

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513  
R. 07/19

0321-28

<b>Part 1: Tax Deed Application Information</b>					
Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 54972 NEW ORLEANS, LA 70154	Application date	Apr 07, 2020		
Property description	GALLAHER GERALD N 224 E GARDEN ST APT 342 PENSACOLA, FL 32502 224 E GARDEN ST 342 UNIT 342 CARLTON PALMS CONDOMINIUM ALSO .0051957% INT IN COMMON ELEMENTS OR 7279 P 771 CA 69	Certificate #	2018 / 7936		
		Date certificate issued	06/01/2018		
		Deed application number	2000283		
		Account number	13-0837-442		
<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>					
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)	
# 2018/7936	06/01/2018	647.64	32.38	680.02	
# 2019/7517	06/01/2019	720.59	36.03	756.62	
<b>→Part 2: Total*</b>				<b>1,436.64</b>	
<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
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)
# /					
<b>Part 3: Total*</b>					<b>0.00</b>
<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)					1,436.64
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					782.76
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
<b>7. Total Paid (Lines 1-6)</b>					<b>2,594.40</b>
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:	<i>Shirley Rich, C.F.C.A.</i> Signature, Tax Collector or Designee			Escambia County, Florida Date <u>April 16th, 2020</u>	

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

<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. 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	12.50
19. Total amount to redeem	
Sign here: _____ Date of sale <u>03/01/2021</u>	
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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000283

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
ATCF II FLORIDA-A, LLC  
PO BOX 54972  
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
13-0837-442	2018/7936	06-01-2018	UNIT 342 CARLTON PALMS CONDOMINIUM ALSO .0051957% INT IN COMMON ELEMENTS OR 7279 P 771 CA 69

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  
ATCF II FLORIDA-A, LLC  
PO BOX 54972  
NEW ORLEANS, LA 70154

04-07-2020  
Application Date

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



Chris Jones  
Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Back

← Navigate Mode  Account  Reference →

Printer Friendly Version

General Information	
<b>Reference:</b>	000S008006342001
<b>Account:</b>	130837442
<b>Owners:</b>	GALLAHER GERALD N
<b>Mail:</b>	224 E GARDEN ST APT 342 PENSACOLA, FL 32502
<b>Situs:</b>	224 E GARDEN ST 342 32502
<b>Use Code:</b>	CONDO-RES UNIT
<b>Taxing Authority:</b>	DOWNTOWN, PENSACOLA CITY LIMITS
<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	\$0	\$56,160	\$56,160	\$31,278
2018	\$0	\$35,381	\$35,381	\$28,435
2017	\$0	\$28,900	\$28,900	\$25,850

**Disclaimer**

**Tax Estimator**

> **File for New Homestead Exemption Online**

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/23/2014	7279	771	\$26,000	WD	<a href="#">View Instr</a>
06/06/2014	7182	541	\$100	QC	<a href="#">View Instr</a>
09/06/2013	7072	1580	\$12,000	CT	<a href="#">View Instr</a>
03/20/2008	6304	1916	\$46,000	WD	<a href="#">View Instr</a>
01/2005	5571	1217	\$34,500	WD	<a href="#">View Instr</a>
02/1997	4101	1129	\$44,000	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
UNIT 342 CARLTON PALMS CONDOMINIUM ALSO .0051957% INT IN COMMON ELEMENTS OR 7279 P 771 CA 69

Extra Features
None

**Parcel Information**

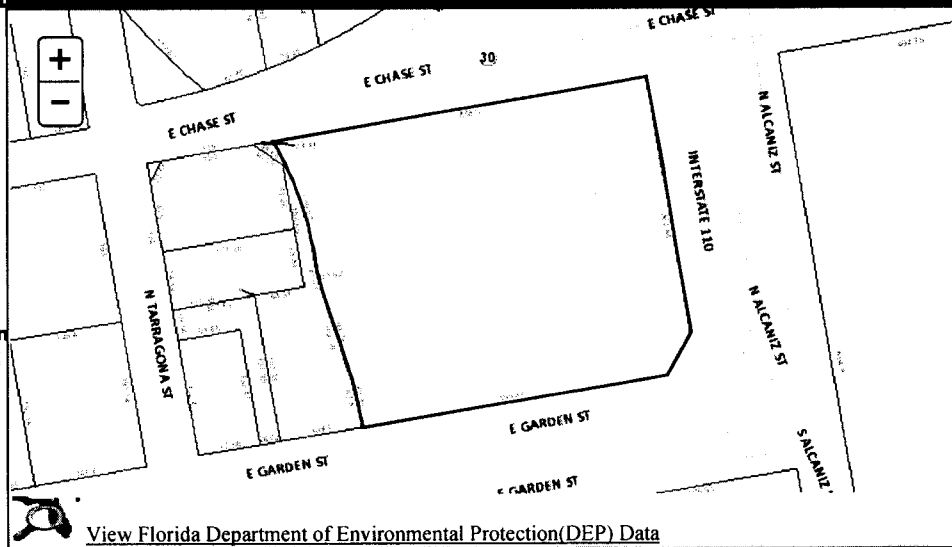
[Launch Interactive Map](#)

**Section Map Id:**  
CA069

**Approx. Acreage:**  
4.0118

**Zoned:**   
C-2A

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



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

**Buildings**

Address: 224 E GARDEN ST 342, Year Built: 1973, Effective Year: 1984

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

**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-UNIT HEATERS**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-BLT UP MTL/GYP**  
**ROOF FRAMING-STEEL TRUSS/FRM**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-MASONRY PIL/STL**

26

BAS

26

 Areas - 312 Total SF  
BASE AREA - 312

Images

None

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

Last Updated: 04/20/2020 (tc.2249)

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## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 07936**, 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:

**UNIT 342 CARLTON PALMS CONDOMINIUM ALSO .0051957% INT IN COMMON ELEMENTS  
OR 7279 P 771 CA 69**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 130837442 (0321-28)**

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

**GERALD N GALLAHER**

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 **March**, which is the **1st day of March 2021**.

Dated this 29th day of April 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



# 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

<b>Part 1: Tax Deed Application Information</b>					
Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 07, 2020		
Property description	GALLAHER GERALD N 224 E GARDEN ST APT 342 PENSACOLA, FL 32502 224 E GARDEN ST 342 13-0837-442 UNIT 342 CARLTON PALMS CONDOMINIUM ALSO .0051957% INT IN COMMON ELEMENTS OR 7279 P 771 CA 69	Certificate #	2018 / 7936		
		Date certificate issued	06/01/2018		
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<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				1,436.64	
2. Delinquent taxes paid by the applicant				0.00	
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4. Property information report fee				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. <b>Total Paid (Lines 1-6)</b>				<b>2,594.40</b>	
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, Florida		
Signature, Tax Collector or Designee			Date <u>July 31st, 2020</u>		

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

<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>03/01/2021</u>	
Signature, Clerk of Court or Designee	

**INSTRUCTIONS** + 12.50

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

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

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**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.



**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**

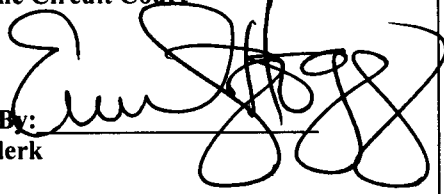
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 130837442 Certificate Number: 007936 of 2018**

**Payor: LORRAINE MAY 6325 FERGUSON DR PENSACOLA FL 32503      Date 10/28/2020**

Clerk's Check #	1	Clerk's Total	<del>\$544.06</del> 3029.43
Tax Collector Check #	1	Tax Collector's Total	<del>\$3,084.98</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,656.04</del>

3046.43  
 + 106.63 fee  
**\$3153.06**

**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



**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 007936  
 Redeemed Date 10/28/2020**

**Name LORRAINE MAY 6325 FERGUSON DR PENSACOLA FL 32503**

Clerk's Total = TAXDEED	\$544.06	3029.43
Due Tax Collector = TAXDEED	\$3,084.98	
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
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**FINANCIAL SUMMARY**  
 No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**  
**Account: 130837442 Certificate Number: 007936 of 2018**

Redemption  Yes  No     
 Application Date      
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/01/2021"/>	Redemption Date <input type="text" value="10/28/2020"/>
Months	11	6
Tax Collector	<input type="text" value="\$2,594.40"/>	<input type="text" value="\$2,594.40"/>
Tax Collector Interest	\$428.08	\$233.50
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
<b>Total Tax Collector</b>	<b>\$3,034.98</b>	<b>\$2,840.40</b> 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	\$42.03
<b>Total Clerk</b>	<b>\$544.06</b>	<b>\$509.03</b> 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"/>
<b>Total Redemption Amount</b>	<b>\$3,696.04</b>	<b>\$3,366.43</b>
	Repayment Overpayment Refund Amount	\$329.61
Book/Page	<input type="text" value="828"/>	<input type="text" value="738"/>

## 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 8287, Page 738, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07936, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 130837442 (0321-28)

DESCRIPTION OF PROPERTY:

UNIT 342 CARLTON PALMS CONDOMINIUM ALSO .0051957% INT IN COMMON ELEMENTS  
OR 7279 P 771 CA 69

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: GERALD N GALLAHER

Dated this 28th day of October 2020.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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 #: 13-0837-442 CERTIFICATE #: 2018-7936

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 19, 1997 to and including December 22, 2020 Abstractor: Katrina Williams

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell".

Michael A. Campbell,  
As President

Dated: December 30, 2020

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

December 30, 2020

Tax Account #: 13-0837-442

1. The Grantee(s) of the last deed(s) of record is/are: **Lorraine May**  
**By Virtue of Certificate of Title recorded July 31, 2020 – OR 8341/1326**
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:  
**NONE**
4. Taxes:  
**Taxes for the year(s) 2017-2019 are delinquent.**  
**Tax Account #: 13-0837-442**  
**Assessed Value: \$51,480**  
**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): **CARLTON PALMS COMMUNITY ASSOCIATION, INC.**

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**

**December 30, 2020**

**Tax Account #: 13-0837-442**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**UNIT 342 CARLTON PALMS CONDOMINIUM ALSO .0051957% INT IN COMMON ELEMENTS  
OR 7279 P 771 CA 69**

**SECTION 00, TOWNSHIP 0S, RANGE 00 W**

**TAX ACCOUNT NUMBER 13-0837-442 (0321-28)**



2

This Instrument Prepared by and Return to:  
JOHN A. TAYLOR  
Fassett, Anthony & Taylor, P.A.  
1325 W. Colonial Dr.  
Orlando, FL 32804  
Our File No.: 7271410A (Susan Curet)  
Property Appraisers Parcel Identification (Folio) Numbers:  
000S008006342001

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS SPECIAL WARRANTY DEED**, made the 23 day of December, 2014 by **Bayview Loan Servicing, LLC**, a Delaware limited liability company, having its principal place of business at 4425 Ponce De Leon Blvd., 5th Floor, Coral Gables, FL 33146, herein called the grantor, to **Gerald N. Gallaher**, whose post office address is: 4151 Kimberly Road, Pace, FL 32571, 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, described as follows:

**UNIT 342, CARLTON PALMS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 3714, PAGE 822, AS AMENDED IN OFFICIAL RECORDS BOOK 3769, PAGE 212 AND OFFICIAL RECORDS BOOK 4060, PAGE 194, AND AS MAY BE FURTHER AMENDED, ALL OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS DESCRIBED IN SAID DECLARATION, AS AMENDED, APPURTENANT THERETO, ALL IN ACCORDANCE WITH AND SUBJECT, HOWEVER TO ALL OF THE PROVISIONS OF THE SAID DECLARATION OF CONDOMINIUM OF CARLTON PALMS.**

**Property Address: 224 E Garden St., Apt 342, Pensacola, FL 32502**

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year 2014 and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

**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 except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will fully warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor and no others.

*[signature page to follow]*

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

Michael Llerena  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature  
Celia Viton

Witness #2 Printed Name

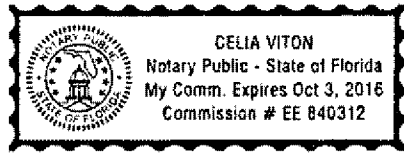
**Bayview Loan Servicing, LLC,  
a Delaware limited liability company**

By: [Signature]  
Printed Name: Patrick Joyce  
Title: AVP

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 23 day of December, 2014, by Patrick Joyce AVP of Bayview Loan Servicing, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

[Signature]  
Notary Signature



**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT  
IN AND FOR ESCAMBIA COUNTY, FLORIDA  
CIVIL ACTION**

CASE NO. 2020 CC 000587

CARLTON PALMS CONDOMINIUM ASSOCIATION INC  
Plaintiff

VS.

GALLAHER, GERALD N ; UNKNOWN SPOUSE OF GERALD N GALLAHER IF ANY ;  
UNKNOWN TENANT ONE IF ANY ; UNKNOWN TENANT TWO IF ANY ; ANY  
PERSONS KNOWN OR UNKNOWN CLAIMING AN INTEREST BY THROUGH UNDER  
AND AGAINST THE ABOVE NAMED DEFENDANT WHO IS NOT KNOWN TO BE  
DEAD OR ALIVE WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST  
AS SPOUSE HEIRS DEVISEES GRANTEEES OR OTHER CLAIMANTS  
Defendant

**CERTIFICATE OF TITLE**

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been  
executed and filed in this action on July 17, 2020, for the property described herein and that no objections to the  
sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida was sold to

LORRAINE MAY  
6325 Ferguson Drive Pensacola, FL, 32503

UNIT 342, CARLTON PALMS, A CONDOMINIUM ACCORDING TO THE  
DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL  
RECORDS BOOK 3714, PAGE 822, AS AMENDED IN OFFICIAL  
RECORDS BOOK 3769, PAGE 212 AND OFFICIAL RECORDS BOOK  
4060, PAGE 194, AND AS MAY BE FURTHER AMENDED, ALL OF THE  
PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; TOGETHER  
WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS  
AS DESCRIBED IN SAID DECLARATION, AS AMENDED,  
APPURTENANT THERETO, ALL IN ACCORDANCE WITH AND  
SUBJECT, HOWEVER TO ALL OF THE PROVISIONS OF THE SAID  
DECLARATION OF CONDOMINIUM OF CARLTON PALMS.

The successful bid was in the amount of \$35200.00.

WITNESS my hand and the official seal on this 28 day of July, 2020, as Clerk of the Circuit Court.



Pam Childers  
Clerk of the Circuit Court

BY: [Signature]  
Deputy Clerk

Conformed copies to all parties