

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800303

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON, CT 06032,

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
04-3250-100	2016/1917	06-01-2016	BEG AT A PT ON S LI OF FONTANEL GRANT AT INTER OF W LI OF FERRY PASS RD NELY ALG W R/W OF SD RD 176 33/100 FT TO SLY R/W LI OF HYATT ST (50 FT R/W) WL Y ALG S R/W LI OF HYATT ST 115 26/100 FT TO POB CO NT WLY ALG S R/W LI OF HYATT ST 120 FT SLY PARL WI TH W R/W LI OF FERRY PASS RD (DAVIS HWY - SR 291) 72 37/100 FT ELY ALG LI PARL WITH S R/W LI OF HYAT T ST 120 FT NLY PARL WITH W R/W LI OF FERRY PASS R D 72 37/100 FT TO POB OR 5186 P 885 OR 5639 P 1536

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  
TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON, CT 06032

04-27-2018  
Application Date

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

BEG AT A PT ON S LI OF FONTANEL GRANT AT INTER OF W LI OF FERRY PASS RD NELY ALG W R/W OF SD RD 176 33/100 FT TO SLY R/W LI OF HYATT ST (50 FT R/W) WL Y ALG S R/W LI OF HYATT ST 115 26/100 FT TO POB CO NT WLY ALG S R/W LI OF HYATT ST 120 FT SLY PARL WI TH W R/W LI OF FERRY PASS RD (DAVIS HWY - SR 291) 72 37/100 FT ELY ALG LI PARL WITH S R/W LI OF HYAT T ST 120 FT NLY PARL WITH W R/W LI OF FERRY PASS R D 72 37/100 FT TO POB OR 5186 P 885 OR 5639 P 1536



# 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		Assessments				
<b>Reference:</b>	481S304001002002	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	043250100	2017	\$30,937	\$25,887	\$56,824	\$56,824
<b>Owners:</b>	ALLEN CHERYL R	2016	\$30,937	\$26,516	\$57,453	\$57,453
<b>Mail:</b>	5890 SAN GABRIEL DR PENSACOLA, FL 32504	2015	\$30,937	\$26,468	\$57,405	\$57,405
<b>Situs:</b>	439 HYATT ST 32503	<a href="#">Disclaimer</a>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<a href="#">Amendment 1/Portability Calculations</a>				
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS	<a href="#">File for New Homestead Exemption Online</a>				
<b>Schools (Elem/Int/High):</b>	OJ SEMMES/FERRY PASS/WASHINGTON					
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2017 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None	
07/2003	5186	885	\$27,000	WD	<a href="#">View Instr</a>	<b>Legal Description</b>	
08/2000	4593	1493	\$65,000	WD	<a href="#">View Instr</a>	BEG AT A PT ON S LI OF FONTANEL GRANT AT INTER OF W LI OF FERRY PASS RD NELY ALG W R/W OF SD RD 176 33/100 FT...	
12/1979	1400	329	\$13,800	WD	<a href="#">View Instr</a>	<b>Extra Features</b>	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						None	

### Parcel Information

**Section Map Id:**  
48-1S-30-1

**Approx. Acreage:**  
0.1994

**Zoned:**   
C-3

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

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

[Launch Interactive Map](#)

### Buildings

Address: 439 HYATT ST, Year Built: 1960, Effective Year: 1960

**Structural Elements**  
DECOR/MILLWORK-AVERAGE  
DWELLING UNITS

**EXTERIOR WALL-ASBESTOS SIDING**  
**EXTERIOR WALL-SIDING-SHT.AVG.**  
**FLOOR COVER-HARDWOOD/PARQET**  
**FOUNDATION-WOOD/SUB FLOOR**  
**HEAT/AIR-WALL/FLOOR FURN**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-CORRUGATED METL**  
**ROOF FRAMING-FLAT/SHED**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**



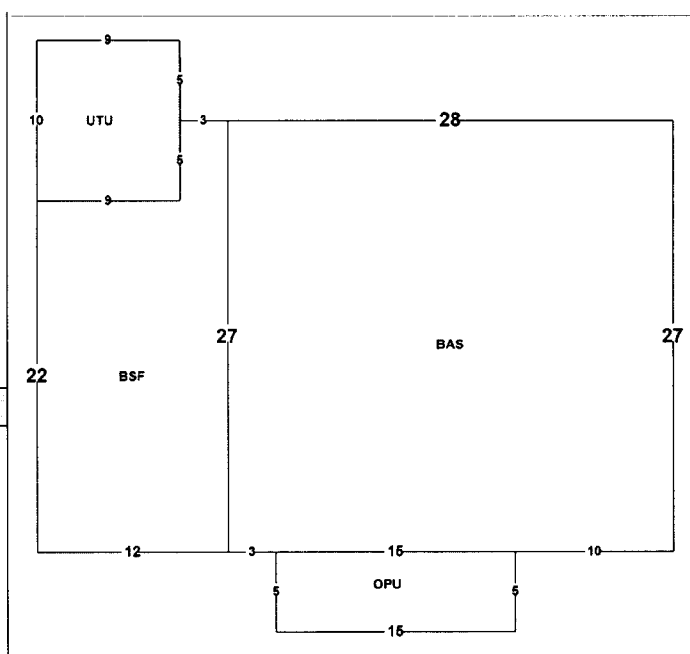
Areas - 1200 Total SF

**BASE AREA - 756**

**BASE SEMI FIN - 279**

**OPEN PORCH UNF - 75**

**UTILITY UNF - 90**

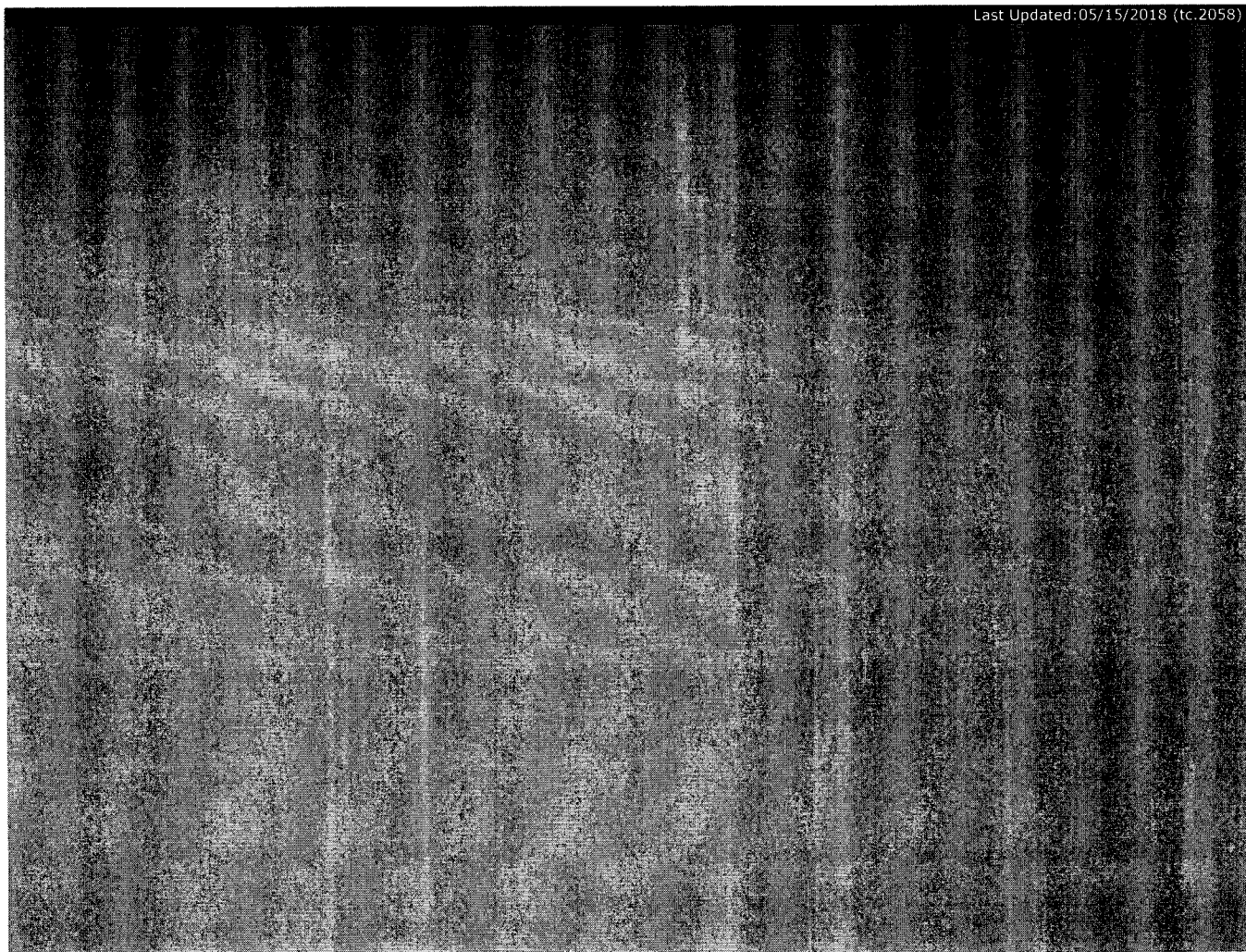


Images

None

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: 05/15/2018 (tc.2058)



DR BK 5186 PG0891  
Escambia County, Florida  
INSTRUMENT 2003-120272

RCD Jul 15, 2003 08:39 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-120272

Exhibit "B"

A parcel of land in the Fontanel Grant, Section 48, Township 1 South, Range 30 West as described as follows: starting at a point of the south line of said grant, where it intersects the west line of the right of way of Ferry Pass Road, thence running in a northerly direction along the west right of way of said road a distance of 176.33 feet to the southerly right of way line of Hyatt Street (50' R/W); thence westerly along the south right of way line of Hyatt Street a distance of 115.26 feet to the Point of Beginning; thence continue westerly along the south right of way line of Hyatt Street a distance of 120.00 feet; thence southerly parallel with the west right of way line of Ferry Pass Road (Davis Highway-SR-291) a distance of 72.37 feet; thence easterly along a line parallel with the south right of way line of Hyatt Street a distance of 120.00 feet; thence Northerly parallel with the west right of way line of Ferry Pass Road a distance of 72.37 feet to the Point of Beginning; containing 0.199 acres, more or less.

439 Hyatt Street, Pensacola

Exhibit "A"

A PARCEL OF LAND IN THE FONTANEL GRANT, SECTION 48, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: STARTING AT A POINT ON THE SOUTH LINE OF THE FONTANEL GRANT WHERE IT INTERSECTS THE WEST LINE OF THE RIGHT-OF-WAY OF THE FERRY PASS ROAD (FORMERLY KNOWN AS STATE HIGHWAY NO. 1-A, OLD 66' R/W); THENCE RUNNING IN A NORTHERLY DIRECTION ALONG THE WEST RIGHT-OF-WAY OF SAID ROAD A DISTANCE OF 103.96 FEET FOR A POINT OF BEGINNING; THENCE WESTERLY AT AN ANGLE OF 108°10' TO THE LEFT A DISTANCE OF 250 FEET; THENCE NORTHERLY AND PARALLEL WITH THE WEST LINE OF THE SAID FERRY PASS ROAD A DISTANCE OF 103.96 FEET TO A POINT ON THE SOUTH SIDE OF A 40 FOOT ROAD; THENCE EASTERLY ALONG SOUTHSIDE OF SAID STREET A DISTANCE OF 250 FEET TO THE WEST LINE OF THE FERRY PASS ROAD, AND THENCE SOUTHERLY ALONG THE WEST LINE OF THE FERRY PASS ROAD A DISTANCE OF 103.96 FEET TO THE POINT OF BEGINNING; LESS, PROPERTY OBTAINED BY THE STATE ROAD DEPARTMENT FOR ROAD RIGHT-OF-WAY FOR STATE ROAD 8-A (CIRCUIT COURT CASE NO. 44658, FILE #48954, PARCELS SRD NO. 232; 233 FINAL JUDGEMENT RECORDED IN MINUTE BOOK A 12, PAGE 131 AND SRD NO. 234, 235, 236 FINAL JUDGEMENT RECORDED IN MINUTE BOOK A 12, PAGE 128) AND FOR RIGHT-OF-WAY FOR STATE ROAD 291 (CIRCUIT COURT CASE 69-252, PARCELS SRD NO. 126.1; 126.2; FINAL JUDGEMENT RECORDED IN OBJ BOOK 19, PAGE 267) AND LESS AND EXCEPT PROPERTY CONVEYED IN OFFICIAL RECORDS BOOK 1400, PAGE 329, OF THE PUBLIC RECORDS OF SAID COUNTY.

4427 N. Davis Highway, Pensacola

7. That if any of the installments of principal or interest due by the terms of said promissory note are not paid when due; if Mortgagor should transfer, convey, or otherwise convey any interest in the Premises or transfer, convey or otherwise convey any interest in that real property described on Exhibit "B" attached hereto and by this reference made a part hereof, whatsoever without the prior written consent of Mortgagee; or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of the note plus interest, costs, and attorney's fees, shall immediately become due at the option of Mortgagee, and Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.
8. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction hereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.
9. If this is a junior mortgage, Mortgagor shall pay all installments of principal and interest and perform each and every covenant and obligation of the prior mortgage. Failure of Mortgagor to do so shall constitute a default hereunder. Upon failure of Mortgagor to do so, Mortgagee may (but shall not be required to) make such payments or perform such covenants or obligations and the cost of same, together with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable by Mortgagor upon demand by Mortgagee and shall be secured by the lien of this mortgage.
10. Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other payment hereunder which would render this instrument usurious as to the Mortgagor under the laws of the State of Florida.

NOTWITHSTANDING ANYTHING CONTAINED IN THE MORTGAGE TO THE CONTRARY, THE EXECUTION OF THIS MORTGAGE IS NOT AN AGREEMENT BY CHERYL R. ALLEN TO PAY, OR ASSUME THE OBLIGATION TO PAY, THE INDEBTEDNESS SECURED BY THIS MORTGAGE. SPECIFICALLY, CHERYL R. ALLEN DOES NOT AGREE TO PAY OR ASSUME THE OBLIGATION TO PAY THE INDEBTEDNESS SECURED BY THE MORTGAGE. BY ACCEPTANCE OF THIS MORTGAGE, THE MORTGAGEE SPECIFICALLY AGREES TO THE CONDITIONS PLACED UPON THE EXECUTION OF THIS MORTGAGE BY CHERYL R. ALLEN.

IN WITNESS WHEREOF, the said Mortgagor has executed these presents, effective the 1<sup>st</sup> day of July, 2003.

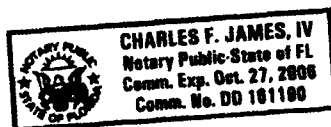
  
WAYNE F. HELMS

  
CHERYL R. ALLEN

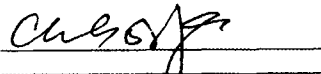
STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was sworn to, subscribed, and acknowledged before me this 1 day of July, 2003, by WAYNE F. HELMS and CHERYL R. ALLEN ( ) are personally known to me or who (✓) have produced drivers' licenses as identification.



(NOTARIAL SEAL)

  
(Print/Type Name)  
NOTARY PUBLIC

Allen - 12.50  
Dixie - 94.50  
Dixie - 51.00  
Dixie - 768.00

OR BK 5186 P60888  
Escambia County, Florida  
INSTRUMENT 2003-120272

This Instrument was Prepared By:  
RICHARD M. COLBERT, Esquire  
CLARK, PARTINGTON, HART, LARRY,  
BOND & STACKHOUSE  
125 West Romana Street, Suite 800  
Post Office Box 13010  
Pensacola, Florida 32591-3010

MTG DOC STAMPS PD @ ESC CO \$ 94.50  
07/15/03 EDWEE LEE MORGAN, CLERK  
By: [Signature]

INTANGIBLE TAX PD @ ESC CO \$ 54.00  
07/15/03 EDWEE LEE MORGAN, CLERK  
By: [Signature]

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

#### MORTGAGE AND SECURITY AGREEMENT

WAYNE F. HELMS, a married man, whose address is 5890 San Gabriel Drive, Pensacola, FL 32504 and CHERYL R. ALLEN, a married woman, hereinafter collectively Mortgagor, in consideration of the principal sum specified in the promissory note hereafter described, made by Mortgagor, payable to JAMES L. ALLEBACH AND CATHERINE E. ALLEBACH, husband and wife, 730 Halcyon Circle, Pensacola, Florida, 32503 hereinafter called Mortgagee, (which terms Mortgagor and Mortgagee shall be construed to include the plural as well as the singular, whenever the context so permits or requires) hereby on this 1<sup>st</sup> day of July, 2003, mortgages to the Mortgagee the real property in Escambia County, Florida, described on the Exhibit "A" attached hereto and made a part hereof (the "Premises"), as security for payment of the existing indebtedness represented by that certain promissory note of date even herewith for the sum of TWENTY SEVEN THOUSAND AND NO/100 (\$27,000.00) Dollars made by WAYNE F. HELMS (the "Borrower") payable to the order of Mortgagee, with interest from date until paid at the rate therein specified, the said principal and interest payable in the manner and upon the terms, provisions, and conditions set forth in the note, together with any and all renewals, extensions, modifications, consolidations, and extensions thereof.

Mortgagor hereby mortgages all title hereafter acquired, as well as title heretofore acquired and does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and Mortgagor agrees:

1. This mortgage shall also secure such future or additional advances as may be made by the Mortgagee at the option of Mortgagee to the Borrower, Mortgagor or the successors in title of Mortgagor, for any purpose provided that all such advances are to be made within twenty years from the date of this mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such optional future or additional advances as against the rights of creditors or subsequent purchasers for a valuable consideration. The total amount of indebtedness secured by this mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed an amount equal to twice the original principal balance of the promissory note described hereinabove, plus interest thereon, and any disbursements made by the Mortgagee pursuant to the authority of this mortgage with interest on such disbursements.
2. To make all payments required by the note and this mortgage promptly when due.
3. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable on demand by Mortgagee and shall be secured by this mortgage.
4. To keep all buildings now or hereafter on the land insured against damage by fire and lightning in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost hereof, with interest thereon from the date of payment at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable upon demand by Mortgagee and shall be secured by this Mortgage. If any sum becomes payable under such policy, Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.
5. That Mortgagor will not commit, permit or suffer any waste, impairment or deterioration of the mortgaged property. Upon the failure of Mortgagor to keep the buildings on the property in good condition or repair, Mortgagee may demand either the adequate repair of the buildings, an increase in the amount of security, or the immediate repayment of the debt secured. Failure of Mortgagor to comply with the demand of Mortgagee for a period of fifteen days shall constitute a breach of this mortgage.
6. To pay all expenses reasonably incurred by Mortgagee due to failure of Mortgagor to comply with the agreements in the note or this mortgage, including reasonable attorney's fees. The cost thereof, with interest thereon from the date of payment at the rate specified in the note, shall also be secured by this mortgage.



DR BK 5186 PG0887  
Escambia County, Florida  
INSTRUMENT 2003-120271

RCD Jul 15, 2003 08:39 am  
Escambia County, Florida

## Exhibit A

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-120271

A parcel of land in the Pontanel Grant, Section 48, Township 1 South, Range 30 West as described as follows: starting at a point of the south line of said grant, where it intersects the west line of the right of way of Perry Pass Road, thence running in a northerly direction along the west right of way of said road a distance of 176.33 feet to the southerly right of way line of Hyatt Street (50' R/W); thence westerly along the south right of way line of Hyatt Street a distance of 115.26 feet to the Point of Beginning; thence continue westerly along the south right of way line of Hyatt Street a distance of 120.00 feet; thence southerly parallel with the west right of way line of Perry Pass Road (Davis Highway-SR-291) a distance of 72.37 feet; thence easterly along a line parallel with the south right of way line of Hyatt Street a distance of 120.00 feet; thence Northerly parallel with the west right of way line of Perry Pass Road a distance of 72.37 feet to the Point of Beginning; containing 0.199 acres, more or less.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

Richard N. Sherrill  
Richard N. Sherrill  
[Type/print name of witness]

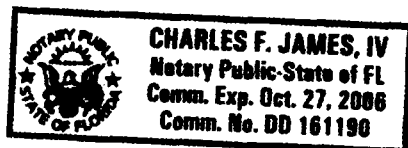
Charles F. James  
Charles F. JAMES  
[Type/print name of witness]

James L. Allebach  
JAMES L. ALLEBACH

Catherine E. Allebach  
CATHERINE E. ALLEBACH

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 1st day of July, 2003, by JAMES L. ALLEBACH AND CATHERINE E. ALLEBACH, husband and wife, who ( ☒ ) are personally known to me or who ( ☐ ) have produced driver licenses as identification.



(NOTARIAL SEAL)

Charles F. James  
(Print/Type Name)  
NOTARY PUBLIC

Commission Number: \_\_\_\_\_

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

Hand - 520  
Doc. No. 1842  
3000

This instrument prepared by:  
RICHARD M. COLBERT, Esquire  
Clark, Partington, Hart, Larry,  
Bond, & Stackhouse  
Post Office Box 13010  
Pensacola, FL 32591-3010  
(850) 434-9200

CPH&H File no. 03-1124

Parcel ID Number: 48-1S-30-4001-001-002

OR BK 5186 PGO885  
Escambia County, Florida  
INSTRUMENT 2003-120271

DEED DOC STAMPS PD @ ESC CO \$ 189.00  
07/15/03 ERNIE LEE MAGGNA, CLERK  
By *[Signature]*

For Clerk's Use Only

**WARRANTY DEED (Statutory Form-Section 689.02, F.S.)**

**This Indenture**, Made this 1st day of July, 2003, between **JAMES L. ALLEBACH AND CATHERINE E. ALLEBACH**, husband and wife, whose address is 730 Halcyon Drive, Pensacola, Florida 32503, **Grantor**, and **WAYNE F. HELMS**, a married man, 5890 San Gabriel Drive, Pensacola, Florida, and **CHERYL R. ALLEN**, a married woman, as joint tenants with right of survivorship, collectively **Grantee**,,

**WITNESSETH**, That said Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to wit:

**See exhibit "A" attached hereto and by this reference made a part hereof.**

Subject to zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current and subsequent years.

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

"Grantor" and "Grantee" are used for singular or plural, as context requires.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgrt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-5-2018

TAX ACCOUNT NO.: 04-3250-100

CERTIFICATE NO.: 2016-1917

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

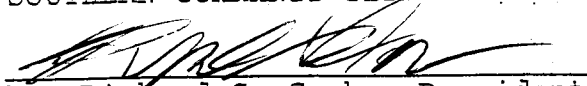
         X   Homestead for        tax year.

Cheryl R. Allen  
5890 San Gabriel Dr.  
Pensacola, FL 32504  
and  
439 Hyatt St.  
Pensacola, FL 32503

James L. Allebach  
Catherine E. Allebach  
436 Creary St.  
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,  
this 13th day of August, 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.: 15444

August 7, 2018

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

1. That certain mortgage executed by Cheryl R. Allen and Wayne F. Helms in favor of James L. and Catherine E. Allebach dated 07/01/2003 and recorded 07/15/2003 in Official Records Book 5186, page 888 of the public records of Escambia County, Florida, in the original amount of \$27,000.00.
2. NOTE: Death Certificate on Wayne F. Helms recorded in O.R. Book 5639, page 1536.
3. Taxes for the year 2015-2017 delinquent. The assessed value is \$56,824.00. Tax ID 04-3250-100.

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.: 15444

August 7, 2018

**481S304001002002 - Full Legal Description**

BEG AT A PT ON S LI OF FONTANEL GRANT AT INTER OF W LI OF FERRY PASS RD NELY ALG W R/W OF SD RD 176 33/100 FT TO SLY R/W LI OF HYATT ST (50 FT R/W) WLY ALG S R/W LI OF HYATT ST 115 26/100 FT TO POB CONT WLY ALG S R/W LI OF HYATT ST 120 FT SLY PARL WITH W R/W LI OF FERRY PASS RD (DAVIS HWY - SR 291) 72 37/100 FT ELY ALG LI PARL WITH S R/W LI OF HYATT ST 120 FT NLY PARL WITH W R/W LI OF FERRY PASS RD 72 37/100 FT TO POB OR 5186 P 885 OR 5639 P 1536

18-518

**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.: 15444

August 7, 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 08-07-1998, through 08-07-2018, and said search reveals the following:

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

Cheryl R. Allen

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF


4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

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

Southern Guaranty Title Company

By: 

August 7, 2018

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 5, 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

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**SECTION 48, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 043250100 (18-518)**

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

**CHERYL R ALLEN**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of November, which is the **5th day of November 2018.**

Dated this 20th day of September 2018.

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### Personal Services:

**CHERYL R ALLEN**  
5890 SAN GABRIEL DR  
PENSACOLA, FL 32504

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



By:  
Emily Hogg  
Deputy Clerk



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### Post Property:

439 HYATT ST 32503



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 01917 of 2016**

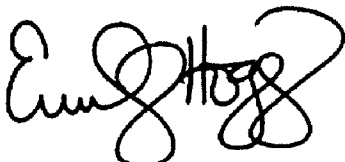
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 20, 2018, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CHERYL R ALLEN 5890 SAN GABRIEL DR PENSACOLA, FL 32504	CHERYL R ALLEN 439 HYATT ST PENSACOLA FL 32503
JAMES L ALLEBACH 436 CREARY ST PENSACOLA FL 32507	CATHERINE E ALLEBACH 436 CREARY ST PENSACOLA FL 32507
JAMES AND CATHERINE ALLEBACH 730 HALCYON CIR PENSACOLA FL 32503	

WITNESS my official seal this 20th day of September 2018.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

  
By:  
Emily Hogg  
Deputy Clerk



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

**Tax Deed - Redemption Calculator**

**Account: 043250100 Certificate Number: 001917 of 2016**

Redemption ☐ Yes ☒ No     
 Application Date      
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/05/2018"/>	Redemption Date <input type="text" value="10/02/2018"/>
Months	7	6
Tax Collector	<input type="text" value="\$4,073.46"/>	<input type="text" value="\$4,073.46"/>
Tax Collector Interest	\$427.71	\$366.61
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,507.42	<input type="text" value="\$4,446.32"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$47.25	\$40.50
Total Clerk	\$497.25	<input type="text" value="\$490.50"/> CH
Postage	<input type="text" value="\$27.10"/>	<input type="text" value="\$27.10"/>
Researcher Copies	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Total Redemption Amount	\$5,038.77	\$4,970.92
	Repayment Overpayment Refund Amount	\$67.85

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 001917**

**Redeemed Date 10/02/2018**

**Name CHERYL R ALLEN 5890 SAN GABRIEL DR PENSACOLA, FL 32504**

Clerk's Total = TAXDEED	\$497.25	\$ 4896.82
Due Tax Collector = TAXDEED	\$4,507.42	
Postage = TD2	\$27.10	
ResearcherCopies = TD6	\$7.00	

• 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  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
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MENTAL HEALTH  
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PROBATE  
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**COUNTY OF ESCAMBIA  
OFFICE OF THE  
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ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

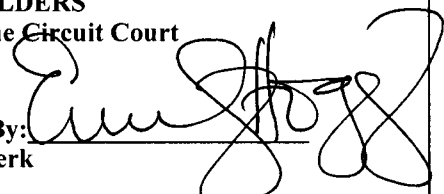
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 043250100 Certificate Number: 001917 of 2016**

**Payor: CHERYL R ALLEN 5890 SAN GABRIEL DR PENSACOLA, FL 32504      Date 10/02/2018**

Clerk's Check #	5504733864	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$4,507.42
		Postage	\$27.10
		Researcher Copies	\$7.00
		Total Received	<del>\$5,038.77</del>

**\$4930.92**

**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 and Comptroller, Escambia County

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

October 11, 2018

TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON CT 06032

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.

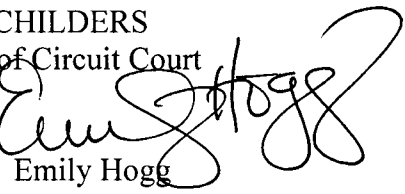
TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 001917	\$450.00	\$33.75	\$490.50
2016 TD 002478	\$450.00	\$33.75	\$483.75
2016 TD 001485	\$450.00	\$33.75	\$483.75
2016 TD 002324	\$450.00	\$40.50	\$490.50
2016 TD 003916	\$450.00	\$33.75	\$490.50
2016 TD 008371	\$450.00	\$33.75	\$483.75
2016 TD 001896	\$450.00	\$40.50	\$490.50

**TOTAL \$3,413.25**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division

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R/W LI OF HYATT ST 115 26/100 FT TO POB CONT WLY ALG S R/W LI OF HYATT ST 120 FT  
SLY PARL WITH W R/W LI OF FERRY PASS RD (DAVIS HWY - SR 291) 72 37/100 FT ELY ALG  
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CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk



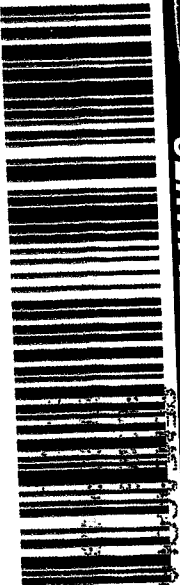
**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
2018 SEP 26  
ESCAMBIA COUNTY, FL

Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
2018 SEP 24 P 2:29  
ESCAMBIA COUNTY, FL

CERTIFIED MAIL™



9171 9690 0935 0128 2818 83

NEOPOST  
09/20/2018  
US POSTAGE \$005.42<sup>00</sup>



ZIP 32502  
041M11272965

Amk

JAMES AND CATHERINE ALLEBACH  
[18-518]  
730 HALCYON CIR  
PENSACOLA FL 32503

322 DE 1 0009/23/18  
RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

IA  
32502-5831  
32506-830530

502583335  
\*2638-02064-20-36



9171 9690 0935 0127 9890 18

09/20/2018  
US POSTAGE \$005.42<sup>00</sup>



ZIP 32502  
041M11272965

18-518

CHERYL R AL  
439 HYA  
PENSACOLA

NIXIE 322 DE 1 0009/22/18  
RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

IA  
32502-5831  
32506-830530

BC: 32502583335  
\*2638-03094-20-36

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ESCAMBIA COUNTY, FLORIDA

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Emily Hogg  
Deputy Clerk

CHERYL R ALLEN [18-518]  
5890 SAN GABRIEL DR  
PENSACOLA, FL 32504

9171 9690 0935 0127 9890 01

CHERYL R ALLEN [18-518]  
439 HYATT ST  
PENSACOLA FL 32503

9171 9690 0935 0127 9890 18

9/24/18 RETURNED/  
UTF

JAMES L ALLEBACH [18-518]  
436 CREARY ST  
PENSACOLA FL 32507

9171 9690 0935 0128 2818 69

CATHERINE E ALLEBACH [18-518]  
436 CREARY ST  
PENSACOLA FL 32507

9171 9690 0935 0128 2818 76

*Redeemed*

JAMES AND CATHERINE ALLEBACH  
[18-518]  
730 HALCYON CIR  
PENSACOLA FL 32503

9171 9690 0935 0128 2818 83

9/26/18 RETURNED/UTF

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**439 HYATT ST 32503**



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

By:  
Emily Hogg  
Deputy Clerk

CLERK OF THE  
CIVIL UNIT

2018 SEP 20 PM 3:01

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

18-518  
mediation  
no

**Document Number:** ECSO18CIV046715NON

**Agency Number:** 18-012552

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01917 2016

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: CHERYL R ALLEN

**Defendant:**

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

Received this Writ on 9/20/2018 at 3:01 PM and served same at 8:28 AM on 9/25/2018 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

K. Lucas 9/18  
K. LUCAS, CPS

**Service Fee:** \$40.00

**Receipt No:** BILL

Printed By: MLDENISCO

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**TAX ACCOUNT NUMBER 043250100 (18-518)**

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

**CHERYL R ALLEN**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of November, which is the **5th day of November 2018**.

Dated this 20th day of September 2018.

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

**Personal Services:**

**CHERYL R ALLEN**  
5890 SAN GABRIEL DR  
PENSACOLA, FL 32504

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



By:  
Emily Hogg  
Deputy Clerk

CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

2018 SEP 20 PM 2:57

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

18-518

**NON-ENFORCEABLE RETURN OF SERVICE**

*Redeemed*

**Document Number:** ECSO18CIV046707NON

**Agency Number:** 18-012486

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 01917 2016

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: CHERYL R ALLEN

**Defendant:**

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

Individual

Received this Writ on 9/20/2018 at 2:57 PM and served same on CHERYL R ALLEN , at 9:33 AM on 9/26/2018 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

*K Gallagher 922*  
K. GALLAGHER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO



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

# STATE OF FLORIDA

County of Escambia

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

NOTICE in the matter of SALE

SALE DATE - 11-05-2018 - TAX CERTIFICATE # 01917

in the CIRCUIT Court  
 was published in said newspaper in the issues of

OCTOBER 4, 11, 18, & 25, 2018

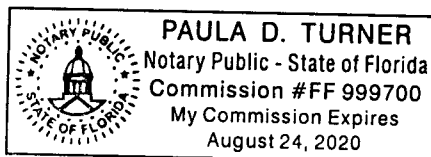
Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter 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 25TH day of OCTOBER

A.D., 2018

PAULA D. TURNER  
 NOTARY PUBLIC



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC holder of Tax Certificate No. 01917, issued the 1st day of June, A.D., 2016 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:

BEG AT A PT ON S LI OF FONTANEL GRANT AT INTER OF W LI OF FERRY PASS RD NELY ALG W R/W OF SD RD 176 33/100 FT TO SLY R/W LI OF HYATT ST (50 FT R/W) WLY ALG S R/W LI OF HYATT ST 115 26/100 FT TO POB CONT WLY ALG S R/W LI OF HYATT ST 120 FT SLY PARL WITH W R/W LI OF FERRY PASS RD (DAVIS HWY - SR 291) 72 37/100 FT BLY ALG LI PARL WITH S R/W LI OF HYATT ST 120 FT NLY PARL WITH W R/W LI OF FERRY PASS RD 72 37/100 FT TO POB OR 5186 P 885 OR 5639 P 1536 SECTION 48, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 043250100 (18-518)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of November, which is the 5th day of November 2018.

AO 11-04-2018

Dated this 20th day of September 2018.

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  
 (SEAL)  
 By: Emily Hogg  
 Deputy Clerk

oaw-4w-10-04-11-18-25-2018