

INDIVIDUAL ACKNOWLEDG

INDIVIDUAL ACKNOWL

BREADURE GROSS MY Convention (A. C. des 194282 External Convention (A. C. des (Signature of Person Taking Acknowledgment)

(Name of Acknowledger Typed, Printed or Stamped)

(Title or Rank)

(Serial Number, if any)

LASER PRO Landing, Ver. 5.34.00.003 Copr. Harland Financial Solutions, Inc. 1997, 1007. All Rights Reserved. - PL. L'ICPELPLI003.4C TR-63664ND PR-/3

Recorded in Public Records 07/13/2007 at 04:06 PM OR Book 6181 Page 1843, Instrument #2007066901, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$69.50 MTG Stamps \$255.50 Int. Tax \$146.00

RECORDATION REQUESTED BY: Compass Bank PENSACOLA CORDOVA 5055 BAYOU BOULEVARD PENSACOLA, FL 32504

WHEN RECORDED MAIL TO:

ickin.

Record and Return To: **Fisery Lending Solutions** 600A N.JohnRodes Blvd MELBOURNE, FL 32934

CHARLES, BARBARA F

This Mortgage prepared by:

Name: TAMARA WHITE, Document Preparer

Company: Сотграза вытя Address: P.O. Box 10343, Birmingham, AL 35203



06500004355760001418856TSYS0745

MORTGAGE

FOR USE WITH SECURED REVOLVING CREDIT AGREEMENT

MAXIMUM LIEN. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$73,000.00, plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

THIS MORTGAGE dated June 22, 2007, is made and executed between BARBARA F CHARLES, UNMARRIED, WHOSE ADDRESS IS 1403 E HATTON ST PENSACOLA FL 32503 (referred to below as "Grantor") and Compass Bank, whose address is 5055 BAYOU BOULEVARD, PENSACOLA, FL 32504 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the essements, rights of way, and appurtenances; all water, water rights, vetercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the resi property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Escambia County, State of Florida:

See Attached Schedule A

The Real Property or its address is commonly known as 5001 GRANDE DR UNIT 1823, Pensacola, FL 32504.

CROSS-COLLATERALIZATION. In addition to the Credit Agreement, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Credit Agreement, whether voluntery or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

REVOLVING LINE OF CREDIT. This Mortgage secures the indebtedness including, without limitation, a revolving line of credit under which, upon request by Grantor, Lender, within twenty (20) years from the date of this Mortgage, may make future advances to Grantor. Such future advances, together with interest thereon, are secured by this Mortgage. Such advances may be made, repaid, and remade from time to time, subject to the limitation that the total outstanding balance owing at any one time, not including finance charges on such balance at a fixed or variable rate or aum as provided in the Credit Agreement, any temporary overages, other charges, and any amounts expended or advanced as provided in either the indebtedness paragraph or this paragraph, shall not exceed the Cradit Limit as provided in the Credit Agreement. It is the intention of Grantor and Lender that this Mortgage secures the balance outstanding under the Credit Agreement from time to time from zero up to the Credit Limit as provided in the Credit Agreement and any intermediate balance.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF EACH OF GRANTOR'S AGREEMENTS AND OBLIGATIONS UNDER THE CREDIT AGREEMENT WITH THE CREDIT LIMIT OF \$73,000.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in good condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership

OR BK 4573 P60810 Escambia County, Florida INSTRUMENT 2000-745954

RCD Jun 23, 2000 03:34 pm Escambia County, Florida

Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT 2000-745954

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 5001 Grande Drive

Legal Address of Property: 5001 Grande Drive

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

This form completed by: Isaac Brigham

WITNESSES AS TO SELLER(S):	
Billing	Dreac Brigh
Print name:	Isaac Brigham
Cystal Disais	
Print name:	
WITNESSES AS TO BUYER(S):	Burbara D. Charles
Fright name:	Barbara F. Charles
rystel Blans	
Print name:	

This form approved by the Escambia County Board of County Commissioners Effective: 4/15/95

CONDOMINIUM PARCEL: Unit 1823, Building 18, Phase 7, Villas on the Square, a Condominium, according to Declaration of Condominium dated the 20th day of July, 1984, and recorded in the public records of Escambia County, Florida, on the 27th day of August, 1984, at 3:29 P.M., under Comptroller's File for Record No. 313323, and in Official Record Book 1955, at Pages 61 through 254, and as amended by Supplemental Declarations of Condominium to add subsequent Phases 2, 3, 4, 5 and 6, respectively, of record in Escambia County, Florida, and according to Supplemental Declaration to add subsequent Phase 7 dated June 25, 1985, and recorded on June 28, 1985 at 10:27 A.M. under Comptroller's File for Record No. 379547 and in Official . Record Book 2083, at Pages 258 through 314 of said public records together with all of its appurtenances, including without limitation, its undivided interest in the common elements, according to the Declaration.

15,80 si

This Warranty Deed

OR BK 4573 PGOBOB Escambia County, Florida INSTRUMENT 2000-745954

Made this 19th day of June A.D. 2000 by Isaac Brigham, an unmarried man

DEED DOC STRIPPS PO 8 ESC CD \$ 350.00 06/23/00 EINIE LEE WESHER, CLERK By:

119.07 F.S.

bereinafter called the grantor, to Barbara F. Charles

whose post office address is:
5001 Grande Drive, Unit 1823
Pensacola, Florida 32504
Grantees' SSN:

Document modified pursuant to Section

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 \$ 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: SEE ATTACHED SCHEDULE A

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 33-18-30-2000-823-018

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,

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above

Signed sealed and delivered in our presence:

Name	Lisa Pix	Name & Address: Isaac Srigham 1699 Condor Drive	Is
Name: /	Crystal B. Davis	Cantonment, FL. 32533	Is.
Name:	·····	Name & Address	lis
Name		Name & Address:	LS
State of County of	Florida Escambia		

The foregoing instrument was acknowledged before me this 19th day of June 2000, by

as identification.

Isaac Brigham, an unmarried man

who is personally known to me or who has produced

Return to Lawyers Title Agency of North Florida, Inc. P.O. Box 12027 Pensacola, FL 32589

a current driver's license

Notary Public

My Co

THIS INSTRUMENT PREPARED BY: crystal B. Davis, an employee of

Lawyers Title Agency of North Florida, Inc

2100 Creighton Road Pensacola, Florida 32504

File No: 3A-60473

WD-1 5/93

CRYSTAL B. DAVIS My Comm. Exp. Sept. 12, 2001 No. CC657914

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: 3-4-2019 TAX ACCOUNT NO.: 03-3520-540 CERTIFICATE NO.: 2016-1448 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 NOX Notify City of Pensacola, P.O. Box 12910, 32521 X Notify Escambia County, 190 Governmental Center, 32502 X Homestead for ____ tax year. C T Corp. (Reg Agent for Compass Bank Barbara F. Charles 1200 S. Pine Island Rd. 1403 E. Hatton St. Plantation, FL 33324 Pensacola, FL 32503 and Villas on the Quare Condo. Assoc. of 5001 Grande Dr., Unit 1823 Pensacola Pensacola, FL 32504 P.O. Box 12507 Pensacola, FL 32591 Compass Bank P.O. Box 10566 Mail Code: AL BI CH TXA Birmingham, AL 35296 Certified and delivered to Escambia County Tax Collector, this 7th day of December , 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.: 14872 December 5, 2018

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

- 1. That certain mortgage executed by Barbara F. Charles in favor of Compass Bank dated 06/22/2007 and recorded 07/13/2007 in Official Records Book 6181, page 1843 of the public records of Escambia County, Florida, in the original amount of \$73,000.00.
- 2. Condominium Lien filed by Villas on the Square Condominium Association recorded in O.R. Book 6432, page 1498, and O.R. Book 7904, page 934.
- 3. Taxes for the year 2015-2017 delinquent. The assessed value is \$63,616.00. Tax ID 03-3520-540.

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.: 14872 December 5, 2018

Unit 1823, Building 18, Phase VII, Villas on the Square Condominium, a condominium, and its undivided share of the common elements according to the Declaration of said condominium recorded in Official Records Book 1955 at page 61 of the public records of Escambia County, Florida, and all amendments thereto.

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B Pensacola, Florida 32503

Telephone: 850-478-8121 Facsimile: 850-476-1437 Kedeemed

PROPERTY INFORMATION REPORT

File No.: 14872 December 5, 2018

Escambia County Tax Collector P.O. Box 1312 Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 12-05-1998, through 12-05-2018, and said search reveals the following:

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

Barbara F. Charles

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

December 5, 2018