

20-343

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1900671

**Date of Tax Deed Application**  
Aug 29, 2019

This is to certify that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**, holder of **Tax Sale Certificate Number 2017 / 2386**, 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: **05-3517-500**

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

**Property Owner:**  
**FOUNTAIN FRED E**  
**4509 LANDES DR**  
**PENSACOLA, FL 32505**  
LT 10 BLK 26 MONTCLAIR UNIT 3 PB 5 P 74 OR 7034 P 1336 SEC 10/12 T 2S R 30 W

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
2017/2386	05-3517-500	06/01/2017	801.13	40.06	841.19
2018/2453	05-3517-500	06/01/2018	689.64	34.48	724.12

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
2019/2318	05-3517-500	06/01/2019	777.02	6.25	38.85	822.12

**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	2,387.43
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Property Information Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	2,762.43


**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	12.50
19. Total Amount to Redeem	

Done this the 20th day of September, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: July 6, 2020

By 

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
05-3517-500 2017

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900671

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
05-3517-500	2017/2386	06-01-2017	LT 10 BLK 26 MONTCLAIR UNIT 3 PB 5 P 74 OR 7034 P 1336 SEC 10/12 T 2S R 30 W

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

08-29-2019  
Application Date

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



Chris Jones  
Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode  Account  Reference →

Printer Friendly Version

General Information	
<b>Reference:</b>	102S301000100026
<b>Account:</b>	053517500
<b>Owners:</b>	FOUNTAIN FRED E
<b>Mail:</b>	4509 LANDES DR PENSACOLA, FL 32505
<b>Situs:</b>	4509 LANDES DR 32505
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2019	\$4,500	\$41,871	\$46,371	\$40,188
2018	\$4,500	\$38,879	\$43,379	\$36,535
2017	\$4,500	\$28,714	\$33,214	\$33,214

[Disclaimer](#)

[Tax Estimator](#)

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

Sales Data						Official Records (New Window)
Sale Date	Book	Page	Value	Type		
06/09/2013	7034	1336	\$50,000	WD		<a href="#">View Instr</a>
08/1995	3823	452	\$34,400	WD		<a href="#">View Instr</a>
05/1995	3781	825	\$100	WD		<a href="#">View Instr</a>
05/1995	3768	270	\$1,000	CT		<a href="#">View Instr</a>
03/1989	2685	687	\$39,900	WD		<a href="#">View Instr</a>
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						

2019 Certified Roll Exemptions
None

Legal Description
LT 10 BLK 26 MONTCLAIR UNIT 3 PB 5 P 74 OR 7034 P 1336 SEC 10/12 T 2S R 30 W

Extra Features
None

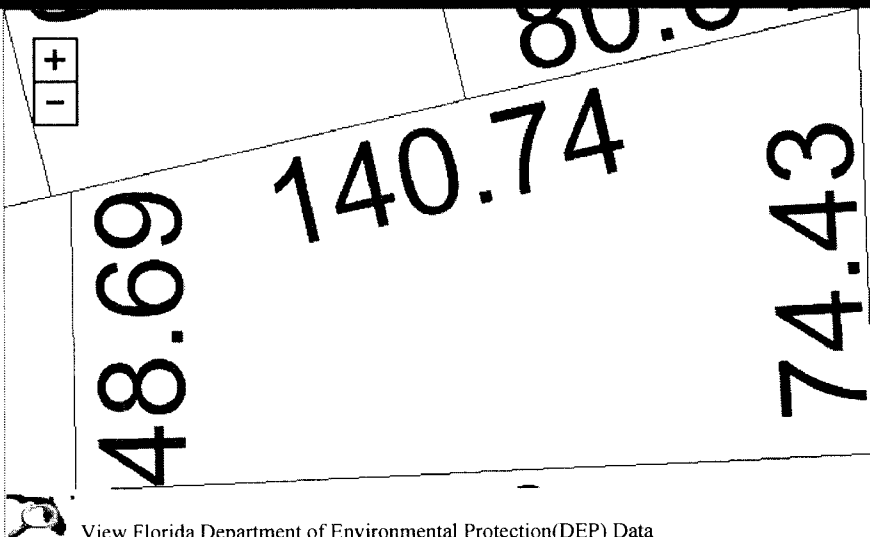
Parcel Information [Launch Interactive Map](#)

**Section Map Id:**  
46-1S-30-2

**Approx. Acreage:**  
0.1772

**Zoned:**   
MDR

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




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

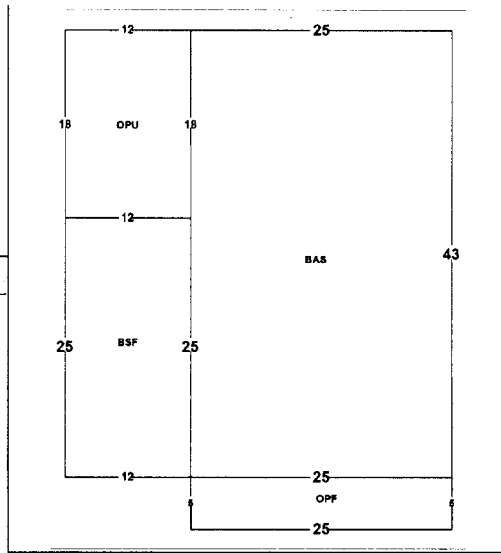
**Buildings**

Address: 4509 LANDES DR, Year Built: 1965, Effective Year: 1965

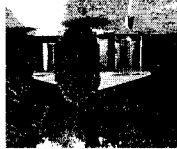
Structural Elements  
**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-BRICK-FACE/VENEER**  
**FLOOR COVER-CARPET**

**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-5**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-HIP**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 1716 Total SF  
**BASE AREA - 1075**  
**BASE SEMI FIN - 300**  
**OPEN PORCH FIN - 125**  
**OPEN PORCH UNF - 216**



Images



5/12/14

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.



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 02386**, 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:

**LT 10 BLK 26 MONTCLAIR UNIT 3 PB 5 P 74 OR 7034 P 1336 SEC 10/12 T 2S R 30 W**

**SECTION 10, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 053517500 (20-343)**

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

**FRED E FOUNTAIN**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of July, which is the **6th day of July 2020**.

Dated this 30th day of September 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

**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**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 053517500 Certificate Number: 002386 of 2017**

**Payor: FRED E FOUNTAIN 4509 LANDES DR PENSACOLA, FL 32505 Date 12/20/2019**

Clerk's Check #	1167520	Clerk's Total	\$544.06
Tax Collector Check #	1	Tax Collector's Total	\$3,230.73
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,851.79</del>

*\$ 3,831.00*

*\$ 3200.00*

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:  
 Deputy Clerk

**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 # 2017 TD 002386**  
**Redeemed Date 12/20/2019**

**Name FRED E FOUNTAIN 4509 LANDES DR PENSACOLA, FL 32505**

Clerk's Total = TAXDEED	\$544.06	# 3183.00
Due Tax Collector = TAXDEED	\$3,230.73	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
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
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**  
**Account: 053517500 Certificate Number: 002386 of 2017**

Redemption  Yes  No     
 Application Date      
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/06/2020"/>	Redemption Date <input type="text" value="12/20/2019"/>
Months	11	4
Tax Collector	<input type="text" value="\$2,762.43"/>	<input type="text" value="\$2,762.43"/>
Tax Collector Interest	\$455.80	\$165.75
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$3,230.73	<input type="text" value="\$2,940.68"/> TC
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	\$77.06	\$28.02
Total Clerk	\$544.06	<input type="text" value="\$495.02"/> CH
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="\$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	\$3,891.79	\$3,452.70
	Repayment Overpayment Refund Amount	\$439.09
Book/Page	<input type="text" value="8174"/>	<input type="text" value="988"/>

3200.00 Paid  
 - 3132.70 Needed  
\$67.30 Redeemer

Notes



## 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 8174, Page 988, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02386, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **053517500 (20-343)**

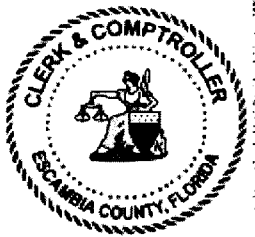
DESCRIPTION OF PROPERTY:

**LT 10 BLK 26 MONTCLAIR UNIT 3 PB 5 P 74 OR 7034 P 1336 SEC 10/12 T 2S R 30 W**

**SECTION 10, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: FRED E FOUNTAIN

Dated this 20th day of December 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

*Reviewed  
20.343*

**PROPERTY INFORMATION REPORT**

File No.: 15857

April 6, 2020

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 04-06-2000, through 04-06-2020, and said search reveals the following:

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

Fred E. Fountain

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: 

April 6, 2020

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15857

April 6, 2020

**Lot 10, Block 26, Mayfair Unit No. 3, as per plat thereof, recorded in Plat Book 5, Page 74, of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15857

April 6, 2020

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

1. That certain mortgage executed by Fred E. Fountain in favor of John P. Loucky dated 05/24/2013 and recorded 06/20/2013 in Official Records Book 7034, page 1338 of the public records of Escambia County, Florida, in the original amount of \$45,000.00.
2. All Taxes Paid. The assessed value is \$46,371.00. Tax ID 05-3517-500.

**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.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE  
PENSACOLA, FLORIDA 32503  
TEL. (850) 478-8121 FAX (850) 476-1437  
Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: July 6, 2020

TAX ACCOUNT NO.: 05-3517-500

CERTIFICATE NO.: 2017-2386

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

    Notify City of Pensacola, P.O. Box 12910, 32521

    Notify Escambia County, 190 Governmental Center, 32502

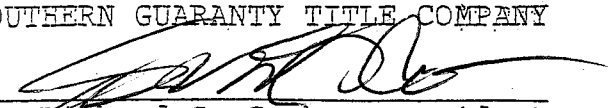
    Homestead for        tax year.

Fred E. Fountain  
4509 Landes Dr.  
Pensacola, FL 32505

John P. Loucky  
1340 Ninobu Kuratema Chi  
Fukuokaken, Japan 8071305

Certified and delivered to Escambia County Tax Collector,  
this 7th day of April, 2020.

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.

18.50  
350.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Patricia A. Snellgrove  
SURETY LAND TITLE OF FLORIDA, LLC  
2600 N. 12th Avenue  
PENSACOLA, FL 32503  
Property Appraisers Parcel Identification (Folio) Number: 10-25-30-1000-100-026

# WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 9 day of May, 2013 by John P. Loucky, whose post office address is 1340 Ninobu Kuratamachi Fukuoka-ken Japan 801305 herein called the grantor, to Fred E. Fountain whose post office address is 4509 Landes Dr Pensacola FL 32505 hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz:

Lot 10, Block 26, Montclair Unit No. 3, a Subdivision of a portion of Section 10, Township 2 South, Range 30 West, Escambia County, Florida, according to the Plat thereof, recorded in Plat Book 5, Page 74, of the Public Records of said County.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

Grantor hereby states the above parcel of land is not his constitutional homestead.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature  
Jewell John Comerford  
Witness #1 Printed Name  
Sachiko Kumaoka Loucky  
Witness #2 Signature  
SACHIKO TAMAWAHA LOUCKY  
Witness #2 Printed Name

John P. Loucky  
John P. Loucky  
John P. Loucky

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 9 day of June, 2013 by John P. Loucky who is personally known to me or has produced U.S. PASSPORT as identification.

SEAL

[Signature]  
Notary Public

My Commission Expires: N/A

Printed Notary Name  
**Timothy P. Dougherty**  
Consul  
United States of America

File No.: 1205-632  
JAPAN  
PREFECTURE OF FUKUOKA  
CITY OF FUKUOKA  
CONSULATE OF THE UNITED STATES OF AMERICA

✓

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

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

Name of roadway: Landes Drive

Legal Address of Property: 4509 Landes Drive, Pensacola, FL 32505

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

This form completed by:

Surety Land Title, Inc.  
2600 North 12<sup>th</sup> Avenue  
Pensacola, FL 32503

AS TO SELLER (S):

Witness to Seller(s):

John P. Loucky  
John P. Loucky

x Sachiko Tanawaha Loucky  
x SACHIKO TANAWAHA Loucky

AS TO BUYER (S):

Witness to Buyer(s):

Fred E. Fountain  
Fred E. Fountain

Tracy Mammuel  
DARL

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS. Effective: 4/15/95

Return to:

SURETY LAND TITLE OF FLORIDA, LLC  
2600 N. 12th Avenue  
PENSACOLA, FL 32503

35.50  
157.50  
90.00

This Instrument Prepared By:

SURETY LAND TITLE OF FLORIDA, LLC  
2600 N. 12th Avenue  
PENSACOLA, FL 32503  
TELEPHONE: 850-549-2270

File No. 1205-632

## BALLOON MORTGAGE

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL BALANCE DUE UPON MATURITY IS \$45,340.74, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

### *This Mortgage Deed*

Executed the 24th day of May, 2013 by:

**Fred E. Fountain** a single man

hereinafter called the mortgagor, to

**John P. Loucky**

hereinafter called the mortgagee:

*(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation; and the term "note" includes all the notes herein described if more than one).*

**WITNESSETH**, that for good and valuable consideration, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in ESCAMBIA County, Florida, viz:

**Lot 10, Block 26, Montclair Unit No. 3, a Subdivision of a portion of Section 10, Township 2 South, Range 30 West, Escambia County, Florida, according to the Plat thereof, recorded in Plat Book 5, Page 74, of the Public Records of said County.**



Prepared by and upon recording return to:  
Kerry Anne Schultz, Esquire  
Fountain, Schultz & Associates, P.L.  
2045 Fountain Professional Court, Suite A  
Navarre, Florida 32566  
Phone: 850-939-3535

## NOTE AND MORTGAGE MODIFICATION AGREEMENT

THIS AGREEMENT is made and entered into effective this 31<sup>st</sup> day of October 2016, by and between JOHN P. LOUCKY, a married man, (hereinafter "Mortgagee"), and FRED E. FOUNTAIN, a single man (hereinafter "Mortgagor").

### RECITALS

WHEREAS, JOHN P. LOUCKY, a married man, whose post office address is 1340 Ninobu Kuratema Chi Fukuokaken, Japan 8071305 (hereinafter "Mortgagee"), is the owner and holder of that certain Note and Mortgage given to FRED E. FOUNTAIN, a single man, whose post office address is 4509 Landes Drive, Pensacola Florida 32505 (hereinafter "Mortgagor"), dated May 24, 2013, and recorded in Official Records Book 7034 at Page 1338, of the Public Records of Escambia County, Florida, securing a debt evidenced by a Promissory Note of even date (hereinafter the "Note"), and in the original amount of Forty Five Thousand and No/100 Dollars (\$45,000.00), which Mortgage encumbers real property located at 4509 Landes Drive, Pensacola, Florida 32505 (hereinafter the "Property"), and more particularly described in said Mortgage and in Exhibit "A," attached hereto and by this reference made a part hereof for all purposes, along with all rents, leases, subleases, profits and income, and all insurance proceeds and condemnation awards, as more particularly described in the Mortgage; and,

WHEREAS, Mortgagor and Mortgagee have mutually agreed to modify the terms of the Note and Mortgage in the manner hereinafter appearing; and,

WHEREAS, as of October 1, 2016, the outstanding principal balance under the Mortgage is Forty Five Thousand and No/100 Dollars (\$45,000.00); and,

WHEREAS, Mortgagor represents to Mortgagee that the holder of any and all second and subsequent mortgages or other subsequent lien now outstanding against the Mortgaged Premises has agreed to consent to this Note and Mortgage Modification Agreement and subordinate its lien to the lien of the Mortgage, as modified, and that the lien of the Mortgage, as modified, is a valid, first and subsisting lien on the Mortgaged Premises;

NOW, THEREFORE, in consideration of the modification of the terms of the Note and Mortgage by Mortgagee, as set forth herein, Mortgagor covenants and agrees to pay the balance of the indebtedness, as evidenced by the Note and Mortgage, as modified,