

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900097

Date of Tax Deed Application
Apr 12, 2019

This is to certify that **FCAP AS CUSTODIAN FOR FTCFIMT, LLC**
FL TAX CERT FUND I MUNI TAX, LLC, holder of **Tax Sale Certificate Number 2017 / 2334**, Issued the 1st Day of June, 2017
and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **05-2974-025**

Cert Holder:
FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677

Property Owner:
TDF PROPERTIES LLC
PO BOX 17432
PENSACOLA, FL 32522

BEG AT NE COR OF SEC S ALG E LI 22 FT TO A POINT IN S R/W
LI OF RD CONT S 320 FT W 330 FT FOR POB CO (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
2017/2334	05-2974-025	06/01/2017	914.30	45.72	960.02

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
2018/2400	05-2974-025	06/01/2018	913.06	6.25	45.65	964.96

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. Property Information 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)

1,924.98
0.00
866.92
200.00
175.00

3,166.90

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

Total Amount Paid

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

6.25

Done this the 23rd day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: September 3, 2019

By

Jennifer D. Cassidy

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
05-2974-025 2017

BEG AT NE COR OF SEC S ALG E LI 22 FT TO A POINT IN S R/W LI OF RD CONT S 320 FT W 330 FT FOR POB CONT S 100 FT W 165 FT N 100 FT E 165 FT TO POB OR 5266 P 1506 OR 6682 P 822 AND ADJ 1/2 OF VAC ALLEY OR 5476 P 1199

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900097

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677,

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
05-2974-025	2017/2334	06-01-2017	BEG AT NE COR OF SEC S ALG E LI 22 FT TO A POINT IN S R/W LI OF RD CONT S 320 FT W 330 FT FOR POB CONT S 100 FT W 165 FT N 100 FT E 165 FT TO POB OR 5266 P 1506 OR 6682 P 822 AND ADJ 1/2 OF VAC ALLEY OR 5476 P 1199

I agree to:

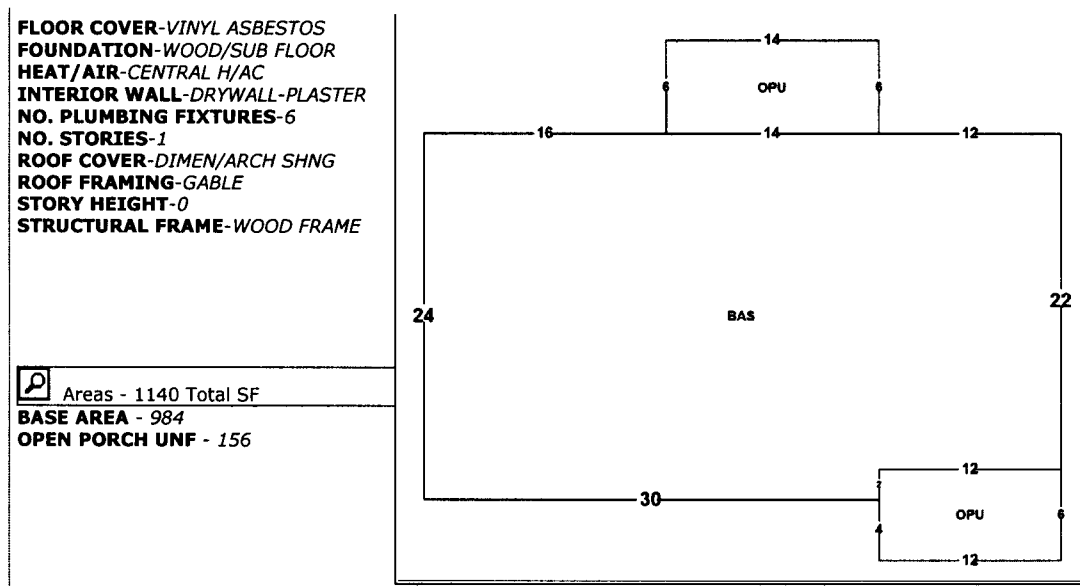
- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, 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
FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677

04-12-2019
Application Date

Applicant's signature



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:04/25/2019 (tc.5315)



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)
☒ Navigate Mode
 ☐ Account
 ☐ Reference
[Printer Friendly Version](#)**General Information**

Reference: 092S301400550002
Account: 052974025
Owners: TDF PROPERTIES LLC
Mail: PO BOX 17432
 PENSACOLA, FL 32522
Situs: 4215 N P 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	\$8,674	\$42,423	\$51,097	\$51,097
2017	\$8,674	\$38,752	\$47,426	\$47,426
2016	\$8,674	\$38,027	\$46,701	\$46,701

[Disclaimer](#)**Tax Estimator**

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/18/2011	6682	822	\$100	WD	View Instr
01/18/2011	6682	818	\$100	WD	View Instr
02/2006	5838	1035	\$150,000	WD	View Instr
10/2003	5266	1506	\$50,000	WD	View Instr
10/2003	5266	1503	\$50,000	WD	View Instr
03/1999	4394	485	\$1,700	WD	View Instr
05/1990	2835	429	\$100	QC	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 SEC S ALG E LI 22 FT TO A POINT IN
 S R/W LI OF RD CONT S 320 FT W 330 FT FOR POB CONT
 S 100 FT W...

Extra Features

None

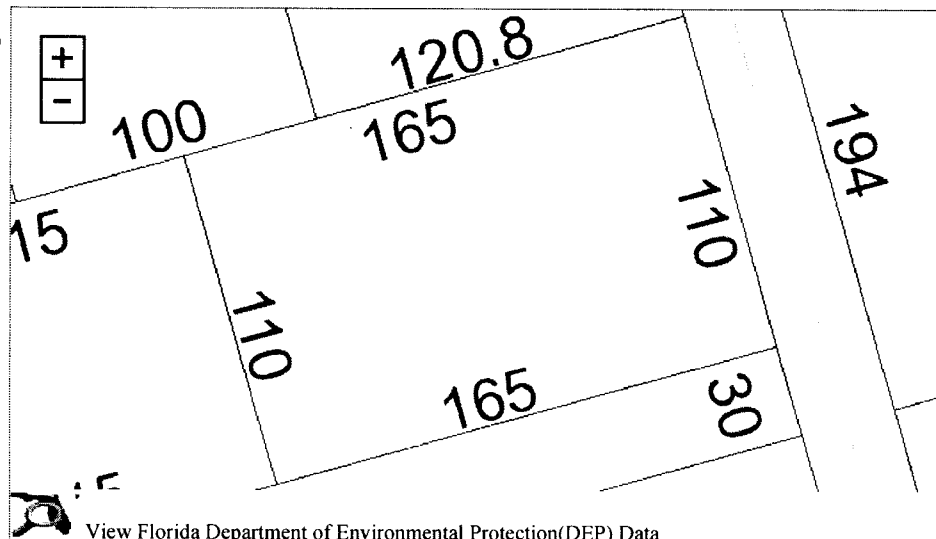
Parcel Information[Launch Interactive Map](#)**Section Map**

Id:
 09-2S-30-1

Approx. Acreage:
 0.4216

Zoned:
 HC/LI

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 4215 N P ST, Year Built: 1992, Effective Year: 1992

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-SHT.AVG.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019037066 4/29/2019 4:03 PM
OFF REC BK: 8086 PG: 375 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTCFIMT LLC FL TAX CERT FUND I MUNI TAX LLC holder of Tax Certificate No. 02334, issued the 1st day of June, A.D., 2017 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 NE COR OF SEC S ALG E LI 22 FT TO A POINT IN S R/W LI OF RD CONT S 320 FT W 330 FT FOR POB CONT S 100 FT W 165 FT N 100 FT E 165 FT TO POB OR 5266 P 1506 OR 6682 P 822 AND ADJ 1/2 OF VAC ALLEY OR 5476 P 1199

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 052974025 (19-428)

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

TDF PROPERTIES LLC

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** Tuesday in the month of September, which is the **3rd day of September 2019**.

Dated this 26th day of April 2019.

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

By:
Emily Hogg
Deputy Clerk

EXHIBIT "A"

PARCEL 1

THAT PORTION OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN ON THE SOUTH LINE OF THE DIRT ROAD RUNNING WEST THROUGH SAID SECTION 9, 548 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION; THENCE RUN WEST ALONG SAID SOUTH LINE OF SAID ROAD 50 FEET; THENCE RUN SOUTH 300 FEET; THENCE RUN EAST 50 FEET AND THENCE RUN NORTH 300 FEET TO POINT OF BEGINNING AND ADJACENT 1/2 OF VACATED ALLEY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN SOUTH 16°46'11" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 322.04 FEET; THENCE RUN SOUTH 73°13'49" WEST, A DISTANCE OF 327.42 FEET TO A FOUR INCH SQUARE CONCRETE MONUMENT MARKED ESCAMBIA COUNTY AT THE NORTHWEST CORNER OF AN INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF A TWENTY FOOT WIDE ALLEY AND THE WEST RIGHT-OF-WAY LINE OF ANGEL AVENUE (ALSO KNOWN AS P STREET - 30' R/W) BEING ALSO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 73°13'49" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 280.00 FEET; THENCE RUN SOUTH 16°13'35" EAST, 20.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID TWENTY FOOT WIDE ALLEY; THENCE RUN NORTH 73°13'49" EAST ALONG THE SOUTH RIGHT-OF-WAY OF SAID TWENTY FOOT WIDE ALLEY, A DISTANCE OF 280.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID ANGEL AVENUE; THENCE RUN NORTH 16°13'35" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THAT PORTION OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 30 WEST, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A CAST IRON PIPE ON THE NORTHEAST CORNER OF SECTION 9 ABOVE; PROCEED THENCE SOUTH ALONG THE EAST LINE OF SECTION 9 A DISTANCE OF 22 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE DIRT ROAD RUNNING WEST THROUGH SAID SECTION 9 ABOVE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 448 FEET FOR THE STARTING POINT OF THIS DESCRIPTION; PROCEED THENCE WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 100 FEET; THENCE SOUTH 300 FEET; THENCE EAST 100 FEET; AND THENCE NORTH 300 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF THE RIGHT OF WAY OF THE AFOREMENTIONED DIRT ROAD. AND ADJACENT 1/2 OF VACANT ALLEY OR 5476, PAGE 1199.

PARCEL 3

BEGIN AT A POINT ON THE SOUTH LINE OF A COUNTY ROAD 20 FEET SOUTH AND 330 FEET WEST OF THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 30 WEST; THENCE RUN SOUTH 300 FEET; THENCE RUN WEST 120.5 FEET; THENCE RUN NORTH 300 FEET; THENCE RUN EAST 120.5 FEET TO THE POINT OF BEGINNING. AND ADJACENT 1/2 OF VACANT ALLEY OR 5476, PAGE 1199

PARCEL 4

THAT PORTION OF LOT 14, SECTION 9, T2S, R30W, ESCAMBIA COUNTY, FLORIDA ACCORDING TO PLAT BY W.H. DAVISON DATED FEBRUARY 19, 1885 AND OF RECORD IN DEED BOOK 2 AT PAGE 478; TO WIT: COMMENCING AT A CAST IRON PIPE AT THE N.E. CORNER OF SAID SECTION 9 AND THENCE RUN SOUTH ALONG THE EAST LINE OF SAID SECTION 9 FOR 22 FEET TO A POINT IN THE SOUTH R/W LINE OF A GRADED ROAD, THENCE CONTINUE SOUTH FOR 320 FEET, THENCE RUN WEST FOR 495 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH FOR 100 FEET, THENCE RUN WEST FOR 115 FEET, THENCE RUN NORTH FOR 100 FEET, THENCE RUN EAST FOR 115 FEET TO THE POINT OF BEGINNING. AND ADJACENT 1/2 OF VACATED ALLEY OR 5476, PAGE 1199.

PARCEL 5

THAT PORTION OF LOT 14, SECTION 9, T2S, R30W, ESCAMBIA COUNTY, FLORIDA ACCORDING TO PLAT BY W.H. DAVISON DATED FEBRUARY 19, 1885 AND OF RECORD IN DEED BOOK 2 AT PAGE 478; TO WIT: COMMENCING AT A CAST IRON PIPE AT THE N.E. CORNER OF SAID SECTION 9 AND THENCE RUN SOUTH ALONG THE EAST LINE OF SAID SECTION 9 FOR 22 FEET TO A POINT IN THE SOUTH R/W LINE OF A GRADED ROAD, THENCE CONTINUE SOUTH FOR 320 FEET, THENCE RUN WEST FOR 330 FEET TO POINT OF BEGINNING, THENCE RUN SOUTH FOR 100 FEET, THENCE RUN WEST FOR 165 FEET, THENCE RUN NORTH FOR 100 FEET, THENCE RUN EAST FOR 165 FEET TO THE POINT OF BEGINNING. AND ADJACENT 1/2 OF VACATED ALLEY OR 5476, PAGE 1199.

PARCEL 6

THE SOUTH 30 FEET OF THE FOLLOWING REAL PROPERTY: LOT 14 IN SECTION 9, TOWNSHIP 2 SOUTH, RANGE 30 WEST DESCRIBED AS FOLLOWS: COMMENCING AT A CAST IRON PIPE AT THE NORTHEAST CORNER OF SAID SECTION 9, THENCE SOUTH ALONG EAST LINE OF SAID SECTION A DISTANCE OF 22 FEET TO A POINT IN THE SOUTH RIGHT OF WAY OF GRADED ROAD; THENCE CONTINUE SOUTH A DISTANCE OF 320 FEET; THENCE RUN WEST A DISTANCE OF 330 FEET FOR A POINT OF BEGINNING; RUN THENCE SOUTH A DISTANCE OF 130 FEET; THENCE RUN WEST A DISTANCE OF 280 FEET; THENCE RUN NORTH A DISTANCE OF 130 FEET; THENCE RUN EAST A DISTANCE OF 280 FEET TO A POINT OF BEGINNING.

PARCEL 7

THAT PORTION OF LOT 14 IN SECTION 9, TOWNSHIP 2 SOUTH, RANGE 30 WEST DESCRIBED AS FOLLOWS: COMMENCING AT A CAST IRON PIPE AT THE NORTHEAST CORNER OF SAID SECTION 9, THENCE SOUTH ALONG EAST LINE OF SAID SECTION A DISTANCE OF 20 FEET TO A POINT IN THE SOUTH RIGHT OF WAY OF A GRADED ROAD, THENCE CONTINUE SOUTH A DISTANCE OF 320 FEET, THENCE RUN WEST A DISTANCE OF 330 FEET, THENCE RUN SOUTH A DISTANCE OF 130 FEET FOR POINT OF BEGINNING; THENCE CONTINUE SOUTH A DISTANCE OF 100 FEET, THENCE RUN WEST A DISTANCE OF 280 FEET, THENCE RUN NORTH A DISTANCE OF 100 FEET, THENCE RUN EAST A DISTANCE OF 280 FEET TO POINT OF BEGINNING.

**MORTGAGE
(Continued)**

Loan No: 33000222232

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Florida)
) SS
COUNTY OF Escambia)

The foregoing instrument was acknowledged before me this 18th day of January, 20 11
by BRENTON L ETHERIDGE, Manager of TDF PROPERTIES, LLC, member (or agent), each on behalf of TDF PROPERTIES, LLC, a limited
liability company. He or she is personally known to me or has produced FL Drivers License as identification.



CHARLES F. JAMES, IV
MY COMMISSION # EE 14680
EXPIRES: October 27, 2014
Standard One Budget Notary Services

[Signature]
(Signature of Person Taking Acknowledgment)

(Name of Acknowledger Typed, Printed or Stamped)

(Title or Rank)

(Serial Number, if any)

**MORTGAGE
(Continued)**

Loan No: 3300022232

Page 6

at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Successors and Assigns. Subject to any limitations stated in this Mortgage on transfer of Grantor's interest, this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Mortgage and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Mortgage or liability under the Indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Mortgage.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Mortgage. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Mortgage shall have the meanings attributed to such terms in the Uniform Commercial Code:

Borrower. The word "Borrower" means TDF PROPERTIES, LLC and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Default. The word "Default" means the Default set forth in this Mortgage in the section titled "Default".

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances 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 TDF PROPERTIES, LLC.

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. Specifically, without limitation, Indebtedness includes the future advances set forth in the Future Advances provision, together with all interest thereon and all amounts that may be indirectly secured by the Cross-Collateralization provision of this Mortgage.

Lender. The word "Lender" means HANCOCK 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 January 18, 2011, in the original principal amount of \$436,000.00 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.

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:

TDF PROPERTIES, LLC

By: 

BRENTON L. ETHERIDGE, Manager of TDF PROPERTIES, LLC

WITNESSES:

x 

Charles F. James III

x 

William C. Hart, Jr.

RECORDATION REQUESTED BY:

HANCOCK BANK
COMMERCIAL PENSACOLA FL
4980 N. 12TH AVENUE
PENSACOLA, FL 32053

WHEN RECORDED MAIL TO:

HANCOCK BANK
(800) 522-6542
P. O. BOX 4020
GULFPORT, MS 39560

SEND TAX NOTICES TO:

HANCOCK BANK
LENDING SERVICES
P.O. BOX 4020
GULFPORT, MS 39502

This Mortgage prepared by:

Name: LISA TRAHAN, SR DOCUMENTATION ANALYST
Company: HANCOCK BANK
Address: P.O. BOX 4020, GULFPORT, MS 39502

**MORTGAGE
FUTURE ADVANCES**

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 \$872,000.00, plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

THIS MORTGAGE dated January 18, 2011, is made and executed between TDF PROPERTIES, LLC, whose address is 209 MASSACHUSETTS AVE, PENSACOLA, FL 32507 (referred to below as "Grantor") and HANCOCK BANK, whose address is 4980 N. 12TH AVENUE, PENSACOLA, FL 32053 (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:

See EXHIBIT "A", which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 209 MASSACHUSETTS AVENUE, 4207 NORTH P STREET AND 4215 NORTH P STREET, PENSACOLA, FL 32505.

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

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.

FUTURE ADVANCES. In addition to the Note, this Mortgage secures all future advances made by Lender to Grantor whether or not the advances are made pursuant to a commitment. Specifically, without limitation, this Mortgage secures, in addition to the amounts specified in the Note, all future amounts Lender in its discretion may loan to Grantor within twenty (20) years of the date of this Mortgage, together with all interest thereon.

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 \$436,000.00. THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

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

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

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

Duty to Maintain. Grantor shall maintain the Property in 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

PARCEL 5

*
THAT PORTION OF LOT 14, SECTION 9, T2S, R30W, ESCAMBIA COUNTY, FLORIDA ACCORDING TO PLAT BY W.H. DAVISON DATED FEBRUARY 19, 1885 AND OF RECORD IN DEED BOOK 2 AT PAGE 478; TO WIT: COMMENCING AT A CAST IRON PIPE AT THE N.E. CORNER OF SAID SECTION 9 AND THENCE RUN SOUTH ALONG THE EAST LINE OF SAID SECTION 9 FOR 22 FEET TO A POINT IN THE SOUTH R/W LINE OF A GRADED ROAD, THENCE CONTINUE SOUTH FOR 320 FEET, THENCE RUN WEST FOR 330 FEET TO POINT OF BEGINNING, THENCE RUN SOUTH FOR 100 FEET, THENCE RUN WEST FOR 165 FEET, THENCE RUN NORTH FOR 100 FEET, THENCE RUN EAST FOR 165 FEET TO THE POINT OF BEGINNING. AND ADJACENT 1/2 OF VACATED ALLEY OR 5476, PAGE 1199.

PARCEL 6

THE SOUTH 30 FEET OF THE FOLLOWING REAL PROPERTY: LOT 14 IN SECTION 9, TOWNSHIP 2 SOUTH, RANGE 30 WEST DESCRIBED AS FOLLOWS: COMMENCING AT A CAST IRON PIPE AT THE NORTHEAST CORNER OF SAID SECTION 9, THENCE SOUTH ALONG EAST LINE OF SAID SECTION A DISTANCE OF 22 FEET TO A POINT IN THE SOUTH RIGHT OF WAY OF GRADED ROAD; THENCE CONTINUE SOUTH A DISTANCE OF 320 FEET; THENCE RUN WEST A DISTANCE OF 330 FEET FOR A POINT OF BEGINNING; RUN THENCE SOUTH A DISTANCE OF 130 FEET; THENCE RUN WEST A DISTANCE OF 280 FEET; THENCE RUN NORTH A DISTANCE OF 130 FEET; THENCE RUN EAST A DISTANCE OF 280 FEET TO A POINT OF BEGINNING.

PARCEL 7

THAT PORTION OF LOT 14 IN SECTION 9, TOWNSHIP 2 SOUTH, RANGE 30 WEST DESCRIBED AS FOLLOWS: COMMENCING AT A CAST IRON PIPE AT THE NORTHEAST CORNER OF SAID SECTION 9, THENCE SOUTH ALONG EAST LINE OF SAID SECTION A DISTANCE OF 20 FEET TO A POINT IN THE SOUTH RIGHT OF WAY OF A GRADED ROAD, THENCE CONTINUE SOUTH A DISTANCE OF 320 FEET, THENCE RUN WEST A DISTANCE OF 330 FEET, THENCE RUN SOUTH A DISTANCE OF 130 FEET FOR POINT OF BEGINNING; THENCE CONTINUE SOUTH A DISTANCE OF 100 FEET, THENCE RUN WEST A DISTANCE OF 280 FEET, THENCE RUN NORTH A DISTANCE OF 100 FEET, THENCE RUN EAST A DISTANCE OF 280 FEET TO POINT OF BEGINNING.

EXHIBIT "A"

PARCEL 1

THAT PORTION OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN ON THE SOUTH LINE OF THE DIRT ROAD RUNNING WEST THROUGH SAID SECTION 9, 548 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION; THENCE RUN WEST ALONG SAID SOUTH LINE OF SAID ROAD 50 FEET; THENCE RUN SOUTH 300 FEET; THENCE RUN EAST 50 FEET AND THENCE RUN NORTH 300 FEET TO POINT OF BEGINNING AND ADJACENT 1/2 OF VACATED ALLEY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN SOUTH 16°46'11" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 322.04 FEET; THENCE RUN SOUTH 73°13'49" WEST, A DISTANCE OF 327.42 FEET TO A FOUR INCH SQUARE CONCRETE MONUMENT MARKED ESCAMBIA COUNTY AT THE NORTHWEST CORNER OF AN INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF A TWENTY FOOT WIDE ALLEY AND THE WEST RIGHT-OF-WAY LINE OF ANGEL AVENUE (ALSO KNOWN AS P STREET - 30' R/W) BEING ALSO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 73°13'49" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 280.00 FEET; THENCE RUN SOUTH 16°13'35" EAST, 20.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID TWENTY FOOT WIDE ALLEY; THENCE RUN NORTH 73°13'49" EAST ALONG THE SOUTH RIGHT-OF-WAY OF SAID TWENTY FOOT WIDE ALLEY, A DISTANCE OF 280.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID ANGEL AVENUE; THENCE RUN NORTH 16°13'35" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THAT PORTION OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 30 WEST, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A CAST IRON PIPE ON THE NORTHEAST CORNER OF SECTION 9 ABOVE; PROCEED THENCE SOUTH ALONG THE EAST LINE OF SECTION 9 A DISTANCE OF 22 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE DIRT ROAD RUNNING WEST THROUGH SAID SECTION 9 ABOVE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 448 FEET FOR THE STARTING POINT OF THIS DESCRIPTION; PROCEED THENCE WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 100 FEET; THENCE SOUTH 300 FEET; THENCE EAST 100 FEET; AND THENCE NORTH 300 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF THE RIGHT OF WAY OF THE AFOREMENTIONED DIRT ROAD. AND ADJACENT 1/2 OF VACANT ALLEY OR 5476, PAGE 1199.

PARCEL 3

BEGIN AT A POINT ON THE SOUTH LINE OF A COUNTY ROAD 20 FEET SOUTH AND 330 FEET WEST OF THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 30 WEST; THENCE RUN SOUTH 300 FEET; THENCE RUN WEST 120.5 FEET; THENCE RUN NORTH 300 FEET; THENCE RUN EAST 120.5 FEET TO THE POINT OF BEGINNING. AND ADJACENT 1/2 OF VACANT ALLEY OR 5476, PAGE 1199

PARCEL 4

THAT PORTION OF LOT 14, SECTION 9, T2S, R30W, ESCAMBIA COUNTY, FLORIDA ACCORDING TO PLAT BY W.H. DAVISON DATED FEBRUARY 19, 1885 AND OF RECORD IN DEED BOOK 2 AT PAGE 478; TO WIT: COMMENCING AT A CAST IRON PIPE AT THE N.E. CORNER OF SAID SECTION 9 AND THENCE RUN SOUTH ALONG THE EAST LINE OF SAID SECTION 9 FOR 22 FEET TO A POINT IN THE SOUTH R/W LINE OF A GRADED ROAD, THENCE CONTINUE SOUTH FOR 320 FEET, THENCE RUN WEST FOR 495 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH FOR 100 FEET, THENCE RUN WEST FOR 115 FEET, THENCE RUN NORTH FOR 100 FEET, THENCE RUN EAST FOR 115 FEET TO THE POINT OF BEGINNING. AND ADJACENT 1/2 OF VACATED ALLEY OR 5476, PAGE 1199.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This instrument subscribed and acknowledged before me this 18th day of January, 2011, by Brenton L. Etheridge, () who is personally known to me, (☒) or has produced a valid driver's license as identification.

(NOTARY SEAL)



NOTARY PUBLIC
My Commission Expires: _____



CHARLES F. JAMES, IV
MY COMMISSION # EE 14890
EXPIRES: October 27, 2014
Bonded thru Budget Notary Services

This Instrument Prepared by:
CHARLES F. JAMES, IV, Esq.
Clark, Partington, Hart, Larry,
Bond & Stackhouse
125 West Romana Street, Suite 800
Pensacola, Florida 32502

TAX PARCEL ID NOs: 092S301400050002 092S301400520002
092S301400030002 092S301400530002
092S301400010002
092S301400540002
092S301400550002

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **BRENTON L. ETHERIDGE**, a married man, whose address is Post Office Box 17432, Pensacola, Florida 32522 (the "Grantor"), for and in consideration of Ten (\$10.00) Dollars and all other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby bargain, sell, convey, and grant unto **TDF PROPERTIES, LLC**, a Florida limited liability company (the "Grantee"), whose post office address is Post Office Box 17432, Pensacola, FL 32522, his successors and assigns, forever, all of the Grantor's interest in the following-described property, situated, lying and being in the County of Escambia, State of Florida and more particularly described on the Exhibit "A" attached hereto and made a part hereof.

THE ABOVE DESCRIBED PROPERTY IS NOT THE GRANTOR'S HOMESTEAD.

Subject to zoning, valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current year and subsequent years. Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

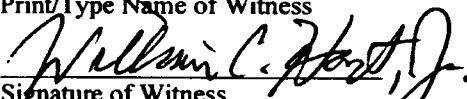
Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that it is free of lien or encumbrance, and Grantor hereby fully warrants the title to said property and will defend same against all persons lawfully claiming the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18 day of January, 2011.

Signed, sealed and delivered
in our presence:


Signature of Witness

Charles F. James, IV
Print/Type Name of Witness


Signature of Witness

William C. Hart, Jr.
Print/Type Name of Witness

GRANTOR:


BRENTON L. ETHERIDGE

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-3-2019

TAX ACCOUNT NO.: 05-2974-025

CERTIFICATE NO.: 2017-2334

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.

TDF Properties, LLC
Attn: Brenton Etheridge, Reg. Agent
P.O. Box 17432
Pensacola, FL 32505
and
209 Massachusetts Ave.
Pensacola, FL 32505

Property address:
4215 North P St.
Pensacola, FL 32505

Hancock Whitney Bank
formerly Hancock Bank
4980 N. 12th Ave.
Pensacola, FL 32503
and
2515 14th St.
Gulfport, MS 39501
and
701 Poydras St.
Attn: Kyna N. Smith, Ste 3000
New Orleans, LA 70139

Certified and delivered to Escambia County Tax Collector,
this 7th day of May, 2019.

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.: 15163

May 7, 2019

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

1. That certain mortgage executed by TDF Properties, LLC in favor of Hancock Whitney Bank formerly Hancock Bank dated 01/18/2011 and recorded 01/25/2011 in Official Records Book 6682, page 826 of the public records of Escambia County, Florida, in the original amount of \$436,000.00.
2. Taxes for the year 2016-2018 delinquent. The assessed value is \$51,097.00. Tax ID 05-2974-025.

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.: 15163

May 7, 2019

092S301400550002 - Full Legal Description

BEG AT NE COR OF SEC S ALG E LI 22 FT TO A POINT IN S R/W LI OF RD CONT S 320 FT W 330 FT FOR POB
CONT S 100 FT W 165 FT N 100 FT E 165 FT TO POB OR 5266 P 1506 OR 6682 P 822 AND ADJ 1/2 OF VAC ALLEY
OR 5476 P 1199

19-428

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.: 15163

May 7, 2019

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 05-07-1999, through 05-07-2019, and said search reveals the following:

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

TDF Properties, 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: 

May 7, 2019

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 September 3, 2019, 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

NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTCFIMT LLC FL TAX CERT FUND I MUNI TAX LLC holder of Tax Certificate No. 02334, issued the 1st day of June, A.D., 2017 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 NE COR OF SEC S ALG E LI 22 FT TO A POINT IN S R/W LI OF RD CONT S 320 FT W 330 FT FOR POB CONT S 100 FT W 165 FT N 100 FT E 165 FT TO POB OR 5266 P 1506 OR 6682 P 822 AND ADJ 1/2 OF VAC ALLEY OR 5476 P 1199

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 052974025 (19-428)

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

TDF PROPERTIES LLC

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 Tuesday in the month of September, which is the 3rd day of September 2019.

Dated this 15th day of July 2019.

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.

Post Property:

4215 N P ST 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 052974025 (19-428)

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Dated this 15th day of July 2019.

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

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 02334 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 18, 2019, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

TDF PROPERTIES LLC PO BOX 17432 PENSACOLA, FL 32522	TDF PROPERTIES LLC ATTN: BRENTON ETHERIDGE, REG AGENT PO BOX 17432 PENSACOLA FL 32505
TDF PROPERTIES LLC 209 MASSACHUSETTS AVE PENSACOLA FL 32505	HANCOCK WHITNEY BANK FORMERLY HANCOCK BANK 4980 N 12TH AVE PENSACOLA FL 32503
HANCOCK WHITNEY BANK FORMERLY HANCOCK BANK 2515 14TH ST GULFPORT MS 39501	HANCOCK WHITNEY BANK FORMERLY HANCOCK BANK ATTN: KYNA N SMITH STE 3000 701 POYDRAS ST NEW ORLEANS LA 70139

WITNESS my official seal this 18th day of July 2019.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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 September 3, 2019, 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

NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTCFIMT LLC FL TAX CERT FUND I MUNI TAX LLC holder of Tax Certificate No. 02334, issued the 1st day of June, A.D., 2017 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 NE COR OF SEC S ALG E LI 22 FT TO A POINT IN S R/W LI OF RD CONT S 320 FT W 330 FT FOR POB CONT S 100 FT W 165 FT N 100 FT E 165 FT TO POB OR 5266 P 1506 OR 6682 P 822 AND ADJ 1/2 OF VAC ALLEY OR 5476 P 1199

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 052974025 (19-428)

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

TDF PROPERTIES LLC

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 Tuesday in the month of September, which is the 3rd day of September 2019.

Dated this 15th day of July 2019.

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.

Post Property:

4215 N P ST 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

19- 428

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO19CIV032868NON

Agency Number: 19-010004

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02334 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: TDF PROPERTIES LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/18/2019 at 7:25 AM and served same at 1:45 PM on 7/18/2019 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: 

J. JACKSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

Status History ?

Tracking Number Information

Meter:	11272965	Mailing Date:	07/17/19 03:09 PM
Tracking Number:	9171969009350128283689	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32522
Service:	ERR	City:	PENSACOLA
Value	\$0.500	State:	FL

[Proof of Delivery](#)

B
Brent Etheridge
17432

Status Details

▼ Status Date

Status

Mon, 07/22/19, 03:29:00 PM	OK : Delivered
Mon, 07/22/19, 11:17:00 AM	Arrival at Tracking Pick-up point
Mon, 07/22/19, 10:21:00 AM	Arrival at Unit
Fri, 07/19/19, 02:18:00 AM	Dispatched from Sort Facility
Fri, 07/19/19, 12:54:00 AM	Processed (processing scan)

TDF PROPERTIES LLC [19-428]
PO BOX 17432
PENSACOLA, FL 32522

9171 9690 0935 0128 2836 89

✓ delivered 1/22/19

TDF PROPERTIES LLC [19-428]
ATTN: BRENTON ETHERIDGE, REG
AGENT
PO BOX 17432
PENSACOLA FL 32505

9171 9690 0935 0128 2836 96

TDF PROPERTIES LLC [19-428]
209 MASSACHUSETTS AVE
PENSACOLA FL 32505

9171 9690 0935 0128 2837 02

HANCOCK WHITNEY BANK
FORMERLY HANCOCK BANK [19-428]
4980 N 12TH AVE
PENSACOLA FL 32503

9171 9690 0935 0128 2837 19

HANCOCK WHITNEY BANK
FORMERLY HANCOCK BANK [19-428]
2515 14TH ST
GULFPORT MS 39501

9171 9690 0935 0128 2835 35

HANCOCK WHITNEY BANK
FORMERLY HANCOCK BANK [19-428]
ATTN: KYNA N SMITH STE 3000
701 POYDRAS ST
NEW ORLEANS LA 70139

9171 9690 0935 0128 2835 42



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 - 09-03-2019 - TAX CERTIFICATE # 02334

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

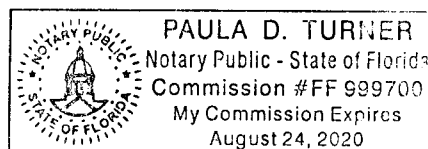
AUGUST 1, 8, 15 & 22, 2019

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 22ND day of AUGUST
 A.D., 2019

PAULA D. TURNER
 NOTARY PUBLIC



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTCFMT LLC FL TAX CERT FUND I MUNI TAX LLC holder of Tax Certificate No. 02334, issued the 1st day of June, A.D., 2017 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 NE COR OF SEC S ALG E LI 22 FT TO A POINT IN S R/W LI OF RD CONT S 320 FT W 330 FT FOR POB CONT S 100 FT W 165 FT N 100 FT E 165 FT TO POB OR 5266 P 1506 OR 6682 P 822 AND ADJ 1/2 OF VAC ALLEY OR 5476 P 1199 SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 052974025 (19-428)

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

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 Tuesday in the month of September, which is the 3rd day of September 2019.

Dated this 18th day of July 2019.

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
 By:
 Emily Hogg
 Deputy Clerk

oaw-4w-08-01-08-15-22-2019

19-428



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 052974025 Certificate Number: 002334 of 2017

Redemption	<input type="button" value="No"/>	Application Date	<input type="text" value="04/12/2019"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="09/03/2019"/>	Redemption Date	<input type="text" value="08/29/2019"/>
Months	5				4
Tax Collector	<input type="text" value="\$3,166.90"/>				<input type="text" value="\$3,166.90"/>
Tax Collector Interest	\$237.52				\$190.01
Tax Collector Fee	<input type="text" value="\$6.25"/>				<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,410.67				\$3,363.16 T.C.
Record TDA Notice	<input type="text" value="\$17.00"/>				<input type="text" value="\$17.00"/>
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	\$35.03				\$28.02
Total Clerk	\$502.03				\$495.02 C.H.
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>				<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>				<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$33.60"/>				<input type="text" value="\$33.60"/>
Researcher Copies	<input type="text" value="\$8.00"/>				<input type="text" value="\$8.00"/>
Total Redemption Amount	\$3,971.30				\$3,916.78 - 80.00 \$3836.78
		Repayment Overpayment Refund Amount			\$54.52
Book/Page	<input type="text" value="8086"/>				<input type="text" value="375"/>

Notes

54.52
 + 80.00

 \$134.52 Redeemer
 + 28.70 overage

 163.22

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 # 2017 TD 002334

Redeemed Date 08/29/2019

Name TDF PROPERTIES LLC PO BOX 17432 PENSACOLA, FL 32522

Clerk's Total = TAXDEED	\$502.03
Due Tax Collector = TAXDEED	\$3,410.67
Postage = TD2	\$33.60
ResearcherCopies = TD6	\$8.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

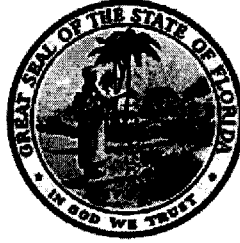
Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

***** TaxDeed - overpayment \$28.70**

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
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DOMESTIC RELATIONS
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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: 052974025 Certificate Number: 002334 of 2017**

Payor: TDF PROPERTIES LLC PO BOX 17432 PENSACOLA, FL 32522 Date 08/29/2019

Clerk's Check # 119707287
Tax Collector Check # 1

Clerk's Total	\$502.03
Tax Collector's Total	\$3,410.67
Postage	\$33.60
Researcher Copies	\$8.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$3,971.30 needed
	<u>\$128.70 overage</u>

PAM CHILDERS
Clerk of the Circuit Court \$4000.00 check

Received By:
Deputy Clerk

Whitney Coppage

**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>**

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8086, Page 375, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02334, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 052974025 (19-428)

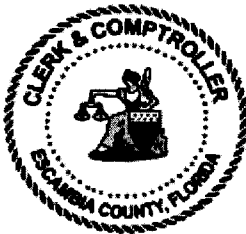
DESCRIPTION OF PROPERTY:

**BEG AT NE COR OF SEC S ALG E LI 22 FT TO A POINT IN S R/W LI OF RD CONT S 320 FT W
330 FT FOR POB CONT S 100 FT W 165 FT N 100 FT E 165 FT TO POB OR 5266 P 1506 OR 6682
P 822 AND ADJ 1/2 OF VAC ALLEY OR 5476 P 1199**

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: TDF PROPERTIES LLC

Dated this 29th day of August 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk