APPLICATION FOR TAX DEED

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 1900671

io: iax	Collector of ESC	CAMBIA COUNTY	, Florida	
I, TLGFY, PO BOX	LLC CAPITAL ONE, N 54347	I.A., AS COLLATER		
NEW OF	RLEANS, LA 70154,	and hereby surrender the	e same to the Tax	Collector and make tax deed application thereon
Acco	unt Number	Certificate No.	Date	Legal Description
05-3	517-500	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
l agre • • Attach	pay any current tax redeem all outstand pay all delinquent a pay all Tax Collecto Sheriff's costs, if ap	ding tax certificates plus in and omitted taxes, plus in or's fees, property informaticable.	nterest covering thation report costs, (•
Electr TLGF PO Bo	are in my possession. onic signature on file	E, N.A., AS COLLATER		3
	· 	nt's signature	····	08-29-2019 Application Date
	Applica	แนง อเนเสเนเซ		

Tax Collector's Certification

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:

	T T T T T T T T T T T T T T T T T T T				
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	
	~ 4

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

Date of Sale: July 6, 2020

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

05-3517-500



Chris Jones **Escambia County Property Appraiser**

Real Estate Search

Tangible Property Search

Land

\$4,500

\$4,500

\$4,500

Assessments

Year

2019

2018

2017

Sale List

Total

\$46,371

\$43,379

\$33,214

Printer Friendly Version

Cap Val

\$40,188

\$36,535

\$33,214

General Information

102S301000100026

Reference: Account:

053517500

Owners:

FOUNTAIN FRED E 4509 LANDES DR

Mail:

PENSACOLA, FL 32505

Situs:

4509 LANDES DR 32505 SINGLE FAMILY RESID P

Use Code: Taxing

Authority:

COUNTY MSTU

Tax Inquiry:

Sales Data

Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

Sale Date Book Page Value Type

Official Records (New

Window) 06/09/2013 7034 1336 \$50,000 WD View Instr 08/1995 3823 452 \$34,400 WD View Instr 05/1995 3781 825 \$100 WD View Instr 05/1995 3768 270 \$1,000 CT View Instr View Instr

03/1989 2685 687 \$39,900 WD Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller

2019 Certified Roll Exemptions

Legal Description

LT 10 BLK 26 MONTCLAIR UNIT 3 PB 5 P 74 OR 7034 P

Imprv

\$41,871

\$38,879

\$28,714

Disclaimer

Tax Estimator

> File for New Homestead

Exemption Online

1336 SEC 10/12 T 2S R 30 W

Parcel Information Launch Interactive Map Section Map 140.74 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

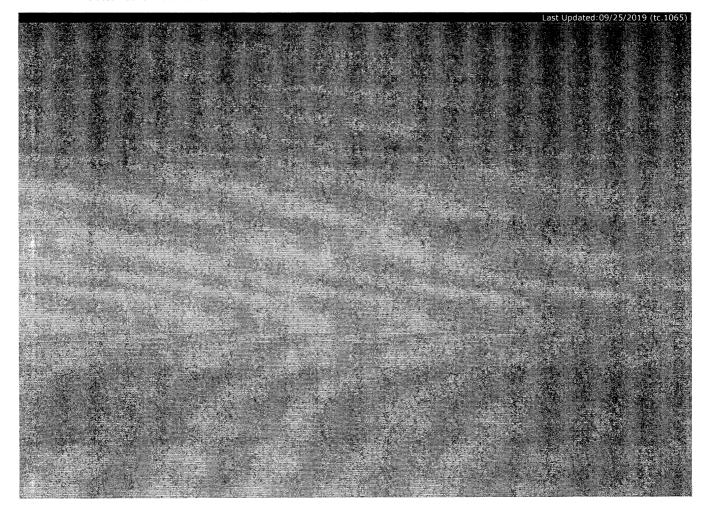
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

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

Description of the state of the state



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.



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019086477 10/1/2019 2:01 PM
OFF REC BK: 8174 PG: 988 Doc Type: TDN

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.

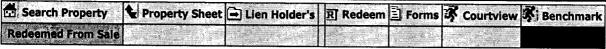
Dated this 30th day of September 2019.

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.

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk





PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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

Redemption Yes V	Application Date 08/29/2019	Interest Rate 18%	
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL	
	Auction Date 07/06/2020	Redemption Date 12/20/2019	
Months	11	4	
Tax Collector	\$2,762.43	\$2,762.43	
Tax Collector Interest	\$455.80	\$165.75	
Tax Collector Fee	\$12.50	\$12.50	
Total Tax Collector	\$3,230.73	\$2,940.68	
Record TDA Notice	\$17.00	\$17.00	
Clerk Fee	\$130.00	\$130.00	
Sheriff Fee	\$120.00	\$120.00	
Legal Advertisement	\$200.00	\$200.00	
App. Fee Interest	\$77.06	\$28.02	
Total Clerk	\$544.06	\$495.02	
Release TDA Notice (Recording)	\$10.00	\$10.00	
Release TDA Notice (Prep Fee)	\$7.00	\$7.00	
Postage	\$60.00	\$0.00	
Researcher Copies	\$40.00	\$0.00	
Total Redemption Amount	\$3,891.79	\$3,452.70	
	Repayment Overpayment Refund Amount	\$439.09	
Book/Page	8174	988	

3200.00 Paid - 3132.70 Needed

Notes

PAM CHILDERS

CLERK OF THE CIRCUIT COURT ARCHIVES AND RECORDS CHILDSUPPORT CIRCUIT CIVIL CIRCUIT CRIMINAL COUNTY CIVIL COUNTY CRIMINAL DOMESTIC RELATIONS FAMILY LAW JURY ASSEMBLY JUVENILE MENTAL HEALTH MIS OPERATIONAL SERVICES **PROBATE** TRAFFIC



COUNTY OF ESCAMBIA OFFICE OF THE CLERK OF THE CIRCUIT COURT

BRANCH OFFICES ARCHIVES AND RECORDS JUVENILE DIVISION CENTURY

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

Case # 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.DD
Due Tax Collector = TAXDEED	\$3,230.73
Postage = TD2	\$60,00
ResearcherCopies = TD6	\$0. 0 0
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 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

OO.

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

Clorida Charle #	116700	Cl. II T . 1	254100
Clerk's Check #	1167520	Clerk's Total	\$5,44.96 17 3183
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	-\$3,851.79

\$ 3200.00

PAM CHILDERS
Clerk of the Circuit Cour

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
ESCAMBIA COUNTY FLORIDA
INST# 2019110918 12/20/2019 11:27 AM
OFF REC BK: 8218 PG: 1528 Doc Type: RTD

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.

COMPTO

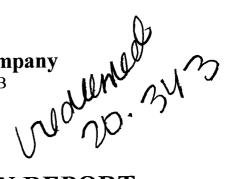
PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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



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: Will Ull

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: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA TAX DEED SALE DATE: 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 X Notify City of Pensacola, P.O. Box 12910, 32521 X Notify Escambia County, 190 Governmental Center, 32502 X 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.

15,50

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Patricia A. Snellgrove
SURETY LAND TITLE OF FLORIDA, LLC
2600 N. 12th Avenue
PENSACOLA, FL. 12503
Property Appraisers Parcel Identification (Folio) Number: 10-28-30-1000-100-026

WARRANTY DEED

SPACE ABOVE THIS LINE FOR	
THIS WARRANTY DEED, made the day of May, 2013 1340 N; nobu Kurateng Chi Fi herein called the grantor, to Fred E. Foun	by John P. Loucky, whose post office address is KKUOK AKAN JAAN 807(305) Itain whose post office address is
4509 Landes Dr. Pens	sacola FL 32505 .
hereinaster called the Grantee: (Wherever used herein the terms "grantor" and "grantee" include representatives and assigns of individuals, and the successors and assig	all the parties to this instrument and the heirs, legal
WITNESSETH: That the grantor, for and in consideration and other valuable considerations, receipt whereof is hereby a remises, releases, conveys and confirms unto the grantee all that Florida, viz.:	cknowledged, hereby grants, bargains, sells, aliens,
Lot 10, Block 26, Montclair Unit No. 3, a Subdivision o Range 30 West, Escambia County, Florida, according t Page 74, of the Public Records of said County.	of a portion of Section 10, Township 2 South, to the Plat thereof, recorded in Plat Book 5,
Subject to easements, restrictions and reservations of thereafter.	f record and taxes for the year 2013 and
Grantor hereby states the above parcel of land is not his constitu	utional homestead.
FOGETHER, with all the tenements, hereditaments and appertaining.	appurtenances thereto belonging or in anywise
TO HAVE AND TO HOLD, the same in fee simple forever.	
AND, the grantor hereby covenants with said grantee that the ghat the grantor has good right and lawful authority to sell and countries and and will defend the same against the lawful claims of all pencumbrances, except taxes accruing subsequent to December 3.	onvey said land, and hereby warrants the title to said ersons whomsoever; and that said land is free of all
IN WITNESS WHEREOF, the said grantor has signed and written.	sealed these presents the day and year first above
Signed, sealed and delivered in the presence of: Witness #1 Signature Jeven John Omer Sur	John P. Loucky
Sachiko fimando doneko Nimeso #2 Signature SACM KO TAMANAHA LOUSKY Nimeso #2 Printed Name	COMPI LEUCK
STATE OF	
COUNTY OF	9 The
The foregoing instrument was acknowledged before me this ersonally known to me or has produced	day of May, 2013 by John P. Loucky who is
✓ SEAL	Notary Public
My Commission Espires: WA	Printed Notary Name Timothy P. Dougher
MPAN PREFECTURE OF FURUOKA DITY OF FURUOKA	Consul United States of Americ
ile No.: 1205-632 CONSULATE OF THE UNITED STATES OF AM	ERICA)

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 12th Avenue Pensacola, FL 32503

AS TO SELLER (S):

Witness to Seller(s):

Witness to Buyer(s):

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

35.50

Return to:

SURETY LAND TITLE OF FLORIDA, LLC

2600 N. 12th Avenue PENSACOLA, FL 32503

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.

Recorded in Public Records 11/22/2016 11:31 AM OR Book 7626 Page 373, Instrument #2016089859, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$44.00

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 21 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,