

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800540

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
15-1811-000	2016/8794	06-01-2016	LTS 3 4 & 5 LESS CASE #70-1443 STATE ROAD R/W FOR W STREET BLK 219 WEST KING TRACT OR 7039 P 688 OR 7286 P 1368 CA 137

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

07-30-2018  
Application Date

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

19-094

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**

1800540

**Date of Tax Deed Application**

Jul 30, 2018

This is to certify that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**, holder of **Tax Sale Certificate Number 2016 / 8794**, 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: **15-1811-000**

Cert Holder:

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

Property Owner:

**HUEYS WORKS CORPORATION**  
**1206 NORTH W ST**  
**PENSACOLA, FL 32505**

LTS 3 4 & 5 LESS CASE #70-1443 STATE ROAD R/W FOR W  
 STREET BLK 219 WEST KING TRACT OR 7039 P 688 OR (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
2016/8794	15-1811-000	06/01/2016	849.38	42.47	891.85
2017/8608	15-1811-000	06/01/2017	834.32	41.72	876.04

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
2018/8783	15-1811-000	06/01/2018	848.40	6.25	42.42	897.07

**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.

2,664.96

0.00

0.00

200.00

175.00

7. Total (Lines 1 - 6)

3,039.96

**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 10th day of August, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: February 4, 2019

By *Candice Lunsford*

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

15-1811-000 2016

LTS 3 4 & 5 LESS CASE #70-1443 STATE ROAD R/W FOR W STREET BLK 219 WEST KING TRACT OR 7039 P 688 OR 7286 P 1368 CA



# 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:** 000S009060003219  
**Account:** 151811000  
**Owners:** HUEYS WORKS CORPORATION  
**Mail:** 1206 NORTH W ST  
 PENSACOLA, FL 32505  
**Situs:** 1206 N W ST 32505  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** COUNTY MSTU  
**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	\$11,375	\$34,948	\$46,323	\$46,323
2017	\$11,375	\$31,938	\$43,313	\$43,313
2016	\$11,375	\$30,325	\$41,700	\$41,700

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/17/2013	7286	1368	\$100	QC	<a href="#">View Instr</a>
05/17/2013	7039	688	\$30,000	QC	<a href="#">View Instr</a>
01/1976	1003	628	\$29,900	WD	<a href="#">View Instr</a>
01/1975	895	551	\$19,900	WD	<a href="#">View Instr</a>

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

### 2018 Certified Roll Exemptions

None

### Legal Description

LTS 3 4 & 5 LESS CASE #70-1443 STATE ROAD R/W FOR  
 W STREET BLK 219 WEST KING TRACT OR 7039 P 688 OR  
 7286 P...

### Extra Features

UTILITY BLDG

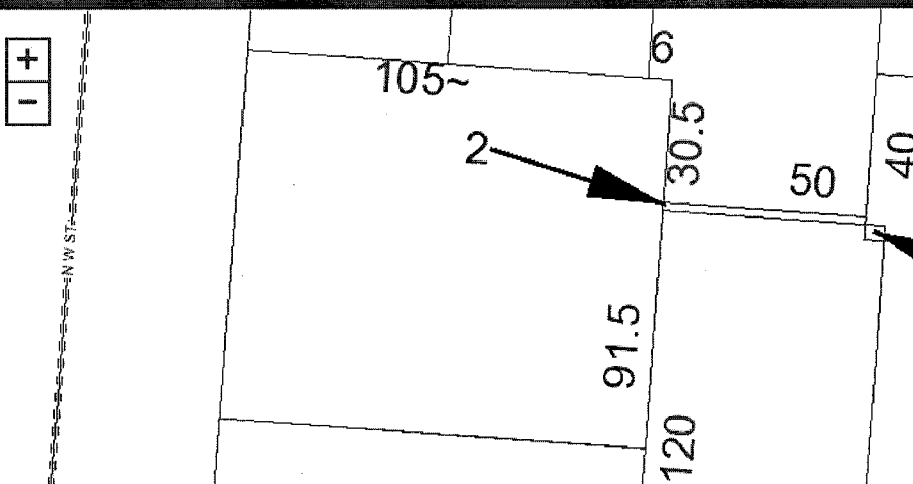
### Parcel Information

**Section Map Id:**  
 CA137

**Approx. Acreage:**  
 0.2203

**Zoned:**   
 HC/LI

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



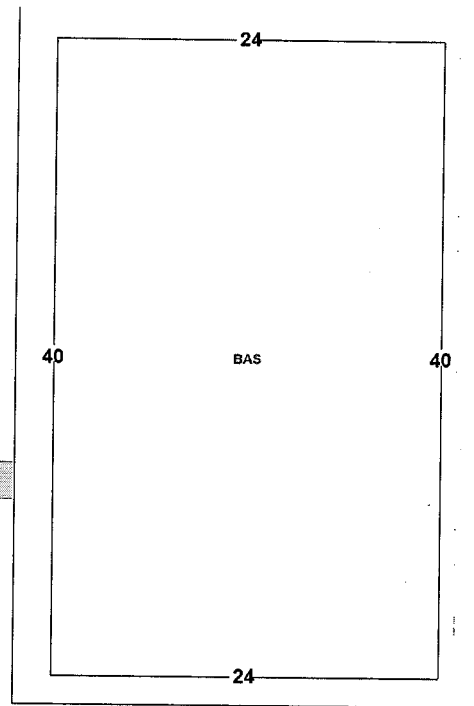
[View Florida Department of Environmental Protection\(DEP\) Data](#)

### Buildings

Address: 1206 N W ST, Year Built: 1957, Effective Year: 1957

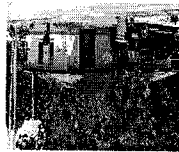
**Structural Elements**  
 DECOR/MILLWORK-BELOW AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-STUCCO OV BLOCK  
 FLOOR COVER-ASPHALT TILE

FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-HIP  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



Areas - 960 Total SF  
**BASE AREA - 960**

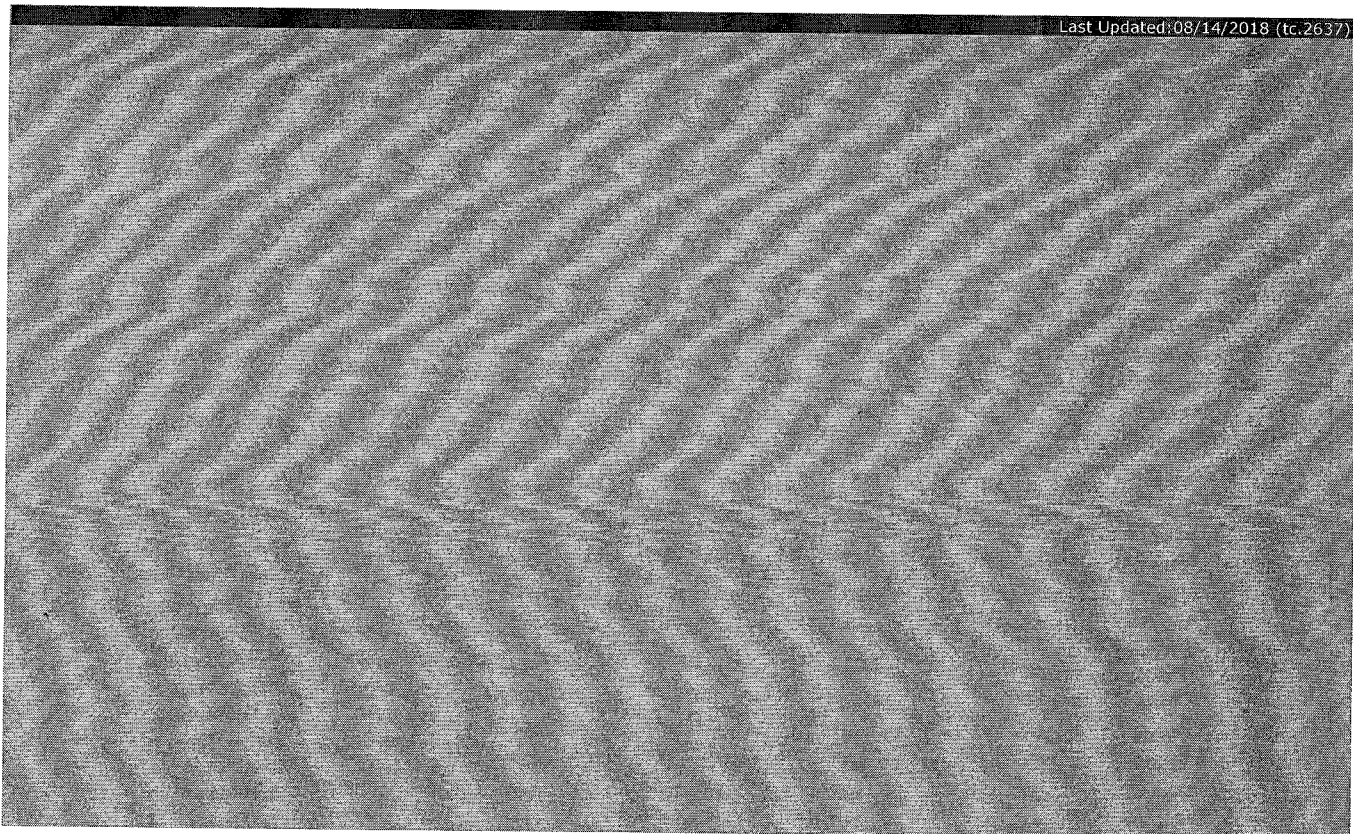
Images



9/28/17

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

Last Updated:08/14/2018 (tc.2637)





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

**Tax Deed - Redemption Calculator**

**Account: 151811000 Certificate Number: 008794 of 2016**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/04/2019"/>	Redemption Date <input type="text" value="08/22/2018"/>
Months	7	1
Tax Collector	<input type="text" value="\$3,039.96"/>	<input type="text" value="\$3,039.96"/>
Tax Collector Interest	\$319.20	\$45.60
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$3,371.66	<input type="text" value="\$3,098.06"/> 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	\$6.75
Total Clerk	\$497.25	<input type="text" value="\$456.75"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,968.91	\$3,554.81
	Repayment Overpayment Refund Amount	\$414.10

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 008794**

**Redeemed Date 08/22/2018**

**Name THE FIRST, ANBA PO BOX 15549 HATTIESBURG MS 39404**

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$3,371.66
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• 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  
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

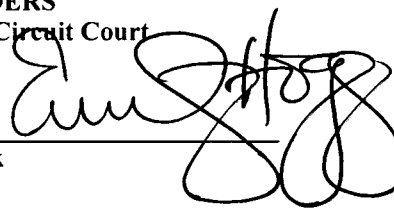
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 151811000 Certificate Number: 008794 of 2016**

**Payor: THE FIRST, ANBA PO BOX 15549 HATTIESBURG MS 39404      Date 08/22/2018**

Clerk's Check #	224824	Clerk's Total	<del>\$497.75</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$3,371.66</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	<del>\$40.00</del>
		Total Received	<del>\$3,968.91</del>

**\$ 3234.81**

**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 •

August 28, 2018

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

Dear Certificate Holder:

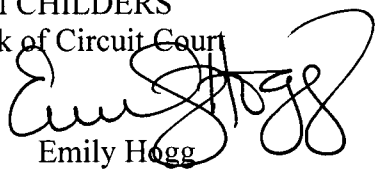
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 008794	\$450.00	\$6.75	\$456.75

**TOTAL \$456.75**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:   
Emily Hogg  
Tax Deed Division



Recorded in Public Records 10/3/2018 9:04 AM OR Book 7976 Page 1848,  
Instrument #2018078860, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 78300011 E-Filed 09/24/2018 11:11:20 AM

**IN THE COUNTY COURT OF ESCAMBIA COUNTY, FLORIDA**

Hancock Whitney Bank,  
Plaintiff,

Case No.: 2018 CC 1773

vs.

Huey's Works Corporation and George Huey,  
Defendants.

**DEFAULT FINAL JUDGMENT**


This matter came before the Court on the Plaintiff's Motion for Final Judgment after entry of a Default against the Defendants. Based on the motion, Plaintiff's Affidavit of Claim and counsel's Affidavit of Attorney's Fees, it is **ORDERED AND ADJUDGED** that the Plaintiff (with an address of: Attn: Legal Recoveries, P.O. Box 210009, Montgomery, AL 36121) shall recover the following amounts from the Defendants, for all of which let execution issue:

Principal:	\$5,134.02
Interest:	\$1,930.73
Other Fees:	\$10.00
Court Costs:	\$446.20
Attorney's Fees:	\$893.94

**TOTAL: \$8,414.89**

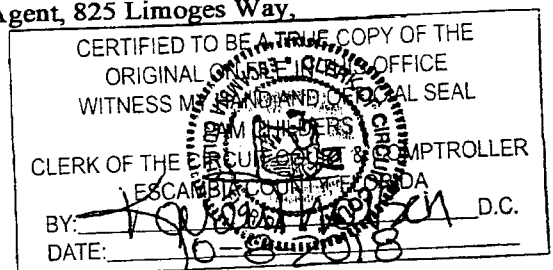
The total amount of this judgment shall accrue interest at the rate of 5.97% and as later adjusted pursuant to Florida Statutes.

**DONE AND ORDERED** in Pensacola, at Escambia County, Florida.

  
eSigned by COUNTY COURT JUDGE AMY BRODERSEN  
on 09/24/2018 10:06:44 MphL sDC  
**AMY P. BRODERSEN**  
COUNTY JUDGE

Copies furnished to:

Heckman Law Group, P.O. Box 12492, Tallahassee, FL 32317-2492; File No.: 16-331  
Huey's Works Corporation, Attn: George Huey, Registered Agent, 825 Limoges Way,  
Pensacola, FL 32505  
George Huey, 825 Limoges Way, Pensacola, FL 32505



Filing # 75735472 E-Filed 07/31/2018 10:18:12 AM

IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA

NES RENTALS HOLDINGS, INC., an Illinois corporation  
Plaintiff,

vs.

CASE NO: 2017SC001567

HUEYS WORKS CORPORATION  
825 Limoges Way  
Pensacola, FL 32505

Defendant

**DEFAULT FINAL JUDGMENT**

The Defendant, having failed to appear at the Pretrial Conference on September 13, 2017 and upon a review of the file together with the Affidavits presented, it is hereby ORDERED AND ADJUDGED that:


Plaintiff, NES RENTALS HOLDINGS, INC., an Illinois corporation shall recover from Defendant(s), HUEYS WORKS CORPORATION the following:

Principal:	\$3,754.14
Costs	\$ 407.85
Interest	\$ 468.44
Total	\$4,630.43

That shall bear interest at the rate established pursuant to Florida Statute sec 55.03 until such time as this judgment is satisfied.

For all of the above sums let execution issue.

ORDERED at Pensacola, Escambia County, Florida.

  
Escambia County Court Judge PAT KINSEY  
on 07/27/2018 17:39:39 IOZ5E10

**Party information:**

**Plaintiff name and address:**

NES RENTALS HOLDINGS, INC. an Illinois  
DR, Pensacola, FL 32526 corporation  
8420 W. Bryn Mawr Ae. #310  
Chicago, IL 60631

**Defendant name(s) and address(es):**

Hueys Works Corporation at 3111 LAS BRISAS

**Copies furnished to:**

Ryan E. Sprechman, Esq.  
32526. FAX:

SPRECHMAN & FISHER. PA

Attorneys for Plaintiff

2775 Sunny Isles Blvd. Suite 100

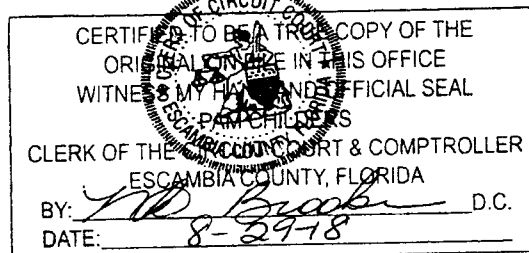
Miami, Florida 33160-4007

(305) 931-0100 (BOO) 40-62B9

FAX: 305-936-0200

Hueys Works Corporation at 3111 LAS BRISAS DR. Pensacola FL

135641:PJMT: in: X564: out: XOJMT



Filing # 67562107 E-Filed 02/06/2018 11:48:43 AM

IN THE CIRCUIT COURT  
IN AND FOR ESCAMBIA  
COUNTY, FLORIDA

CASE NO.: 2016 CA 000826  
DIVISION:

AMERICAN EXPRESS BANK, FSB,  
Plaintiff,

vs.

GEORGE HUEY AKA GEORGE L HUEY and HUEY'S WORKS CORPORATION,  
Defendant(s).

**FINAL JUDGMENT**

The Court finding the Defendant in Default of the Stipulation is still indebted to the  
Plaintiff in the sum of \$12,411.42, it is:

ORDERED and ADJUDGED that the Plaintiff, AMERICAN EXPRESS BANK, FSB,  
recover from the Defendant(s), GEORGE HUEY AKA GEORGE L HUEY and HUEY'S  
WORKS CORPORATION, the sum of \$11,843.82, and costs herein taxed at \$ 567.60 for which  
let execution issue.

DONE AND ORDERED at Pensacola, Escambia County, Florida this

5<sup>th</sup> day of February, 2018

  
JUDGE

Copies Furnished to:  
✓ZWICKER & ASSOCIATES, P.C.  
ATTORNEY FOR PLAINTIFF  
10751 DEERWOOD PARK BLVD  
SUITE 100  
JACKSONVILLE, FL 32256

✓ALLISON L. FRIEDMAN  
ATTORNEY FOR DEFENDANT(S)  
20533 BISCAYNE BOULEVARD SUITE 4-35  
AVENTURA, FL 33180  
RALFRIEDMAN@HOTMAIL.COM

PLAINTIFF'S ADDRESS (F.S. 55.10)  
AMERICAN EXPRESS BANK, FSB  
4315 S. 2700 WEST  
SALT LAKE CITY, UT 84148

GEORGE HUEY AKA GEORGE L HUEY  
DEFENDANT  
1206 N W ST  
PENSACOLA, FL 32505

HUEY'S WORKS CORPORATION  
DEFENDANT  
AGENT: GEORGE HUEY  
825 LIMOGES WAY  
PENSACOLA, FL 32505

**RECORDATION REQUESTED BY:**

The First, A National Banking Association  
Pensacola Downtown  
40 North Palafox Street  
Pensacola, FL 32502

**WHEN RECORDED MAIL TO:**

The First, A National Banking Association  
P.O. Box 15549  
Hattiesburg, MS 39404

**SEND TAX NOTICES TO:**

The First, A National Banking Association  
P.O. Box 15549  
Hattiesburg, MS 39404

This Modification of Mortgage prepared by:

Name: MELISSA DAVIS, LOAN PROCESSOR  
Company: The First, A National Banking Association  
Address: 40 North Palafox Street, Pensacola, FL 32502

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$31,960.42, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

**MODIFICATION OF MORTGAGE**



9175296%0740%11072017%#####

**THIS MODIFICATION OF MORTGAGE dated November 7, 2017, is made and executed between HUEY'S WORKS CORPORATION, A FLORIDA CORPORATION, whose address is 1206 NORTH W STREET, PENSACOLA, FL 32505 (referred to below as "Grantor") and The First, A National Banking Association, whose address is 40 North Palafox Street, Pensacola, FL 32502 (referred to below as "Lender").**

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated December 16, 2014 (the "Mortgage") which has been recorded in ESCAMBIA County, State of Florida, as follows:

**EXISTING MORTGAGE DATED DECEMBER 16, 2014 I/N/O HUEY'S WORKS CORPORATION, A FLORIDA CORPORATION I/A/O \$39,100.00 COVERING 1206 N W ST., PENSACOLA, FL 32505-6622, RECORDED IN BOOK 7281 PAGE 1222-1228, ON 01/05/2015 WITH THE ESCAMBIA COUNTY CLERK OF COURT IN THE FAVOR OF GULF COAST COMMUNITY BANK. THE FIRST, A NATIONAL BANKING ASSOCIATION, IS THE SUCCESSOR IN INTEREST TO GULF COAST COMMUNITY BANK BY VIRTUE OF THE MERGER OF GULF COAST COMMUNITY BANK WITH AND INTO THE FIRST, A NATIONAL BANKING ASSOCIATION, EFFECTIVE JANUARY 1, 2017.**

**REAL PROPERTY DESCRIPTION.** The Mortgage covers the following described real property located in ESCAMBIA County, State of Florida:

LOT 3, 4 AND 5, BLOCK 219, WEST KING TACT, LYING OUTSIDE THE CITY LIMITS OF THE CITY OF PENSACOLA, FLORIDA, ACCORDING TO MAP OF THE SAID CITY OF PENSACOLA COPYRIGHTED BY THOMAS C. WATSON IN 1906; LESS AND EXCEPT THE WEST 20 FEET OF SAID LOTS 3, 4 AND 5 ACQUIRED FOR ROAD RIGHT-OF-WAY.

The Real Property or its address is commonly known as 1206 N W STREET, PENSACOLA, FL 32505.

**MODIFICATION.** Lender and Grantor hereby modify the Mortgage as follows:

**LOAN AMOUNT INCREASE FROM \$39,100.00 TO \$41,594.21.**

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

**MORTGAGE  
(Continued)**

Loan No: 8007874-1

Page 6

relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

**Event of Default.** The words "Event of Default" mean any of the events of default set forth in this Mortgage in the events of default section of this Mortgage.

**Grantor.** The word "Grantor" means Huey's Works Corporation.

**Guarantor.** The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

**Guaranty.** The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

**Hazardous Substances.** The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

**Improvements.** The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

**Indebtedness.** The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Mortgage, together with interest on such amounts as provided in this Mortgage.

**Lender.** The word "Lender" means Gulf Coast Community Bank, its successors and assigns.

**Mortgage.** The word "Mortgage" means this Mortgage between Grantor and Lender.

**Note.** The word "Note" means the promissory note dated December 16, 2014, in the original principal amount of \$39,100.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

**Personal Property.** The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without 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.**

**GRANTOR:**

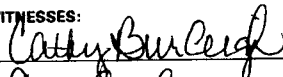
**HUEY'S WORKS CORPORATION**

By:

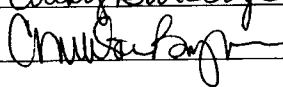
  
George L. Huey, President of Huey's Works Corporation

**WITNESSES:**

x



x



**RECORDATION REQUESTED BY:**

Gulf Coast Community Bank  
Private Banking  
40 N. Palafox St  
Pensacola, FL 32502

**WHEN RECORDED MAIL TO:**

Gulf Coast Community Bank  
Downtown Branch  
40 N Palafox Street  
Pensacola, FL 32502

**SEND TAX NOTICES TO:**

Gulf Coast Community Bank  
Downtown Branch  
40 N Palafox Street  
Pensacola, FL 32502

Rec \$ 61.00  
Doc \$ 136.85  
Int \$ 78.20  
\$ 276.05

**This Mortgage prepared by:**

Name: P Sumrall, Asst VP Loan Administration  
Company: Gulf Coast Community Bank  
Address: 40 N. Palafox St, Pensacola, FL 32502



\*0000000008007874-1074512162014\*

**MORTGAGE**

**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 \$39,100.00, 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 December 16, 2014, is made and executed between Huey's Works Corporation, a Florida corporation, whose address is 1206 N W St, Pensacola, FL 32505-8622 (referred to below as "Grantor") and Gulf Coast Community Bank, whose address is 40 N. Palafox St, Pensacola, FL 32502 (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 following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Escambia County, State of Florida:

Lots 3, 4 and 5, Block 219, West King Tract, lying outside the City limits of the City of Pensacola, Florida, according to map of said City of Pensacola copyrighted by Thomas C. Watson in 1906, LESS AND EXCEPT the West 20 feet of said Lots 3, 4 and 5 acquired for road right-of-way.

The Real Property or its address is commonly known as 1206 N W St, Pensacola, FL 32505-8622. The Real Property tax identification number is 00-0S-00-9060-003-219.

**REVOLVING LINE OF CREDIT.** This Mortgage secures the indebtedness including, without limitation, a revolving line of credit under which, upon request by Grantor, Lender at Lender's option, 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.

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 Rents.

**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 ANY AND ALL OBLIGATIONS UNDER THE NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$39,100.00, 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 tenantable 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 of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor

STATE OF Florida

COUNTY OF Escambia

In Escambia, on the 17<sup>th</sup> day of MAY, 2013, before me, a Notary Public in and for the above state and county, personally appeared **James R Saylor** known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed. <

Dana Thibodeaux  
NOTARY PUBLIC

My Commission Expires: 6/23/14

NOTARY PUBLIC-STATE OF FLORIDA  
Dana Thibodeaux  
Commission # EE003603  
Expires: JUNE 23, 2014  
BONDED THRU ALLSTATE BONDING CO., INC.

(SEAL)

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2013048036 07/01/2013 at 12:25 PM  
OFF REC BK: 7039 PG: 688 - 690 Doc Type: QCD  
RECORDING: \$27.00 Deed Stamps \$210.00

## Quitclaim Deed

James R Saylors, an individual with an address of 7648 River Rd, Milton FL 32583, in consideration of \$ 30,000.00 and other good and valuable consideration to Grantor paid, the receipt of which is acknowledged, does hereby remise, release and forever quitclaim to Huey's Works Corporation, a corporation with an address of 1206 N W St Pensacola, FL 32505, all rights, title and interest of Grantor, if any, in and to the following real estate:

000S00-9060-003-219 1206 N W ST LTS 3 4 & 5 LESS CASE #70-1443 STATE ROAD R/W FOR W STREET BLK 219 WEST KING TRACT OR 1003 P 628 CA 137

Subject to real estate taxes and assessments for the current year and subsequent years.

Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, land use and other laws and regulations.

To have and to hold the same, together with all the buildings, improvements and appurtenances belonging thereto, if any, to the Grantee and Grantee's heirs, successors and assigns forever.

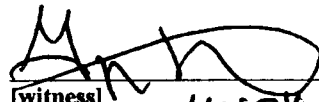
IT IS EXPRESSLY UNDERSTOOD AND AGREED between Grantor and Grantee that Grantor makes no representations, covenants or warranty of any kind whatsoever. By this instrument, the parties intend that Grantor release to Grantee whatever interest Grantor may have in the above property, if any.

IN WITNESS WHEREOF, this Quitclaim Deed is executed under seal on this 17 day of May, 2013

Signed, sealed and delivered in the presence of:

WITNESS

GRANTOR

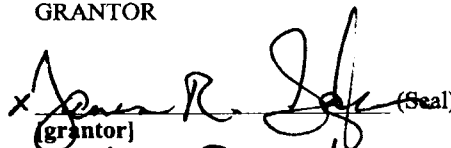
  
[witness]

GEORGE HUEY

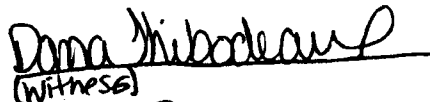
WITNESS

  
[witness]

HUGH KING

 (Seal)  
[grantor]  
JAMES R. Saylors

RECORDED AS  
RECEIVED

  
[witness]

Donna Thibodeaux



# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 2-4-2019

TAX ACCOUNT NO.: 18-1811-000

CERTIFICATE NO.: 2016-8794

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.

Huey's Works Corporation  
1206 North W St.  
Pensacola, FL 32505

American Express Bank, FSB  
4315 S. 2700 West  
Salt Lake City, UT 84148

George Huey, Reg. Agent  
1900 W. Detroit Blvd.  
Pensacola, FL 32534

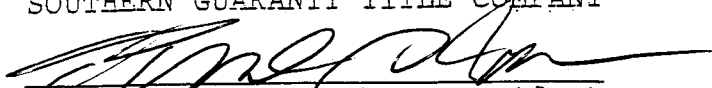
NES Rentals Holdings, Inc.  
8420 W. Bryn Mawr Ae. #310  
Chicago, IL 60631

The First Bank formerly  
Gulf Coast Community Bank  
40 N. Palafox St.  
Pensacola, FL 32502

Hancock Whitney Bank  
Legal Recoveries  
P.O. Box 210009  
Montgomery, AL 36121

Certified and delivered to Escambia County Tax Collector,  
this 2nd day of November, 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.: 14773

November 2, 2018

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

1. Mortgage executed by Huey's Works Corporation to The FirstBank formerly Gulf Coast Community Bank, dated 12/16/2014 and recorded in Official Record Book 7281 on page 222 of the public records of Escambia County, Florida. given to secure the original principal sum of \$39,100.00. Mortgage Modification recorded in O.R.Book 7812, page 1258.
2. Judgment filed by American Express Bank, FSB recorded in O.R. Book 7868, page 1718.
3. Judgment filed by NES Rentals Holdings, Inc. an Illinois corporation recorded in O.R. Book 7959, page 1343.
4. Judgment filed by Hancock Whitney Bank recorded in O.R. Book 7983, page 205.
5. All Taxes Paid. The assessed value is \$46,323.00. Tax ID 15-1811-000.

**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.: 14773

November 2, 2018

## **000S009060003219 - Full Legal Description**

LTS 3 4 & 5 LESS CASE #70-1443 STATE ROAD R/W FOR W STREET BLK 219 WEST KING TRACT OR 7039 P  
688 OR 7286 P 1368 CA 137

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-094

redeemed

**PROPERTY INFORMATION REPORT**

File No.: 14773

November 2, 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 11-02-1998, through 11-02-2018, and said search reveals the following:

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

Huey's Works Corporation

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: 

November 2, 2018