

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800645

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLGfy, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
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
05-1758-000	2016/2162	06-01-2016	BEG AT NE COR OF PPTY DEEDED TO GOLDEN FERTILIZER CO RECORDED IN DB 10 P 74 S 58 DEG 22 MIN W ALG N LI SD PPTY 256 12/100 FT TO PIPE IN W R/W LI OF DA VIS HWY (80 FT R/W) THENCE NWLY ALG SD R/W LI BEIN G A CURVE TO RT HAVING A RADIUS OF 1677 28/100 FT A CHORD BEARING OF N 18 DEG 15 MIN W A CHORD DISTA NCE OF 349 95/100 FT TO POINT FOR POB THENCE CONTI NUE ALG SD R/W LI HAVING A CHORD BEARING OF N 13 D EG 26 MIN 24 SEC W 228 52/100 FT S 82 DEG 56 MIN 0 2 SEC W 75 73/100 FT TO ROD IN E R/W LI OF INTERST ATE NO 110 THENCE CONTINUE ALG SD R/W LI BEING A C URVE TO LEFT HAV A RADIUS 3669 8/100 FT A CHORD BE ARING OF S 17 DEG 11 MIN 58 SEC E 239 43/100 FT TO POINT N 74 DEG 39 MIN E 59 6/10 FT TO POB OR 6234 P 454 SEC 5 T2S R 30W

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

08-28-2018
Application Date

BEG AT NE COR OF PPTY DEEDED TO GOLDEN FERTILIZER CO RECORDED IN DB 10 P 74 S 58 DEG 22 MIN W ALG N LI SD PPTY 256
12/100 FT TO PIPE IN W R/W LI OF DA VIS HWY (80 FT R/W) THENCE NWLY ALG SD R/W LI BEIN G A CURVE TO RT HAVING A
RADIUS OF 1677 28/100 FT A CHORD BEARING OF N 18 DEG 15 MIN W A CHORD DISTA NCE OF 349 95/100 FT TO POINT FOR POB
THENCE CONTI NUE ALG SD R/W LI HAVING A CHORD BEARING OF N 13 D EG 26 MIN 24 SEC W 228 52/100 FT S 82 DEG 56 MIN 0
2 SEC W 75 73/100 FT TO ROD IN E R/W LI OF INTERST ATE NO 110 THENCE CONTINUE ALG SD R/W LI BEING A C URVE TO LEFT
HAV A RADIUS 3669 8/100 FT A CHORD BE ARING OF S 17 DEG 11 MIN 58 SEC E 239 43/100 FT TO POINT N 74 DEG 39 MIN E 59
6/10 FT TO POB OR 6234 P 454 SEC 5 T2S R 30W

19-179

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800645

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 / 2162**, 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: **05-1758-000**

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

Property Owner:
GULF COAST CAPITAL GROUP LLC
4024 N DAVIS HWY
PENSACOLA, FL 32503
BEG AT NE COR OF PPTY DEEDED TO GOLDEN FERTILIZER CO
RECORDED IN DB 10 P 74 S 58 DEG 22 MIN W ALG N (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
2016/2162	05-1758-000	06/01/2016	713.80	35.69	749.49
2017/2153	05-1758-000	06/01/2017	710.06	35.50	745.56

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
2018/2203	05-1758-000	06/01/2018	701.03	6.25	35.05	742.33

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)

2,237.38

0.00

0.00

200.00

175.00

2,612.38

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

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

12.50

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

Date of Sale: March 4, 2019

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
05-1758-000 2016



Chris Jones

Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information

Reference: 052S302201000000
Account: 051758000
Owners: GULF COAST CAPITAL GROUP LLC
Mail: 4024 N DAVIS HWY
 PENSACOLA, FL 32503
Situs: 4000 BLK N DAVIS HWY 32503
Use Code: PARKING LOTS
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	\$31,781	\$1,640	\$33,421	\$33,421
2017	\$31,781	\$1,640	\$33,421	\$33,421
2016	\$31,781	\$1,640	\$33,421	\$33,421

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/28/2007	6234	454	\$2,200,000	WD	View Instr
07/1998	4290	1446	\$45,000	WD	View Instr
12/1994	3693	902	\$27,500	WD	View Instr
09/1994	3693	900	\$100	QC	View Instr
01/1974	779	891	\$100	WD	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

BEG AT NE COR OF PPTY DEEDED TO GOLDEN
 FERTILIZER CO RECORDED IN DB 10 P 74 S 58 DEG 22
 MIN W ALG N LI SD PPTY...

Extra Features

ASPHALT PAVEMENT

Parcel Information

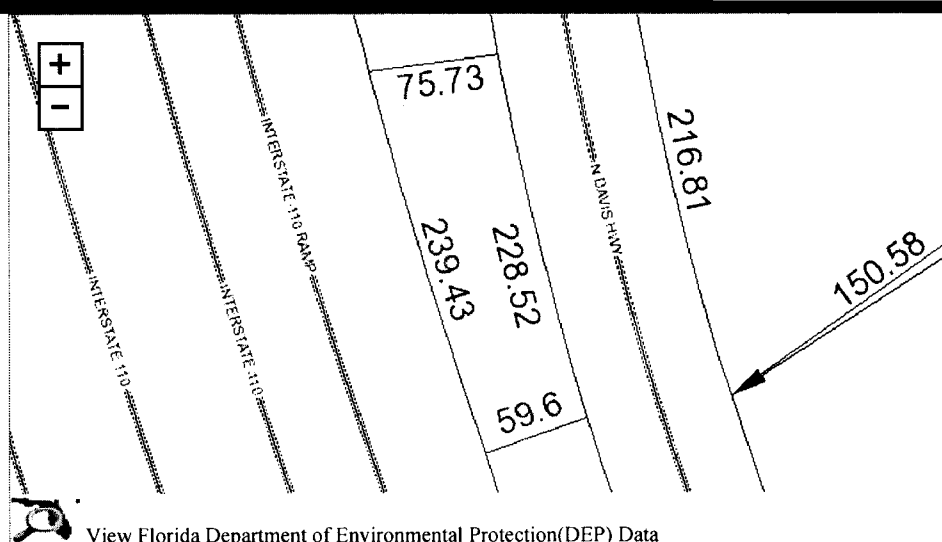
[Launch Interactive Map](#)

Section Map Id:
 05-2S-30-2

Approx. Acreage:
 0.3200

Zoned:
 C-3

Evacuation & Flood Information
[Open Report](#)



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

Buildings

[Images](#)



2/23/16



2/23/16



2/23/16

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

Last Updated:09/10/2018 (tc.11506)



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



SCAN TO PAY ONLINE

2018 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
05-1758-000	16		052S302201000000

GULF COAST CAPITAL GROUP LLC
4024 N DAVIS HWY
PENSACOLA, FL 32503

PROPERTY ADDRESS:

4000 BLK N DAVIS HWY

EXEMPTIONS:

19-17A

PRIOR YEAR(S) TAXES OUTSTANDING

16/02/02

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	33,421	0	33,421	221.13
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	33,421	0	33,421	71.02
BY STATE LAW	4.2000	33,421	0	33,421	140.37
PENSACOLA	4.2895	33,421	0	33,421	143.36
WATER MANAGEMENT	0.0338	33,421	0	33,421	1.13
M.S.T.U. LIBRARY	0.3590	33,421	0	33,421	12.00

TOTAL MILLAGE

17.6238

AD VALOREM TAXES

\$589.01

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

BEG AT NE COR OF PPTY DEEDED TO GOLDEN
FERTILIZER CO RECORDED IN DB 10 P 74 S 58
See Additional Legal on Tax Roll

SW STORMWATER(CITY OF PENSACOLA)

12.28

NON-AD VALOREM ASSESSMENTS

\$12.28

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS

\$601.29

If Paid By Please Pay	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
	\$577.24	\$583.25	\$589.26	\$595.28	\$601.29

RETAIN FOR YOUR RECORDS

2018 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

**PRIOR YEAR(S) TAXES
OUTSTANDING**

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

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2018
	577.24
AMOUNT IF PAID BY	Dec 31, 2018
	583.25
AMOUNT IF PAID BY	Jan 31, 2019
	589.26
AMOUNT IF PAID BY	Feb 28, 2019
	595.28
AMOUNT IF PAID BY	Mar 31, 2019
	601.29

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
05-1758-000
PROPERTY ADDRESS
4000 BLK N DAVIS HWY

GULF COAST CAPITAL GROUP LLC
4024 N DAVIS HWY
PENSACOLA, FL 32503

1 051758000 2018 6

Florida Department of State

DIVISION OF CORPORATIONS

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /**Detail by Entity Name**

Florida Limited Liability Company
GULF COAST CAPITAL GROUP, LLC

Filing Information

Document Number L04000074061
FEI/EIN Number 20-2310002
Date Filed 10/12/2004
Effective Date 10/12/2004
State FL
Status ACTIVE
Last Event CANCEL ADM DISS/REV
Event Date Filed 04/12/2010
Event Effective Date NONE

Principal Address

5051 COLONY BLVD
1703
BONITA SPRINGS, FL 34134

Mailing Address

3330 SAN GABRIEL DRIVE
PLANO, TX 75074

Changed: 01/17/2018

Registered Agent Name & Address

BOWMAN, JIM
5051 COLONY BLVD
1703
BONITA SPRINGS, FL 34134

Name Changed: 04/12/2010

Address Changed: 04/12/2010

Authorized Person(s) Detail**Name & Address**

Title MGR

JIM, BOWMAN
5051 COLONY BLVD #1703
BONITA SPRINGS, FL 34134

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

That part of the Pablo Palmes Grant, Section 5, Township 2 South, Range 30 West, Escambia County, Florida, described as follows:

- Commencing at the Northeast corner of the American Agricultural-Chemical Company Tract as described in Deed Book 64, at Page 291; thence Northerly with the extension of the East line of said tract and parallel with the L & N Railroad, 325.5 feet; thence South 51 degrees West parallel to the South line of said Grant, 184.5 feet to a point in the East right-of-way line of Ferry Pass Highway (66' R/W) to the Point of Beginning; thence North 51 degrees East 150.7 feet; thence North 19 degrees 48 minutes East, 154.67 feet; thence South 81 degrees 36 minutes West, 234.5 feet to a point in the East right-of-way of Ferry Pass Highway; thence Southerly with said highway line, 216.81 feet to the Point of Beginning, less the Westerly 7.0 feet for road right-of-way.

Parcel 2:

Commencing at the Northeast corner of the property deeded to the Golden Fertilizer Company, recorded in DB 10, Page 74, of the Public Records of Escambia County, Florida, thence South 58 degrees 22 minutes West, along the North line of said Golden Fertilizer Company's property, a distance of 256.12 feet to the iron pipe in the West R/W line of Davis Highway (80 foot R/W); thence Northwesterly along said R/W line, being a curve to the right, having a radius of 1677.28 feet, a chord bearing of North 18 degrees 15 minutes West, a chord distance of 349.95 feet to an iron bolt for the point of beginning; thence continue along said R/W line, having a chord bearing of North 13 degrees 26 minutes 24 seconds West, a chord distance of 228.52 feet to an iron rod; thence South 82 degrees 56 minutes 02 seconds West 75.73 feet to an iron rod in the East R/W line of Interstate No. 110; thence continue along said R/W line, being a curve to the left, having a radius of 3669.83 feet, a chord bearing of South 17 degrees 11 minutes 58 seconds East, a distance of 239.43 feet to an iron rod; thence North 74 degrees 39 minutes East 59.6 feet to the Point of Beginning, containing 0.3548 acres, more or less, all lying in section 5, Township 2 South, Range 30 West, Escambia County, Florida.

EXHIBIT "A"

A. all the improvements now or hereafter erected on the land located in Escambia County, Florida, described on Exhibit "A" attached hereto ("Premises"); (ii) all fixtures now or hereafter attached thereto ("Fixtures"); (iii) all tenements, hereditaments, streets, alleys, rights of way, easements, rights, powers, privileges, immunities and appurtenances thereunto belonging or in anywise appertaining; (iv) the reversion and reversions, remainder and remainders; and (v) all the estate, right, title, interest, homestead, right of dower, separate estate, property, possession and claim whatsoever in law as well as in equity of Debtor of, in and to the same in every part and parcel thereof unto Secured Party in fee simple.

B. Together with all appliances, machinery, equipment, furniture, inventory, parts, used vehicles, semi-trailers, furnishings, gas, steam, electric, water and other heating, cooking, refrigerating, lighting, plumbing, ventilating, irrigating and power systems and appurtenances, goods, consumer goods, accounts, chattel paper, instruments, money, general intangibles, franchise agreements, liquor licenses, and any and all other assets now owned or hereafter acquired, wherever located.

C. Together with all tangible and intangible personal property, including without limitations, all appliances, machinery, equipment, furniture, inventory, parts, used vehicles, semi-trailers, furnishings, gas, steam, electric, water and other heating, cooking, refrigerating, lighting, plumbing, ventilating, irrigating and power systems and appurtenances, goods, consumer goods, accounts, chattel paper, instruments, money, general intangibles, franchise agreements, including without limitation franchises, documents, minerals, crops and timber and articles of personal property all of which are now or hereafter affixed to, placed upon or used with or, in connection with, the operation or arising from the Premises, even though they may be detached or detachable; all building improvement and construction materials, supplies and equipment hereafter delivered to the Premises contemplating installation or use in the construction thereon; all rights and interests of Debtor in building permits and architectural plans and specifications relating to contemplated construction or improvements on the Premises; and all rights and interests of Debtor in present or future mortgage loan commitments pertaining to any of the Premises or improvements thereon.

D. Together with all the rents, leases, issues, profits, revenue, income proceeds and other benefits from the property described in Paragraphs A, B and C hereof.

E. Together with all insurance policies and proceeds and all condemnation proceeds, awards, damages and claims relating to or derived from the property described in Paragraphs A, B, C and D hereof.

F. Together with all proceeds, products, replacements, additions, substitutions, renewals and accessions of any of the foregoing items.

**STATE OF FLORIDA UNIFORM COMMERCIAL CODE
FINANCING STATEMENT FORM**

A. NAME & DAYTIME PHONE NUMBER OF CONTACT PERSON

James Chase, Esquire 850-434-3601

B. Email Address jchase@chaseattorneys.com

C. SEND ACKNOWLEDGEMENT TO:

Name James L. Chase

Address 101 E. Government Street

Address

City/State/Zip Pensacola, FL 32502

FLORIDA SECURED TRANSACTION REGISTRY

FILED

2016 Jul 22 08:00 AM

***** 201608248796 *****

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - INSERT ONLY ONE DEBTOR NAME (1a OR 1b) - Do Not Abbreviate or Combine Names

1.a ORGANIZATION'S NAME

Gulf Coast Capital Group, LLC

1.b INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

1.c MAILING ADDRESS Line One
4024 N. Davis Highway

This space not available.

MAILING ADDRESS Line Two

CITY

Pensacola

STATE

FL

POSTAL CODE

32503

COUNTRY

US

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - INSERT ONLY ONE DEBTOR NAME (2a OR 2b) - Do Not Abbreviate or Combine Names

2.a ORGANIZATION'S NAME

Babe's South, Inc.

2.b INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

2.c MAILING ADDRESS Line One
4024 N. Davis Highway

This space not available.

MAILING ADDRESS Line Two

CITY

Pensacola

STATE

FL

POSTAL CODE

32503

COUNTRY

US

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - INSERT ONLY ONE SECURED PARTY (3a OR 3b)

3.a ORGANIZATION'S NAME

Estate of James Altman

3.b INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

3.c MAILING ADDRESS Line One
c/o James L. Chase & Associates, PLC

This space not available.

MAILING ADDRESS Line Two
101 E Government Street

CITY

Pensacola

STATE

FL

POSTAL CODE

32502

COUNTRY

US

4. This FINANCING STATEMENT covers the following collateral:

SEE ATTACHED EXHIBIT "A"

5. ALTERNATE DESIGNATION (if applicable)

☐

LESSEE/LESSOR

☐

CONSIGNEE/CONSIGNOR

☐

BAILEE/BAILOR

☐

AG LIEN

☐

NON-UCC FILING

☐

SELLER/BUYER

6. Florida DOCUMENTARY STAMP TAX - YOU ARE REQUIRED TO CHECK EXACTLY ONE BOX

☒

All documentary stamps due and payable or to become due and payable pursuant to s. 201.22 F.S., have been paid.

☐

Florida Documentary Stamp Tax is not required.

7. OPTIONAL FILER REFERENCE DATA

Filing # 62953707 E-Filed 10/17/2017 04:04:57 PM

**IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA**

LADISLAV PAHACEK
10418 Worth Ct.
Pensacola, FL 32514
lasco999@yahoo.com

Plaintiff,

vs.

Case No. 2017 SC 003302
Division 5

GULF COAST CAPITAL GROUP, LLC
dba Babes
4024 North Davis Highway
Pensacola, FL 32503

Defendant.

DEFAULT FINAL JUDGMENT

At a Small Claims Pretrial Conference in open court on October 11, 2017, the plaintiff appeared but the defendant did not. As a result, the plaintiff is entitled to a Default and Final Judgment and it is therefore

ORDERED AND ADJUDGED that plaintiff shall recover from defendant \$4,930.00 plus court costs of \$350.00 all of which shall accrue interest at the rate of 5.35% per annum for which let execution issue.

FURTHER ORDERED that if the Judgment is not paid in full within 45 days of the date of this Default Final Judgment, the defendant shall complete the attached Fact Information Sheet and return it directly to the plaintiff with any and all required attachments. Failure to do so could subject the defendant to a fine of up to \$500.00/day.

DONE AND ORDERED this 16th day of October 2017 in chambers, as announced in open court on October 11, 2017, Pensacola, Escambia County Florida



County Judge

cc: Plaintiff
Defendant



Florida Department of Revenue
WARRANT

GULF COAST CAPITAL GROUP LLC
4024 N DAVIS HWY
PENSACOLA, FL 32503-2700

Tax : Sales and Use Tax
Business Partner # : 4256971
Contract Object # :
FEIN : 208944393
Warrant # : 1000000664994

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	14026.32
PENALTY	\$	5460.45
INTEREST	\$	2828.90
TOTAL	\$	22315.67
FEE(S)	\$	20.00
GRAND TOTAL	\$	<u>22335.67</u>

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,
Escambia County, Florida, this 5th day of March, 2015.

Marshall Stranburg, Interim Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent



Please bill to:
State of Florida, Department of Revenue
PENSACOLA SERVICE CENTER
3670 N L ST STE C
Pensacola, FL 32505-5254

DR-78
R. 10/10

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

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Parcel 2:

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to such property prior to and after incorporation in or attachment to the Mortgaged Property.

24. **Reappraisal.** Notwithstanding any term or provision hereof to the contrary, if at any time and for any reason the Mortgagee in its sole discretion determines that the value of the Mortgaged Property may have declined or be less than Mortgagee previously anticipated, within sixty (60) days from Mortgagee's written request to Mortgagor therefor, Mortgagor shall provide to Mortgagee, at Mortgagor's sole cost and expense, a current appraisal of the Mortgaged Property to be ordered by the Mortgagee from an appraiser designated by Mortgagee and in form and content as required by Mortgagee. Mortgagor shall cooperate fully with any such appraiser and provide all such documents and information as such appraiser may request in connection with such appraiser's performance and preparation of such appraisal. Mortgagor's failure to promptly and fully comply with Mortgagee's requirements under this Paragraph 24 shall, without further notice, constitute an event of default under this Mortgage and other Loan Documents.

25. **Notice.** All notices provided for herein shall be sent by certified or registered-return receipt requested mail, addressed to the appropriate party at the address designated for such party in the preamble to this Mortgage, or such other address as the party who is to receive such notice may designate in writing. Notice shall be completed by depositing the same in a letter box or other means provided for the posting of mail addressed to the party with the proper amount of postage affixed thereto. Actual receipt of notice shall not be required to effect notice hereunder.

26. **Captions.** The captions of the Articles and Sections of this Mortgage are for the purpose of convenience only and are not intended to be a part of this Mortgage and shall not be deemed to modify, explain, enlarge or restrict any of the provisions hereof.

27. **WAIVER OF JURY TRIAL.** MORTGAGOR HEREBY KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ANY RIGHT IT OR ANY GUARANTORS OF THE NOTE MAY HAVE TO A TRIAL BY JURY, WITH RESPECT TO ANY LITIGATION OR LEGAL PROCEEDINGS BASED ON, OR ARISING OUT OF THE NOTE, MORTGAGE, GUARANTY, OR OTHER LOAN DOCUMENTS, INCLUDING ANY COURSE OF CONDUCT, COURSE OF DEALINGS, VERBAL OR WRITTEN STATEMENTS, OR ACTIONS OR OMISSIONS OF ANY PARTY WHICH IN ANY WAY RELATES TO THE LOAN. THE PARTIES HERETO HAVE SPECIFICALLY DISCUSSED AND NEGOTIATED THIS WAIVER AND UNDERSTAND THE LEGAL CONSEQUENCES OF THIS PARAGRAPH.

IN WITNESS WHEREOF, the undersigned has executed this instrument the day and year above first written.

Signed, sealed and delivered
in the presence of:

Gayla Vinet
Print Name: Gayla Vinet

GULF COAST CAPITAL GROUP, LLC

Caren Lee Stone
Print Name: Caren Lee Stone

By: Toby Vinet
Toby Vinet, Manager

STATE OF LOUISIANA
PARISH OF JEFFERSON

The foregoing instrument was acknowledged before me this 17th day of August, 2007, by Toby Vinet, the Manager of Gulf Coast Capital Group, LLC, a Florida limited liability company, on behalf of that company, who ~~(he)~~ is personally known to me or ~~(he)~~ who produced a driver's license as identification.

[Signature]
NOTARY PUBLIC-STATE OF LOUISIANA

Prepared By:
Edsel F. Matthews, Jr., P.A.
308 S. Jefferson Street
Pensacola, FL 32502

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE, made this 28th day of August, 2007, between **GULF COAST CAPITAL GROUP, LLC**, a Florida limited liability company, ("Mortgagor"), whose address is 4024 North Davis Hwy., Pensacola, FL 32503, and **JAMES B. ALTMAN** ("Mortgagee"), whose address is 6429 Cornwall Circle, Indianapolis, IN 46256.

WITNESSETH:

WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of **THREE MILLION** and 00/100 Dollars (\$3,000,000.00), together with interest thereon, as evidenced by those certain promissory notes of effective March 20, 2007, executed by Mortgagor and delivered to Mortgagee, the final payment of which is due on the day set forth in said Promissory Notes (hereinafter individually and collectively referred to as the "Note", which term includes any modification, renewal, extension, consolidation or alteration thereof), which by reference is made a part hereof to the same extent as though set out in full herein;

NOW THEREFORE, to secure the performance by Mortgagor of all covenants and conditions of the Note, any renewals, extensions, or modifications of said note, this Mortgage, and all other instruments securing the Notes, and all existing or future notes, loans, guaranties, or other indebtedness owed by Mortgagor to Mortgagee, including all future advances, obligatory or otherwise, notwithstanding that such indebtedness is secured by other mortgages, and including all expenses or obligations incurred by Mortgagee pursuant to any existing or future mortgage, loan or security agreement, and in order to charge the properties, interests and rights hereinafter described with such payment and performance and for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), Mortgagor does hereby mortgage to Mortgagee and, where applicable, grant a security interest in:

I. THE MORTGAGED PROPERTY

(A) All of the land located in the State of Florida, as described on Exhibit A attached hereto and made a part hereof, and all additions of property to Exhibit A, to have and to hold the same, together with each and every building, structure, tenement, hereditament, open parking area improvement, easement, right, power, privilege, immunity and appurtenance thereunto belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, and also the estate, right, title, interest, homestead, right of dower, separate estate, property, possession and claim whatsoever in law as well as in equity of Mortgagor of, in and to the same in every part and parcel thereof unto Mortgagee in fee simple.

(B) (i) All tangible and intangible personal property and fixtures owned by Mortgagor now or hereafter affixed to or located on the property described in paragraph A hereof which is deemed to be fixtures and a part of the real property under applicable law; (ii) all articles of personal property and all materials delivered to the property described in paragraph A hereof for use in any way thereon, and owned by Mortgagor; (iii) all contract rights, accounts, accounts receivable, chattel paper, documents of title, documents, goods, consumer goods, goodwill, option rights, purchase contracts, construction agreements, franchises, permits, management agreements, operating agreements, inventory, instruments, deposit accounts, farm products, inventory, materials, supplies, money, minerals, crops and timber, general intangibles, licenses, actions and rights in action, including all rights to insurance policies and proceeds and all liquor licenses; all equipment including parts, accessories, attachments, special tools, additions and accession thereto, and (iv) all proceeds, products, replacements, additions, enlargements, accessions, substitutions, renewals and accessions of any of the foregoing items. This Mortgage is a self-operative security agreement with

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

That part of the Pablo Palmes Grant, Section 5, Township 2 South, Range 30 West, Escambia County, Florida, described as follows:

Commencing at the Northeast corner of the American Agricultural Chemical Company Tract as described in Deed Book 64, at Page 291; thence Northerly with the extension of the East line of said tract and parallel with the L & N Railroad, 325.5 feet; thence South 51 degrees West parallel to the South line of said Grant, 184.5 feet to a point in the East right-of-way line of Ferry Pass Highway (66' R/W) to the Point of Beginning; thence North 51 degrees East 150.7 feet; thence North 19 degrees 48 minutes East, 154.67 feet; thence South 81 degrees 36 minutes West, 234.5 feet to a point in the East right-of-way of Ferry Pass Highway; thence Southerly with said highway line, 216.81 feet to the Point of Beginning, less the Westerly 7.0 feet for road right-of-way.

Parcel 2:

Commencing at the Northeast corner of the property deeded to the Golden Fertilizer Company, recorded in DB 10, Page 74, of the Public Records of Escambia County, Florida, thence South 58 degrees 22 minutes West, along the North line of said Golden Fertilizer Company's property, a distance of 256.12 feet to the iron pipe in the West R/W line of Davis Highway (80 foot R/W); thence Northwesterly along said R/W line, being a curve to the right, having a radius of 1677.28 feet, a chord bearing of North 18 degrees 15 minutes West, a chord distance of 349.95 feet to an iron bolt for the point of beginning; thence continue along said R/W line, having a chord bearing of North 13 degrees 26 minutes 24 seconds West, a chord distance of 228.52 feet to an iron rod; thence South 82 degrees 56 minutes 02 seconds West 75.73 feet to an iron rod in the East R/W line of Interstate No. 110; thence continue along said R/W line, being a curve to the left, having a radius of 3669.83 feet, a chord bearing of South 17 degrees 11 minutes 58 seconds East, a distance of 239.43 feet to an iron rod; thence North 74 degrees 39 minutes East 59.6 feet to the Point of Beginning, containing 0.3546 acres, more or less, all lying in section 5, Township 2 South, Range 30 West, Escambia County, Florida.

This Document Prepared By and Return to:

Edsel F. Matthews, Jr., P.A.
308 S. Jefferson Street

Pensacola, FL 32502

Parcel ID Number: 052S30-4009-000-001

Warranty Deed

This Indenture, Made this 28th day of August, 2007 A.D., Between
BABE'S SOUTH, INC., a corporation existing under the laws of the State
of Florida, and JAMES B. ALTMAN, as sole trustee under the James B.
Altman Living Trust dated December 1, 1993

of the County of Marion, State of Indiana, grantors, and

Gulf Coast Capital Group, LLC, a Florida limited liability company
whose address is: 4024 North Davis Hwy., Pensacola, FL 32503

of the County of Escambia, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land,
situate, lying and being in the County of Escambia State of Florida to wit:

SEE ATTACHED EXHIBIT "A".

Subject to restrictions, reservations and easements of record, if any,
and taxes subsequent to 2006.

Grantor, Babe's South, Inc., hereby warrants that the transfer of the
property described herein does not constitute all or substantially all
of the assets of Babe's South, Inc., a Florida corporation.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Babe's South, Inc.

Printed Name: Sean D. Frey

Witness

Printed Name: J. McNeal

Witness

By:

James B. Altman, President
P.O. Address: 4024 N. Davis Hwy., Pensacola, FL 32503

James B. Altman, Trustee

P.O. Address: 6429 Cornwall Circle, Indianapolis, IN 46256

(Corporate Seal)

STATE OF Indiana
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 28th day of Aug, 2007,
James B. Altman, as sole Trustee of the James B. Altman Living Trust
dated December 1, 1993 and as President of Babe's South, Inc. a Florida
Corporation, on behalf of the corporation

he is personally known to me or he has produced his FI Drivers License
as identification.

Notary Public

Notary Public

My Commission Expires: 1/11/2010

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.: 05-1758-000

CERTIFICATE NO.: 2016-2162

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.

/ Gulf Coast Capital Group, LLC
4024 N. Davis Hwy.
Pensacola, FL 32503
and
3330 San Gabriel Dr.
/ Plano, TX 75074
and
Jim Bowman, Reg. Agent
5051 Colony Blvd., #1703
/ Bonita Springs, FL 34134

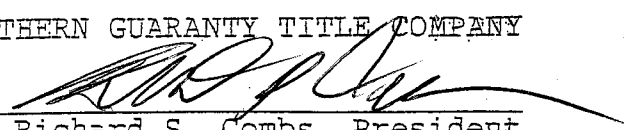
Estate of James B. Altman
6429 Cornwall Circle
Indianapolis, IN 46256
and
c/o James L. Chase, Esq.
James L. Chase & Assocs.
101 E. Government St.
Pensacola, FL 32502

Ladislav Pahacek
10418 Worth Court
Pensacola, FL 32514

Florida Dept. of Revenue
3670 North L St., Ste C
Pensacola, FL 32505-5254

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. 11

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14879

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 Gulf Coast Capital Group, LLC in favor of James B. Altman dated 08/28/2007 and recorded 10/17/2007 in Official Records Book 6234, page 456 of the public records of County, Florida, in the original amount of \$3,000,000.00.
2. Financing Statement filed by Estate of James Altman recorded 09/21/2018 in O.R. Book 7970, page 1249.
3. Tax Lien filed by Florida Dept. of Revenue Recorded in O.R. Book 7312, page 775.
4. Judgment filed by Ladislav Pahacek recorded in O.R. Book 7796, page 1487.
5. Taxes for the year 2015-2017 delinquent. The assessed value is \$33,421.00. Tax ID 05-1758-000.

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.: 14879

December 5, 2018

052S302201000000 - Full Legal Description

BEG AT NE COR OF PPTY DEEDED TO GOLDEN FERTILIZER CO RECORDED IN DB 10 P 74 S 58 DEG 22 MIN W ALG N LI SD PPTY 256 12/100 FT TO PIPE IN W R/W LI OF DAVIS HWY (80 FT R/W) THENCE NWLY ALG SD R/W LI BEING A CURVE TO RT HAVING A RADIUS OF 1677 28/100 FT A CHORD BEARING OF N 18 DEG 15 MIN W A CHORD DISTANCE OF 349 95/100 FT TO POINT FOR POB THENCE CONTINUE ALG SD R/W LI HAVING A CHORD BEARING OF N 13 DEG 26 MIN 24 SEC W 228 52/100 FT S 82 DEG 56 MIN 02 SEC W 75 73/100 FT TO ROD IN E R/W LI OF INTERSTATE NO 110 THENCE CONTINUE ALG SD R/W LI BEING A CURVE TO LEFT HAV A RADIUS 3669 8/100 FT A CHORD BEARING OF S 17 DEG 11 MIN 58 SEC E 239 43/100 FT TO POINT N 74 DEG 39 MIN E 59 6/10 FT TO POB OR 6234 P 454 SEC 5 T2S R 30W

19-179

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.: 14879

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 County, , 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:

Gulf Coast Capital Group, LLC

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

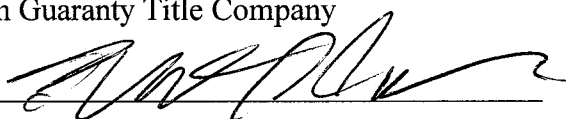
4. Taxes:

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.

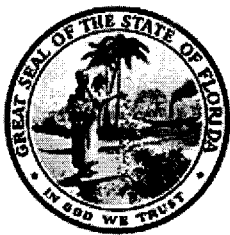
THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

December 5, 2018

11



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 051758000 Certificate Number: 002162 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/04/2019"/>	Redemption Date <input type="text" value="01/11/2019"/>
Months	7	5
Tax Collector	<input type="text" value="\$2,612.38"/>	<input type="text" value="\$2,612.38"/>
Tax Collector Interest	\$274.30	\$195.93
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$2,899.18	<input type="text" value="\$2,820.81"/> TC
Record TDA Notice	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
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	\$33.75
Total Clerk	\$497.25	<input type="text" value="\$483.75"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Postage	<input type="text" value="\$37.94"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$11.00"/>	<input type="text" value="\$11.00"/>
Total Redemption Amount	\$3,445.37	\$3,315.56
	Repayment Overpayment Refund Amount	\$129.81
Book/Page	<input type="text"/>	<input type="text"/>

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2016 TD 002162
Redeemed Date 01/11/2019

Name GULF COAST CAPITAL GROUP LLC 4024 N DAVIS HWY PENSACOLA, FL 32503

Clerk's Total = TAXDEED	\$497.25	2984.56
Due Tax Collector = TAXDEED	\$2,899.18	
Postage = TD2	\$37.94	
ResearcherCopies = TD6	\$11.00	
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
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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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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale

Account: 051758000 Certificate Number: 002162 of 2016

Payor: GULF COAST CAPITAL GROUP LLC 4024 N DAVIS HWY PENSACOLA, FL 32503
Date 01/11/2019

Clerk's Check #	1	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$2,999.18
		Postage	\$37.94
		Researcher Copies	\$11.00
		Recording	\$0.00
		Prep Fee	\$0.00
		Total Received	\$3,445.37

\$ 2995.56

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 •

January 22, 2019

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 002162	\$450.00	\$33.75	\$483.75
2016 TD 002674	\$450.00	\$33.75	\$483.75
2016 TD 008733	\$450.00	\$40.50	\$490.50
2016 TD 008056	\$450.00	\$33.75	\$483.75
2016 TD 000962	\$450.00	\$33.75	\$483.75

TOTAL \$2,425.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division