

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000425

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLOA OF FLORIDA LLC  
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077  
NEW ORLEANS, LA 70154-4077,

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
06-1643-100	2018/3030	06-01-2018	LTS 3 4 BLK 78 PINECREST PLAT DB 55 P 261 OR 5782 P 1676 ALSO N 10 FT OF VAC ALLEY ADJOINING LTS OR 460 P 21/ 162

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  
TLOA OF FLORIDA LLC  
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO  
BOX 54077  
NEW ORLEANS, LA 70154-4077

04-21-2020  
Application Date

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

**Part 5: Clerk of Court Certified Amounts (Lines 8-14)**

8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), 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, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	

Sign here: \_\_\_\_\_ Date of sale 5-3-21

Signature, Clerk of Court or Designee

**INSTRUCTIONS****Tax Collector (complete Parts 1-4)****Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

**Total.** Add the amounts in Columns 3, 4 and 5

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

**Clerk of Court (complete Part 5)**

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

LTS 3 4 BLK 78 PINECREST PLAT DB 55 P 261 OR 5782 P 1676 ALSO N 10 FT OF VAC ALLEY ADJOINING LTS OR 460 P 21/162

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0521-18

513  
R. 07/19

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLOA OF FLORIDA LLC CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077 NEW ORLEANS, LA 70154-4077	Application date	Apr 21, 2020
Property description	COYLE ALAN 2621 W LEONARD ST PENSACOLA, FL 32505 2621 W LEONARD ST LTS 3 4 BLK 78 PINECREST PLAT DB 55 P 261 OR 5782 P 1676 ALSO N 10 FT OF VAC ALLEY ADJOINING LTS OR (Full legal attached.)	Certificate #	2018 / 3030
		Date certificate issued	06/01/2018
		Deed application number	2000425
		Account number	06-1643-100

## Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/3030	06/01/2018	976.89	48.84	1,025.73
→Part 2: Total*				1,025.73

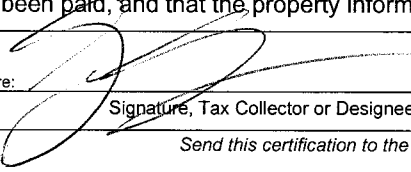
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/2874	06/01/2019	1,022.45	6.25	51.12	1,079.82
Part 3: Total*					1,079.82

## Part 4: Tax Collector Certified Amounts (Lines 1-7)


1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,105.55
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	955.86
4. Property information report fee and Deed Application Recording and Release Fees	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,436.41

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:		Escambia County, Florida
	Signature, Tax Collector or Designee	Date April 29th, 2020

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

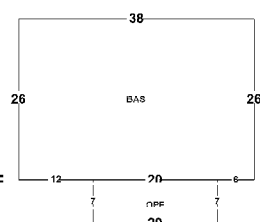
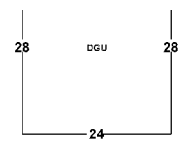
**ROOF COVER**-COMPOSITION SHG  
**ROOF FRAMING**-GABLE  
**STORY HEIGHT**-8  
**STRUCTURAL FRAME**-MASONRY PIL/STL

 Areas - 1800 Total SF

**BASE AREA** - 988

**DET GARAGE UNF** - 672

**OPEN PORCH FIN** - 140



Images



8/4/16

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

Last Updated:05/08/2020 (tc.2257)



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[← Navigate Mode](#)
[Account](#)
[Reference](#)
[→](#)
[Printer Friendly Version](#)

### General Information

**Reference:** 172S301400030078  
**Account:** 061643100  
**Owners:** COYLE ALAN  
**Mail:** 2621 W LEONARD ST  
 PENSACOLA, FL 32505  
**Situs:** 2621 W LEONARD 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
2019	\$6,303	\$52,133	\$58,436	\$58,436
2018	\$7,080	\$48,498	\$55,578	\$55,578
2017	\$7,080	\$44,407	\$51,487	\$51,487

### Disclaimer

### Tax Estimator

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

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/2005	5782	1676	\$72,500	WD	<a href="#">View Instr</a>
03/1996	3941	285	\$40,500	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

LTS 3 4 BLK 78 PINECREST PLAT DB 55 P 261 OR 5782 P  
 1676 ALSO N 10 FT OF VAC ALLEY ADJOINING LTS OR 460  
 P 21/ 162

### Extra Features

WOOD FENCE

### Parcel Information

[Launch Interactive Map](#)

**Section Map Id:**  
 17-2S-30-1



**Approx. Acreage:**  
 0.2067

**Zoned:**   
 HC/LI

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



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

### Buildings

Address: 2621 W LEONARD ST, Year Built: 1946, Effective Year: 1960

#### Structural Elements

**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-STUCCO OV BLOCK**  
**FLOOR COVER-CARPET**  
**FOUNDATION-WOOD/SUB FLOOR**  
**HEAT/AIR-WALL/FLOOR FURN**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC CAPITOL ONE BANK C/O TLOA HOLDINGS LLC** holder of **Tax Certificate No. 03030**, issued the **1st day of June, A.D., 2018** 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:

**LTS 3 4 BLK 78 PINECREST PLAT DB 55 P 261 OR 5782 P 1676 ALSO N 10 FT OF VAC ALLEY ADJOINING LTS OR 460 P 21/ 162**

**SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 061643100 (0521-18)**

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

**ALAN COYLE**

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 May, which is the **3rd day of May 2021**.

Dated this 3rd day of June 2020.

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>05/03/2021</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

16.25

**Tax Collector (complete Parts 1-4)**

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**Clerk of Court (complete Part 5)**

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# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

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		Date certificate issued	06/01/2018

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7. Total Paid (Lines 1-6)	3,436.41

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date August 25th, 2020

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2



BK: 5782 PG: 1688 Last Page

**EXHIBIT "A"**

Lots 3 & 4, Block 78 of PINECREST, according to the Plat thereof as recorded in Deed Book 55, Page(s) 261, of the Public Records of Escambia County, Florida. And also: All the rights, title and interest that Grantors may have in the North 10 feet of alleyway lying on the South side of the above described property.

BK: 5782 PG: 1687

STATE OF FLORIDA

## INDIVIDUAL ACKNOWLEDGMENT

COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me this 16th day of November 2005, by Alan B. Coyle, a single man, who ( ) is personally known to me, or (x) who has shown me driver's license as identification, and who did take an oath.



[NOTARIAL SEAL]

Amy K. Streeter  
 [Type/Print Name of Notary]  
 My Commission No.: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA

## INDIVIDUAL ACKNOWLEDGMENT

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_, who ( ) is personally known to me, or ( ) who has shown me \_\_\_\_\_ as identification, and who did take an oath.

[NOTARIAL SEAL]

\_\_\_\_\_  
 [Type /Print Name of Notary]  
 My Commission No.: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA

## CORPORATE (OR OTHER BUSINESS ENTITY) ACKNOWLEDGMENT

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_, on behalf of the banking corporation. He/she ( ) is personally known to me, or ( ) he/she has shown me \_\_\_\_\_ as identification, and he/she did take an oath.

[NOTARIAL SEAL]

\_\_\_\_\_  
 [Type/Print Name of Notary]  
 My Commission No.: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_

BK: 5782 PG: 1686

☐ (Mark if applicable) This is a construction mortgage that secures an obligation incurred for the construction of an improvement on land (and may include the acquisition cost of the land).

In Witness Whereof, each of the undersigned has hereunto set his or her signature and seal, or has caused this instrument to be executed by its officer(s), partner(s), member(s), or agent(s) thereunto duly authorized, this 16TH day of NOVEMBER, 2005.

Amy K Streeter  
[Type or Print Name of Witness]

Gladys Magee  
[Type or Print Name of Witness]

Alan B Coyle (Seal)  
ALAN B COYLE

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

ATTEST: \_\_\_\_\_

Its \_\_\_\_\_  
(Corporate Seal)

ALAN B COYLE \_\_\_\_\_

By \_\_\_\_\_

Its \_\_\_\_\_

limitation, any hazardous or toxic substance and any substance or material that is regulated or controlled by the federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA), the federal Hazardous Materials Transportation Act, the federal Resource Conservation and Recovery Act, the federal Clean Water Act, the federal Clean Air Act, the federal Toxic Substances Control Act, or any other federal, state or local environmental law, ordinance, or regulation now or hereafter in effect. Mortgagors agree to indemnify Mortgagee against any and all liability and expense (including attorneys' fees and litigation expenses) incurred by Mortgagee on account of breach by Mortgagors of any representation, warranty or covenant set forth in this paragraph. This agreement to indemnify shall survive payment of the secured indebtedness, satisfaction of this mortgage, and foreclosure of this mortgage.

12. That, if this is a construction mortgage, Mortgagors will perform and comply with, or will cause the Borrower to perform and comply with, the terms of any construction loan agreement made with Mortgagee with regard to any improvements to be made on the mortgaged property.

13. That all the covenants and agreements of Mortgagors herein contained shall extend to and bind their respective heirs, executors, administrators, successors and assigns, and that such covenants and agreements and all options, rights, privileges and powers herein given, granted or secured to Mortgagee shall inure to the benefit of the successors and assigns of Mortgagee.

14. That the provisions of this mortgage and the note or notes secured hereby are severable, and that the invalidity or unenforceability of any provision of this mortgage or of any such note or notes shall not affect the validity and enforceability of the other provisions of this mortgage or of such note or notes. The remedies provided to Mortgagee herein are cumulative with the rights and remedies of Mortgagee at law and in equity, and such rights and remedies may be exercised concurrently or consecutively. A carbon or photostatic copy of this mortgage may be filed as a financing statement in any public office.

If the Borrower pays and discharges all the indebtedness hereby secured (including future advances) as the same becomes due and payable, and if Mortgagors in all things do and perform all acts and agreements by them herein agreed to be done according to the tenor and effect thereof, then and in that event only this conveyance and the security interest herein granted shall be and become null and void, but if default is made in the payment of any indebtedness hereby secured or any renewals or extensions thereof or any part thereof, or if any interest thereon remain unpaid when due, or if default be made in the repayment of any sum expended by Mortgagee under the authority of any provision of this mortgage, or if the interest of Mortgagee in the mortgaged property or any of the personal property described above become endangered by reason of the enforcement of any lien or encumbrance thereon, or if a petition to condemn any part of the mortgaged property be filed by any authority, person or entity having power of eminent domain, or if any law, either state or federal, be passed imposing or authorizing the imposition of a specific tax upon this mortgage or the indebtedness hereby secured or permitting or authorizing the deduction of any such tax from the principal or interest secured by this mortgage or by virtue of which any tax or assessment upon the mortgaged property shall be charged against the owner of this mortgage, or if at any time any of the covenants contained in this mortgage or in any note or other evidence of indebtedness secured hereby be declared invalid or unenforceable by any court of competent jurisdiction, or if Mortgagors fail to do and perform any other act or thing herein required or agreed to be done, then in any of said events the whole of the indebtedness hereby secured, or any portion or part thereof which may at said date not have been paid, with interest thereon, shall at once become due and payable and this mortgage shall be subject to foreclosure at the option of Mortgagee, notice of the exercise of such option being hereby expressly waived by Mortgagors, and Mortgagee shall have the right to enter upon and take possession of the mortgaged property. If an event of default occurs and remains uncured, then in either or any such event, the aggregate sum or sums secured hereby then remaining unpaid, with interest accrued at that time, and all moneys secured hereby, shall become due and payable forthwith, or thereafter, at the option of Mortgagee, or its assigns, as fully and completely as if all of the said sums of money were originally stipulated to be paid on such date, anything in the Note or any instrument or instruments or in this Mortgage to the contrary notwithstanding; and thereupon, or thereafter, at the option of Mortgagee, or its assigns, without notice or demand, suit at law or in equity may be prosecuted as if all moneys secured hereby had matured prior to its institution. The Mortgagee, or its assigns, may do either or both of the following as to the amount so declared due and payable: (i) bring an action to enforce payment of the amount so declared due and payable, with or without bringing an action to foreclose this Mortgage; and/or (ii) foreclose this Mortgage as to the amount so declared due and payable, and the Premises, or any part or parts thereof, in one or more sales as determined by Mortgagee, shall be sold to satisfy and pay the same with costs, expenses and allowances. In addition, Mortgagee shall also be entitled to take such action and avail itself of such remedies as may be available under the Uniform Commercial Code in effect in the State of Florida.

7. That no delay or failure of Mortgagee to exercise any option to declare the maturity of any debt secured by this mortgage shall be taken or deemed as a waiver of the right to exercise such option or to declare such forfeiture either as to past or present defaults on the part of Mortgagors, and that the procurement of insurance or payment of taxes or other liens or assessments or obligations by Mortgagee shall not be taken or deemed as a waiver of the right to accelerate the maturity of the indebtedness hereby secured by reason of the failure of Mortgagors to procure such insurance or to pay such taxes, liens, assessments or obligations, it being agreed by Mortgagors that no terms or conditions contained in this mortgage can be waived, altered or changed except by a writing signed by Mortgagee.

8. That those Mortgagors who are obligated as the Borrower or as guarantor or endorser to pay the indebtedness hereby secured will well and truly pay and discharge such indebtedness as it shall become due and payable, including the note or notes described above, any renewals or extensions thereof, and any other notes or obligations of such Mortgagors to Mortgagee, whether now or hereafter incurred.

9. In the event a suit shall be instituted to foreclose this Mortgage, Mortgagee, its successors or assigns, shall be entitled to apply at any time pending such foreclosure suit to the court having jurisdiction thereof for the appointment of a receiver for all and singular the Premises and of all the rents, income, profits, issues and revenues thereof, from whatsoever source derived, with the usual powers and duties of receivers in like cases and such appointment shall be made by such court as a matter of strict right to Mortgagee, its successors or assigns, without reference to the adequacy or inadequacy of the value of the property hereby mortgaged or to the solvency or insolvency of the Mortgagor, Mortgagor's legal representatives, successors or assigns, and that such rents, profits, incomes, issues, and revenues shall be applied by such receiver to the payment of the Secured Indebtedness, costs, and charges, according to the order of said court. The Mortgagor hereby specifically waives the right to object to the appointment of a receiver as described herein and hereby expressly consents that such appointment shall be made as an admitted equity and is Mortgagee's absolute right, and that the appointment may be done without notice to the Mortgagor. Mortgagor further consents to the appointment of Mortgagee or any officer or employee of Mortgagee as receiver.

10. That they will not cause or allow possession of the mortgaged property to be in any other person or entity to the exclusion of Mortgagors and will not cause or allow all or any part of the mortgaged property or any interest therein to be sold, assigned, transferred or conveyed by Mortgagors, or any of them, without Mortgagee's prior written consent, excluding only (a) the creation of a lien or encumbrance expressly subordinate to this mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant, or (d) (if the mortgaged property is the Mortgagors' residence) the grant of any leasehold interest of one year or less (including all mandatory or optional renewal periods) not containing an option to purchase. Mortgagee may withhold its consent or may condition its consent to any such transfer of possession of, or an interest in, the mortgaged property upon the transferee's agreeing to pay a greater rate of interest on all or any part of the indebtedness secured by this mortgage, upon Mortgagee's approval of the creditworthiness of the transferee, and upon the transferee's payment to Mortgagee of a reasonable transfer or assumption fee. Upon breach by Mortgagors, or any of them, of the covenants herein contained, Mortgagee may, at its election, accelerate maturity of the indebtedness hereby secured and proceed to foreclose this mortgage as hereinafter provided or as provided by law.

11. That, except as otherwise expressly disclosed to Mortgagee in writing on the date of this mortgage, no Hazardous Substance (as defined below) has been released or disposed of on or under the mortgaged property by Mortgagors or, to the best of Mortgagors knowledge, by any third party or any predecessor in interest or title to the mortgaged property; no underground storage tanks, whether in use or not in use, are located on or under any part of the mortgaged property; Mortgagors and the mortgaged property are and will remain in compliance with all applicable local, state and federal environmental laws and regulations; no notice has been received by Mortgagors from any governmental authority or any other person claiming violation of any environmental protection law or regulation or demanding payment, indemnity or contribution for any environmental damage or injury to natural resources, relating in any way to the mortgaged property, and Mortgagors will notify Mortgagee promptly in writing if any such notice is hereafter received; and any Hazardous Substance used or produced in Mortgagors business will be used, produced, stored and disposed of in strict compliance with all applicable environmental laws and regulations. Mortgagors will notify Mortgagee immediately if any Hazardous Substance is released or discovered on or under the mortgaged property, and Mortgagors will take or cause to be taken such remedial action as may be necessary in order to remedy such released or discovered Hazardous Substance and to obtain a certificate of remediation or other certificate of compliance from applicable governmental authorities. At Mortgagee's request, Mortgagors will promptly obtain, at Mortgagors' expense, and deliver to Mortgagee an environmental inspection report or will update a previous report, in form acceptable to Mortgagee, prepared by a competent environmental professional reasonably satisfactory to Mortgagee. As used herein, the term "Hazardous Substance" includes, without

3. That they will keep the buildings on the mortgaged property continuously insured in such amounts, in such manner and with such companies as may be satisfactory to Mortgagee against loss by fire (including so-called extended coverage), wind and such other hazards (including flood and water damage) as Mortgagee may specify from time to time, with loss, if any, payable to Mortgagee under a mortgagee's loss payable clause acceptable to Mortgagee, and will deposit with Mortgagee policies of such insurance or, at Mortgagee's election, certificates thereof, and will pay the premiums therefor as the same become due. Mortgagors shall have the right to provide such insurance through a policy or policies independently obtained and paid for by Mortgagors or through an existing policy. Mortgagee may, for reasonable cause, refuse to accept any policy of insurance obtained by Mortgagors. Mortgagors shall give immediate notice in writing to Mortgagee of any loss or damage to the mortgaged property from any cause whatever. If Mortgagors fail to keep said property insured as above specified, Mortgagee may insure said property (but Mortgagee is not obligated to do so) for its insurable value against loss by fire, wind and other hazards for the benefit of Mortgagors and Mortgagee or for the benefit of Mortgagee alone, at Mortgagee's election. The proceeds of such insurance shall be paid by the insurer to Mortgagee, which is hereby granted full power to settle and compromise claims under all policies, to endorse in the name of Mortgagors any check or draft representing the proceeds of any such insurance, and to demand, receive and give receipt for all sums becoming due thereunder. Said insurance proceeds, if collected, may be credited on the indebtedness secured by this mortgage, less costs of collection, or may be used in repairing or reconstructing the premises on the mortgaged property, at Mortgagee's election. Any application of the insurance proceeds to repairing or reconstructing the premises on the mortgaged property shall not extend or postpone the due date of any installment payments of the indebtedness hereby secured or reduce the amount of such installments.

4. That commencing upon written request by Mortgagee and continuing until the indebtedness secured hereby is paid in full, Mortgagors will pay to Mortgagee concurrently with, and on the due dates of, payments on the indebtedness hereby secured a sum equal to the ground rents, if any, next due on the mortgaged property, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus water rents, fire district charges, taxes and assessments next due on the mortgaged property (all as estimated by Mortgagee), less any sums already paid to Mortgagee therefor, divided by the number of months or other payment periods to elapse before one month or payment period prior to the date when such ground rents, premiums, water rents, fire district charges, taxes and assessments will become due, such sums to be held by Mortgagee in trust, to pay said ground rents, premiums, water rents, fire district charges, taxes and assessments. All payments mentioned in the preceding sentence and the payments to be made on the indebtedness secured hereby shall be added together and the aggregate amount thereof shall be paid by Mortgagors each month or other payment period in a single payment to be applied by Mortgagee to the following items in the order set forth: (a) ground rents, taxes, water rents, fire district charges, assessments, fire and other hazard insurance premiums; (b) interest on the indebtedness secured hereby; and (c) the balance, if any, shall be applied toward the payment of the sum hereby secured. Any deficiency in the amount of such aggregate monthly or other periodic payments shall constitute a default under this mortgage. Any excess funds accumulated under this paragraph after payment of the items herein mentioned shall be credited in calculating the monthly or other periodic payments of the same nature required hereunder in the subsequent year; but if the actual amount of any such item shall exceed the estimate therefor, Mortgagors shall without demand forthwith make good the deficiency. Failure by Mortgagors to do so before the due date of such item shall be a default hereunder. If the mortgaged property is sold under foreclosure or is otherwise acquired by Mortgagee after default, any remaining balance of the accumulations under this paragraph shall be credited to the principal of the secured indebtedness as of the date of the foreclosure sale or as of the date the property is otherwise acquired.

5. That they will take good care of the mortgaged property and the personal property described above and will not commit or permit any waste thereon or thereof or the removal of any oil, gas or mineral therefrom, and that they will keep the same repaired and at all times will maintain the same in at least as good condition as it now is, reasonable wear and tear alone excepted. If Mortgagors fail to make repairs to the mortgaged property, Mortgagee may make such repairs at Mortgagor's expense (but Mortgagee is not obligated to do so). Mortgagee, its agents and employees, may enter the mortgaged property and any improvements thereon at any reasonable time for the purpose of inspecting or repairing such improvements.

6. That all amounts expended by Mortgagee for insurance or for the payments of taxes or assessments or to discharge liens on the mortgaged property or other obligations of Mortgagors or to make repairs to the mortgaged property or any improvements thereon shall become a debt due Mortgagee, shall be payable at once without demand upon or notice to any person, shall bear interest at the rate of interest payable on the principal sum of the note described above, or if no such rate of interest is specified in the note or if the rate specified would be unlawful, at the maximum rate allowed by law from the date of payment by Mortgagee, and such debt and the interest thereon shall be secured by this mortgage. Upon failure of Mortgagors to reimburse Mortgagee for all amounts so expended, at the election of Mortgagee and with or without notice to any person, Mortgagee may declare the entire indebtedness secured by this mortgage due and payable and may foreclose this mortgage as hereinafter provided or as provided by law.

NOW, THEREFORE, in consideration of the premises, and in order to secure the payment of said indebtedness and any renewals or extensions thereof and the interest thereon, and all other indebtedness (including future advances) now or hereafter owed by any of the above-named Borrowers to Mortgagee, whether such indebtedness is primary or secondary, direct or indirect, contingent or absolute, matured or unmatured, joint or several, and otherwise secured or not, and to secure compliance with all the covenants and stipulations hereinafter contained, the undersigned ALAN B COYLE

(whether one or more, hereinafter called "Mortgagors") do hereby assign, grant, bargain, sell and convey unto Mortgagee the following described real property situated in ESCAMBIA County, State of Florida, viz:

SEE ATTACHED 'EXHIBIT A'

together with all rents and other revenues thereof and all rights (including riparian rights), privileges, easements, tenements, interests, improvements and appurtenances thereunto belonging or in anywise appertaining, including any after-acquired title and easements and all rights, title and interest now or hereafter owned by Mortgagors in and to all buildings and improvements, storm and screen windows and doors, gas, steam, electric, solar and other heating, lighting, ventilating, air-conditioning, refrigerating and cooking apparatus, elevators, plumbing, sprinkling, smoke, fire, and intrusion detection devices, and other equipment and fixtures now or hereafter attached or appertaining to said premises, all of which shall be deemed to be real property and conveyed by this mortgage, and all of which real property, equipment and fixtures are sometimes hereinafter called the "mortgaged property."

To Have And To Hold the same and every part thereof unto Mortgagee, its successors and assigns forever.

And for the consideration aforesaid, and as additional security for all of the indebtedness described above (including future advances), Mortgagors hereby assign and transfer to Mortgagee, and grant to Mortgagee a security interest in, all building materials, household appliances, equipment, fixtures and fittings of every kind or character now owned or hereafter acquired by Mortgagors, or any of them, located, whether permanently or temporarily, on the mortgaged property, and all building materials, household appliances, equipment, fixtures and fittings now owned or hereafter acquired by Mortgagors, or any of them, located or stored on any other real property, which are or shall be purchased by Mortgagors, or any of them, for the purpose, or with the intention, of making improvements on the mortgaged property or to the premises located on said property. The personal property herein transferred includes limitation, all lumber, bricks, building stones, building blocks, sand, cement roofing materials, paint, doors, windows, storm doors, storm windows, nails, wires and wiring, hardware, plumbing and plumbing fixtures, heating and air conditioning equipment and appliances, electrical and gas equipment and appliances, pipes and piping, ornamental and decorative fixtures, and in general all building materials, equipment and appliances of every kind and character used or useful in connection with improvements to real property.

For the purpose of further securing the payment of said indebtedness Mortgagors warrant covenant and agree with Mortgagee, its successors and assigns, as follows:

1. That they are lawfully seized in fee and possessed of the mortgaged property and have a good right to convey the same as aforesaid, and they will warrant and forever defend the title against the lawful claims of all persons whomsoever, and that the mortgaged property is free and clear of all encumbrances, easements and restrictions not herein specifically mentioned.

2. That they will pay when due all taxes, assessments, or other liens or mortgages taking priority over this mortgage, and should default be made in the payment of the same, or any part thereof, Mortgagee may pay the same (but Mortgagee is not obligated to do so). If the mortgaged property or any part thereof is a unit in a condominium or a planned unit development, Mortgagors shall perform all of Mortgagors' obligations under the declaration or covenants creating or covering the condominium or planned unit development, the bylaws and regulations of the condominium or planned unit development, and constituent documents. Should Mortgagors default in any of such obligations, Mortgagee may perform Mortgagors' obligations (but Mortgagee is not obligated to do so).

Recorded in Public Records 11/22/2005 at 01:50 PM OR Book 5782 Page 1681,  
Instrument #2005447648, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$69.50 MTG Stamps \$201.60 Int. Tax \$115.20

69.50  
201.60  
115.20

RETURN TO:  
First American Title  
4636 Summerdale Blvd.  
Pace, FL 32571  
2122-999385

### REAL ESTATE MORTGAGE AND SECURITY AGREEMENT

Mortgagors (last name(s) first):

ALAN B COYLE

8800 SHARON LN

Mailing Address  
PENSACOLA, FL 32534-1755

City State Zip

Mortgagee:

BANK OF PENSACOLA

125 WEST ROMANA STREET, SUITE 400

PENSACOLA, FL 32502

*This instrument was prepared by:*

Lori Enfinger

Bank of Pensacola, 1898 E. Nine Mile Rd.

Pensacola, FL 32514

**Know All Men By These Presents: That whereas** ALAN B COYLE, a single man  
as to his non-homestead property

(whether one or more, hereinafter called the "Borrower") has become justly indebted  
to BANK OF PENSACOLA with offices in PENSACOLA  
Florida, (together with its successors and assigns, hereinafter called "Mortgagee") in the sum of  
\*\*FIFTY SEVEN THOUSAND SIX HUNDRED DOLLARS AND ZERO\*\* \*\*CENTS\*\* Dollars (\$ 57,600.00)  
together with interest thereon, as evidenced by a promissory note or notes of even date  
herewith. (If the maturity date of the note or notes is 20 years or longer, indicate the latest  
maturity date here: \_\_\_\_\_).

This conveyance is intended to be and is a real property Mortgage and a "Security Agreement" governed by the laws of the State of Florida concerning mortgages and the Uniform Commercial Code as adopted in Florida, and is intended to secure the payment of the following (the "Secured Indebtedness"):

A. The existing indebtedness represented by that certain promissory note of even date herewith for the sum of FIFTY SEVEN THOUSAND SIX HUNDRED & 00/100 DOLLARS (\$ 57,600.00) made by mortgagor payable to the order of Mortgagee with interest from date until paid at the rate therein specified, the said principal and interest payable in the manner and upon the terms, provisions and conditions set forth in the Note, together with any and all renewals, extensions, modifications, consolidations and extensions thereof;

B. Such future or additional advances as may be made by Mortgagee at the option of Mortgagee to the Mortgagor; provided that, notwithstanding the foregoing, the total of all amounts secured hereby shall not exceed at any one time the sum of ONE HUNDRED FIFTEEN THOUSAND TWO HUNDRED & 00/100 DOLLARS (\$ 115,200.00); and provided, further, that all such advances, notes, claims, demands or liabilities and obligations secured hereby be incurred or arise or come into existence either on or prior to the date of this Mortgage, or on or before twenty (20) years after the date of this Mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such advances, notes, claims, demands or liabilities and obligations as against the rights of creditors or subsequent purchasers for a valuable consideration. The Mortgagor hereby waives, on behalf of himself/herself and his/her successors and assigns, the right to file for record a notice limiting the maximum principal amount which may be secured by this Mortgage as provided for in Florida Statute 697.04(1)(b).



BK: 5782 PG: 1680 Last Page

11/07/2005 08:21 8509950060

SOUTHLAND REAL ESTAT

PAGE 04

NOV-10-2005 17:29

ESC CO ENVIRON HEALTH

8505956777

P.03/03

Page 2 of 2

November 10, 2005

2621 West Leonard Street

Plumbing permits must be purchased through the Department of Building Inspections when connecting the greywater discharge to the septic tank. For information please call (850) 595-3550. We will not require that this issue be corrected prior to closing; however, it must be corrected within 30 days and a re-inspection will be conducted to assure compliance.

This inspection will be honored for a period of nine months. If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,



Mary M. Beverly, REHS  
Environmental Specialist II

MMB/fd/ms

OSTDS #05-0454

Fax To: Gladys Magee, 995-0060

TOTAL P.03

BK: 5782 PG: 1679

11/07/2005 08:21 8509950060

SOUTHLAND REAL ESTATE

PAGE 03

NOV-10-2005 17:28

ESC CO ENVIRON HEALTH

8505956777

P.02/03

**ESCAMBIA COUNTY HEALTH DEPARTMENT  
ENVIRONMENTAL HEALTH SERVICES  
1300 WEST GREGORY STREET  
PENSACOLA, FL 32501**



November 10, 2005

Steve R. Selland  
c/o Gladys Magee  
Southland Real Estate Sale, Incorporated  
3700 Willard Norris Road  
Pace, FL 32571

RE: Two Bedroom  
Single Residence  
2621 West Leonard Street  
Pensacola, FL 32503  
Parcel ID: 17-2S-30-1400-030-078

Dear Mr. Selland:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location on November 3, 2005. Two Onsite Sewage Treatment and Disposal Systems (one septic tank and one grease trap) were located at the above referenced property. The condition(s) stated below outline the department's assessment of the OSTDS:

**Status of Property:**

The premise has been occupied and no overflows were observed at the time of the inspection.

**Septic Tank Compartment:**

The condition of the internal structure of the tank compartments could not be determined because the tanks were not opened for a visual inspection. However, a limited external inspection of each tank was conducted.

- No structural deficiencies were noted.

**Drainfield System:**

The drainfield systems were probed and the soil adjacent to the drainfield was augured to assess the systems' functionality.

- The drainfield for both systems were found to be constructed of cradle drain and gravel material, which indicates that the systems may be at least 25 years old.
- A moderate amount of roots were noted in the tank and drainfield areas of both systems. Roots could alter system functionality.
- No structural deficiencies were noted.

**Action Required:**

- **Greywater discharge (laundry water) connection to septic tank**  
An unapproved greywater discharge was located at the rear of the garage. The greywater discharge must be properly connected to the OSTDS through a wastewater line installed in accordance with the Escambia County Plumbing Ordinance. This will put an additional but necessary load on the septic system, which may be adversely affected. However, the only alternative would be to install a separate laundry waste system. A new laundry waste system would require OSTDS permitting by Environmental Health.

*Alan B. Coyle*

5

BK: 5782 PG: 1678

FROM : ESCAMBIA COUNTY ROAD DEPT FAX FAX NO. : 8509372126

Oct. 18 2005 11:47AM P4

**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 required this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made 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:

Legal Address of Property: **2621 W. Leonard Street**

The County **(X)** has accepted ( ) has not accepted the above abutting roadway for maintenance at the above address.

This form completed by: **Escambia County Road Department  
601 Hwy 297A  
Cantonment, Florida 32533**

AS TO SELLER(S)

Seller's Name: Steve R. SellandWitness' Name: Gladys Magee

Seller's Name: \_\_\_\_\_

Witness' Name: Amy K. Streeter

AS TO BUYER(S)

Buyer's Name: Alan B. CoyleWitness' Name: Amy K. Streeter

Buyer's Name: \_\_\_\_\_

Witness' Name: Gladys Magee

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS  
Effective 4/5/95

OF  
Coyle/Selland


BK: 5782 PG: 1677

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

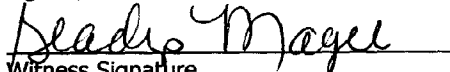
**To Have and to Hold**, the same in fee simple forever.

**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; that the grantor hereby fully 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 31st of 2004.

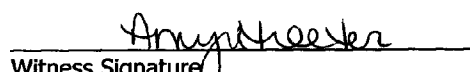
**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

  
Steve R. Selland

*Signed, sealed and delivered in our presence:*

  
Witness Signature

Print Name: Gladys Magee

  
Witness Signature

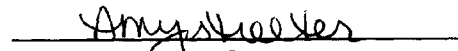
Print Name: Amy K Streeter

State of **FL**

County of **Santa Rosa**

**The Foregoing Instrument Was Acknowledged** before me on **November 16, 2005**, by **Steve R. Selland, a married man** who is/are personally known to me or who has/have produced a valid driver's license as identification.



  
NOTARY PUBLIC

Notary Print Name \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Recorded in Public Records 11/22/2005 at 01:50 PM OR Book 5782 Page 1676,  
Instrument #2005447647, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00 Deed Stamps \$507.50

44.00  
507.50

Prepared by *g. Ketter*  
Pennye Freeman, an employee of  
First American Title Insurance Company  
4636 Summerdale Boulevard  
Pace, Florida 32571  
(850)994-3838

Return to: Grantee

File No.: 2122-999285

### **WARRANTY DEED**

This indenture made on **November 16, 2005 A.D.**, by

**Steve R. Selland, a married man**

whose address is: **4431 Chantilly Way, Milton, FL 32583**  
hereinafter called the "grantor", to

**Alan Coyle, a single man**

whose address is: **20 North Harris Street, Pensacola, FL 32507**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida**, to-wit:

Lots 3 & 4, Block 78 of PINECREST, according to the Plat thereof as recorded in Deed Book 55, Page(s) 261, of the Public Records of Escambia County, Florida. And also: All the rights, title and interest that Grantors may have in the North 10 feet of alleyway lying on the South side of the above described property.

Parcel Identification Number: **17-2S-30-1400-030-078**

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**PROPERTY INFORMATION REPORT**

**February 13, 2021**

**Tax Account #: 06-1643-100**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LTS 3 4 BLK 78 PINECREST PLAT DB 55 P 261 OR 5782 P 1676 ALSO N 10 FT OF VAC ALLEY  
ADJOINING LTS OR 460 P 21/162**

**SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMNBER 06-1643-100 (0521-18)**

**ABSTRACTOR'S NOTE: THE ABOVE BOOK AND PAGE GIVEN FOR VACATED ALLEY ARE  
INCORRECT.**

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** MAY 3, 2021

**TAX ACCOUNT #:** 06-1643-100

**CERTIFICATE #:** 2018-3030

In compliance with Section 197.522, 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 2020 tax year.

**ALAN COYLE**  
**20 NORTH HARRIS ST.**  
**PENSACOLA, FL 32507**

**ALAN COYLE**  
**880 SHARON LN**  
**PENSACOLA, FL 32534-1755**

**ALAN COYLE**  
**2621 W. LEONARD ST.**  
**PENSACOLA, FL 32505**

**SYNOVUS BANK FORMERLY**  
**COLUMBUS BANK AND TRUST COMPANY**  
**SUCCESSOR BY MERGER TO COASTAL**  
**BANK AND TRUST OF FLORIDA, FKA**  
**BANK OF PENSACOLA**  
**125 WEST ROMANA STREET, SUITE 400**  
**PENSACOLA, FL 32502**

**Certified and delivered to Escambia County Tax Collector, this 13<sup>th</sup> day of February, 2021.**

**PERDIDO TITLE & ABSTRACT, INC.**



**BY: Michael A. Campbell, As It's President**

**NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.**

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

February 13, 2021

Tax Account #: 06-1643-100

1. The Grantee(s) of the last deed(s) of record is/are: **ALAN COYLE**

**By Virtue of Warranty Deed recorded 11/22/2005 – OR 5782/1676**

2. The land covered by this Report is: **See Attached Exhibit “A”**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

**a. Mortgage in favor of Bank of Pensacola recorded 11/22/2005 – OR 5782/1681**

4. Taxes:

**Taxes for the year(s) 2017-2019 are delinquent.**

**Tax Account #: 06-1643-100**

**Assessed Value: \$62,072**

**Exemptions: NONE**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.





**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 06-1643-100 CERTIFICATE #: 2018-3030

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: February 13, 2001 to and including February 13, 2021 Abstractor: Vicki Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", is written over a horizontal line.

Michael A. Campbell,  
As President

Dated: February 13, 2021

**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 # 2018 TD 003030  
 Redeemed Date 03/04/2021**

**Name** COYLE STEEL DRUM COMPANY 8382 NORTH PALAFOX STREET PENSACOLA, FL 32534

Clerk's Total = TAXDEED	<del>\$558.07</del>	<b>\$4,257.73</b>
Due Tax Collector = TAXDEED	<del>\$4,112.76</del>	
Postage = TD2	<del>\$24.00</del>	
ResearcherCopies = TD6	<del>\$0.00</del>	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

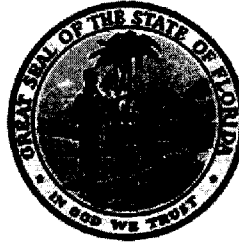
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

**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  
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JUVENILE DIVISION  
CENTURY**

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 061643100 Certificate Number: 003030 of 2018**

**Payor: COYLE STEEL DRUM COMPANY 8382 NORTH PALAFOX STREET PENSACOLA, FL  
32534 Date 03/04/2021**

Clerk's Check # 1000516172  
Tax Collector Check # 1

Clerk's Total	<del>\$58.07</del> <b>\$4,257.73</b>
Tax Collector's Total	<del>\$4,112.76</del>
Postage	<del>\$24.00</del>
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	<del>\$4,711.83</del>

**Reduced amounts: \$4,274.73**

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By: *Whitney Coppage*  
Deputy Clerk



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

**Tax Deed - Redemption Calculator**

**Account: 061643100 Certificate Number: 003030 of 2018**

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/21/2020"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="05/03/2021"/>	Redemption Date	<input type="text" value="03/04/2021"/>
Months		13		11	
Tax Collector		<input type="text" value="\$3,436.41"/>		<input type="text" value="\$3,436.41"/>	
Tax Collector Interest		\$670.10		\$567.01	
Tax Collector Fee		<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>	
Total Tax Collector		\$4,112.76		\$4,009.67	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		\$91.07		\$77.06	
Total Clerk		\$558.07		\$544.06	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="\$24.00"/>		<input type="text" value="\$24.00"/>	
Researcher Copies		<input type="text" value="\$0.00"/>		<input type="text" value="\$0.00"/>	
Total Redemption Amount		\$4,711.83		\$4,594.73	-120-200
		Repayment Overpayment Refund Amount		\$117.10	\$4,274.73
Book/Page		<input type="text" value="8306"/>		<input type="text" value="1357"/>	

\$24.00 Redeemer  
 for postage overage

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2021023463 3/4/2021 2:19 PM  
OFF REC BK: 8477 PG: 309 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 8306, Page 1357, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03030, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 061643100 (0521-18)

DESCRIPTION OF PROPERTY:

LTS 3 4 BLK 78 PINECREST PLAT DB 55 P 261 OR 5782 P 1676 ALSO N 10 FT OF VAC ALLEY  
ADJOINING LTS OR 460 P 21/ 162

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: ALAN COYLE

Dated this 4th day of March 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk