APPLICATION FOR TAX DEED

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2000523

To: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
I, BUFFALO BILL LLC 1401 HWY A1A SUITE 202 VERO BEACH, FL 3296			
hold the listed tax certification	ate and hereby surrender the	same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
13-3054-000	2018/8130	06-01-2018	LTS 17 TO 20 BLK 36 EAST KING TRACT OR 6389 P 890 CA 66
redeem all outspay all delinque	t taxes, if due and standing tax certificates plus in ent and omitted taxes, plus in	terest covering th	e property.
 pay all Tax Coll Sheriff's costs, 	lector's fees, property informa if applicable.	tion report costs, (Clerk of the Court costs, charges and fees, and
Attached is the tax sale of which are in my possess	certificate on which this applic sion.	ation is based and	l all other certificates of the same legal description
Electronic signature on BUFFALO BILL LLC 1401 HWY A1A SUITE VERO BEACH, FL 32	202		04-27-2020
-			Application Date
ıαA	plicant's signature		

Pai	rt 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.	Total Paid (Lines 8-13)	
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 I	nere: Date of sale07/06/202	1

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.

0721-34

Sections 197.502 and 197.542, Florida Statutes

513 R. 07/19

Part 1: Tax Deed	App	lication Inform	nation					
Applicant Name Applicant Address	vero Beach, FL 32963				Application date		Apr 27, 2020	
Property		1 17 LLC				Certi	ificate #	2018 / 8130
description	scription 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160				Date	certificate issued	06/01/2018	
	1109 DR MARTIN LUTHER KING JR LTS 17 TO 20 BLK 36 EAST KING TRACT OR 6389 P		T OR 6389 P	Dee	d application ber	2000523		
	890	CA 66				Acco	ount number	13-3054-000
Part 2: Certificat	es O	wned by Appl	icant and	d Filed wi	th Tax Deed	Appli	ication	
Column 1 Certificate Number	er	Column Date of Certific	_		olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/8130		06/01/20)18		590.75		29.54	620.29
				· · · · · · · · · · · · · · · · · · ·			→Part 2: Total*	620.29
Part 3: Other Ce	rtifica	ates Redeeme	ed by Ap	plicant (C	ther than Co	unty)	
Column 1 Certificate Number	The state of Citizen 1 Hace amount of 1		Total (Column 3 + Column 4 + Column 5)					
# 2019/7703	(06/01/2019		610.14		6.25	30.51	646.90
							Part 3: Total*	646.90
Part 4: Tax Coll	ector	Certified Am	ounts (Li	ines 1-7)				
1. Cost of all cert	tificate	s in applicant's	possessio	n and othe	r certificates rec	leeme Total	ed by applicant of Parts 2 + 3 above)	1,267.19
2. Delinquent tax	es pa	id by the applica	ant					0.00
3. Current taxes	paid b	y the applicant						535.84
4. Property inforr	nation	report fee and	Deed App	lication Red	cording and Rel	ease	Fees	200.00
5. Tax deed appl	icatio	n fee		***			, , , , , , , , , , , , , , , , , , ,	175.00
6. Interest accrue	ed by	tax collector und	der s.197.5	542, F.S. (s	ee Tax Collecto	r Inst	ructions, page 2)	0.00
7.							otal Paid (Lines 1-6)	2,178.03
I certify the above i	nform d that	ation is true and the property inf	the tax ce	ertificates, i	nterest, propert	y info	rmation report fee, a	nd tax collector's fees
Sign here:	ny	ery).C	assl	dy	/		Escambia County , F Date <u>May 18th, 2</u>	
Sign		ax Collector or Desi		Court by 10 d	lave after the date si	ianed	See Instructions on Page	ge 2

Fangible Property Search	Sale List
1	Tangible Property Search

Mode O A	Account O Refe	erence +				Printer Frie	endly Version
ormation			Assess	ments			
000S00902	20018036		Year	Land	Imprv	Total	<u>Cap Val</u>
133054000)		2019	\$30,000	\$0	\$30,000	\$30,000
GGH 17 LL	C		2018	\$30,000	\$0	\$30,000	\$30,000
AVENTURA	, FL 33160		2017	\$28,500	\$0	\$28,500	\$28,500
32503	_				Disclaim	<u>ier</u>	
VACANT RE	ESIDENTIAL 🗜)			_		
PENSACOL	A CITY LIMITS			I	ax Estim	<u>ator</u>	
		=					<u>ad</u>
		ord		EXE	mption	<u>Jniine</u>	
		Official	II	Certified Roll	Exemptions		
		Records (New Window)	Legal I	•	S FAST KING T	RACT OR 63	89 P 890 CA
			66	10 20 BLK 30	J LAST KING I	KACI OK 05	09 F 090 CA
	•						
ds Inquiry c	ourtesy of Pam	Childers	Extra I	eatures			
			1			Launch Inte	eractive Ma
+ -							
	ormation 000500902 133054000 GGH 17 LL 18305 BIS AVENTURA 1109 DR M 32503 VACANT RI PENSACOL Open Tax 3 ink courtesy unty Tax Co Book Page 6389 890 3008 711 2014 40 ds Inquiry co	ormation 000S009020018036 133054000 GGH 17 LLC 18305 BISCAYNE BLVD S AVENTURA, FL 33160 1109 DR MARTIN LUTHER 32503 VACANT RESIDENTIAL PENSACOLA CITY LIMITS Open Tax Inquiry Window ink courtesy of Scott Lunsfounty Tax Collector Book Page Value Type 6389 890 \$5,500 TD 3008 711 \$100 CJ 2014 40 \$100 QC ds Inquiry courtesy of Pam	0005009020018036 133054000 GGH 17 LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160 1109 DR MARTIN LUTHER KING JR 32503 VACANT RESIDENTIAL PENSACOLA CITY LIMITS Open Tax Inquiry Window Ink courtesy of Scott Lunsfordunty Tax Collector Book Page Value Type Official Records (New Window) 6389 890 \$5,500 TD View Instr 3008 711 \$100 CJ View Instr	Assess 133054000 000S009020018036 133054000 GGH 17 LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160 1109 DR MARTIN LUTHER KING JR 32503 VACANT RESIDENTIAL PENSACOLA CITY LIMITS Open Tax Inquiry Window Ink courtesy of Scott Lunsford unty Tax Collector Official Records (New Window) 6389 890 \$5,500 TD View Instr 3008 711 \$100 CJ View Instr 2014 40 \$100 QC View Instr Use View Court and Extra F	Assessments Year Land 2019 \$30,000 2018 \$30,000 2018 \$30,000 2018 \$30,000 2018 \$30,000 2018 \$30,000 2018 \$30,000 2018 \$30,000 2018 \$30,000 2017 \$28,500 2017 \$28,500 AVENTURA, FL 33160 1109 DR MARTIN LUTHER KING JR 32503 VACANT RESIDENTIAL PENSACOLA CITY LIMITS Open Tax Inquiry Window Ink courtesy of Scott Lunsford unty Tax Collector Official Records (New Window) 6389 890 \$5,500 TD View Instr 3008 711 \$100 CJ View Instr 2014 40 \$100 QC View Instr dis Inquiry courtesy of Pam Childers Assessments Year Land 2019 \$30,000 2017 \$28,500 2017 \$28,500 2017 \$28,500 2017 \$28,500 2017 \$28,500 2017 \$28,500 2017 \$28,500 2017 \$28,500 2017 \$28,500 2017 \$28,500 2017 \$28,500 2017 \$28,500 Extra Features	Assessments Year Land Imprv 2019 \$30,000 \$0 2018 \$30,000 \$0 2018 \$30,000 \$0 2017 \$28,500 \$0 2017 \$28,500 \$0 2017 \$28,500 \$0 2017 \$28,500 \$0 2017 \$28,500 \$0 2018 \$30,000 \$0 2017 \$28,500 \$0 2017 \$28,500 \$0 2017 \$28,500 \$0 2018 \$30,000 \$0 2017 \$28,500 \$0 2017 \$28,500 \$0 2017 \$28,500 \$0 2018 \$30,000 \$0 2017 \$28,500 \$0 2017 \$28,500 \$0 2017 \$28,500 \$0 2017 \$28,500 \$0 2017 \$28,500 \$0 2017 \$28,500 \$0 2017 \$28,500 \$0 2018 \$30,000 \$0 2017 \$28,500 \$0 2017 \$28,500 \$0 2017 \$28,500 \$0 2018 \$30,000 \$0 2017 \$28,500 \$0 2018 \$30,000 \$0 2017 \$28,500 \$0 2018 \$28,500 \$0 2017 \$28,500 \$0 2018 \$28,500 \$0 2018 \$28,500 \$0 2018 \$28,500 \$0 20 \$28,500 \$0 20 \$28,500 \$0 20 \$28,500 \$0 20 \$28,500 \$0 20 \$28,500	Assessments Year Land Imprv Total 2019 \$30,000 \$0 \$30,000 2018 \$30,000 \$0 \$30,000 2018 \$30,000 \$0 \$30,000 2018 \$30,000 \$0 \$30,000 2018 \$30,000 \$0 \$30,000 2017 \$28,500 \$0 \$28,500 PENSACOLA CITY LIMITS Open Tax Inquiry Window Ink courtesy of Scott Lunsford Unty Tax Collector Official Records (New Window) 6389 890 \$5,500 TD View Instr 2014 40 \$100 QC View Instr ds Inquiry courtesy of Pam Childers Unty Clork of the Circuit Court and Extra Features Assessments Year Land Imprv Total 2019 \$30,000 \$0 \$30,000 2017 \$28,500 \$0 \$28,500 Disclaimer Tax Estimator > File for New Homeste Exemption Online Legal Description LTS 17 TO 20 BLK 36 EAST KING TRACT OR 63 66 Extra Features

Buildings Images

None

View Florida Department of Environmental Protection(DEP) Data

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# 2020055062 7/8/2020 10:49 AM
OFF REC BK: 8327 PG: 797 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That BUFFALO BILL LLC holder of Tax Certificate No. 08130, 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 17 TO 20 BLK 36 EAST KING TRACT OR 6389 P 890 CA 66

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133054000 (0721-34)

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

GGH 17 LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Tuesday in the month of July, which is the **6th day** of July 2021.

Dated this 7th day of July 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.

COUNTER

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

Par	t 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.	Total Paid (Lines 8-13)
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 t	ere: Date of sale 07/06/2021 Signature, Clerk of Court or Designee

INSTRUCTIONS + 6.75

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.



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

Part 1: Tax Deed	Application	Information					
Applicant Name Applicant Address	BUFFALO BILL LLC 1401 HWY A1A SUITE 202 VERO BEACH, FL 32963			Application date		Apr 27, 2020	
Property description	GGH 17 LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160 1109 DR MARTIN LUTHER KING JR			Certificate #		2018 / 8130	
	13-3054-000	RTIN LUTHER K		CT OR 6389 P	Date certificate issued		06/01/2018
Part 2: Certificat	es Owned by	y Applicant an	d Filed w	ith Tax Deed	Appli	ication	
Column 1 Certificate Numbe		Column 2 f Certificate Sale	C	olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/8130	0	6/01/2018		590.75		29.54	620.29
	→Part 2: Total*				620.29		
Part 3: Other Cer	rtificates Re	deemed by Ap	plicant (C	ther than Co	unty))	
Column 1 Certificate Number	Date of Other Face Amount of		Column 4 Tax Collector's F	-ee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2019/7703	06/01/20	19	610.14		6.25	30.51	646.90
						Part 3: Total*	646.90
Part 4: Tax Colle	ector Certific	ed Amounts (L	ines 1-7)				
Cost of all cert	ificates in appl	icant's possessio	n and othe			ed by applicant of Parts 2 + 3 above)	1,267.19
2. Delinquent tax	es paid by the	applicant					0.00
3. Current taxes	paid by the app	olicant					535.84
4. Property inform	nation report fe	e					200.00
5. Tax deed appli	cation 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)					2,178.03		
I certify the above in have been paid, and	formation is tr	ue and the tax ce	rtificates, in	nterest, property attached.	infon	mation report fee, an	d tax collector's fees
DS		-				Escambia, Florid	a
Sign here: Signs	iture, Tax Collecto	r or Designee			Date :	August 27th, 202	

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

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2021044604 4/23/2021 3:14 PM OFF REC BK: 8515 PG: 232 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 8327, Page 797, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08130, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 133054000 (0721-34)

DESCRIPTION OF PROPERTY:

LTS 17 TO 20 BLK 36 EAST KING TRACT OR 6389 P 890 CA 66

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: GGH 17 LLC

Dated this 23rd day of April 2021.

COMPTRO FE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

PAM CHILDERS

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



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

PAM CHILDERS, CLERK OF THE CIRCUIT COURT Tax Certificate Redeemed From Sale

Account: 133054000 Certificate Number: 008130 of 2018

Payor: SCHULTZ LAW GROUP 2779 GULF BREEZE PARKWAY GULF BREEZE FL 32563 Date 04/23/2021

Clerk's Check #	290231	Clerk's Total	\$572.08
Tax Collector Check #	1	Tax Collector's Total	\$2,674.34
		Postage	\$60.00
		Researcher Copies	\$40.00
The state of the s	head head to the second	Recording	\$10.00
	programme to the state of the s	Prep Fee	\$7.00
- Maria and Antonia (1979) - 15 and 1975 - 1	and the state of t	Total Received	\$3,363.42

PAM CHILDERS
Clerk of the Circuit Court

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

Tax Deed - Redemption Calculator
Account: 133054000 Certificate Number: 008130 of 2018

Redemption No V	oplication Date 04/27/2020	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 07/06/2021	Redemption Date 04/23/2021
Months	15	12
Tax Collector	\$2,178.03	\$2,178.03
Tax Collector Interest	\$490.06	\$392.05
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,674.34	\$2,576.33
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	\$105.08	\$84.06
Total Clerk	\$572.08	\$551.06
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	\$3,363.42	\$3,144.39
	Repayment Overpayment Refund Amount	\$219.03 +120 + 200 = \$ 53
Book/Page	8327	797 Redeen

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 008130

Redeemed Date 04/23/2021

Name SCHULTZ LAW GROUP 2779 GULF BREEZE PARKWAY GULF BREEZE FL 32563

Clerk's Total = TAXDEED	\$572.08
Due Tax Collector = TAXDEED	\$2,674.34
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
			FINANCIAL SUM	MARY	
No Inforr	nation Availa	ble - See D	ockets		



PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD,	ESCAMBIA COUNTY TAX C	COLLECTOR	
TAX ACCOUNT #: _	13-3054-000	CERTIFICATE #:	2018-8130

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: June 20, 1979 to and including April 14, 2021 Abstractor: LaChelle Floyd

BY

Michael A. Campbell,

As President

Dated: April 23, 2021

BK: 7812 PG: 1727 Last Page

Larua Street, Pensacola, FL 32501, is avoided pursuant to 11 U.S.C. Section 522(f).

DONE and ORDERED on __November 14, 2017

copy of the original on file in the office of the Clerk, United States Bankruptcy Court for the Northern District of Florida.

TRACI ABRAMS, Clerk, Bankruptcy Court

KAREN K. SPECIE U.S. BANKRUPTCY JUDGE

Attorney, Karin A. Garvin, Esq., is directed to serve a copy of this order on interested parties and file a proof of service within three (3) days of entry of the order.

Ordered prepared by Karin A. Garvin, P.L.

Recorded in Public Records 11/21/2017 11:44 AM OR Book 7812 Page 1726, Instrument #2017091393, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50

IN THE UNITED STATES BANKRUPTCY COURT FOR THE NORTHERN DISTRICT OF FLORIDA PENSACOLA DIVISION

IN RE:

CASE NO. 17-30700-KKS

GERALD CHERNEKOFF

DEBTOR

CHAPTER 7

ORDER GRANTING DEBTOR'S MOTION TO AVOID JUDICIAL LIEN OF SUNTRUST BANK ON RESIDENTIAL REAL ESTATE (Doc. 20)

This matter came before the Court on the Debtor's Motion to Avoid Judicial Lien of Suntrust Bank on Residential Real Estate (Doc. 20). The Court, considering Debtor's motion and the absence of any objections to the relief requested in Debtor's motion by any party in interest, deems the objection to be uncontested.

IT IS ORDERED:

- Debtor's Motion to Avoid Judicial Lien of Suntrust Bank on Residential Real Estate (Doc. 20) is GRANTED.
- 2. The Judgment Lien held by Suntrust Bank pursuant to the Final Judgment obtained in Case No: 2016 CA 001596 in the Circuit Court for Escambia County, Florida and a certified copy recorded in Book 7684, Page 1310 on March 24, 2011 which encumbers Debtor's homestead property located at 1018 East

Recorded in Public Records 5/14/2019 10:43 AM OR Book 8094 Page 1127, Instrument #2019042044, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

	1699	9	·					
Form 668 (Y)(c)	•	he Treasury - Inter of Federal T		e Service	•		
Rev. February 2004)	Notice	or rederal i	ax Lien				
			rial Number	Number Fo		For Optional Use by Recording Office		
SMALL BUSINESS/SELF EMPLOYED AREA # Lien Unit Phone:(800) 913-6050			357566919					
As provided	by section 632	1, 6322, and 6323	of the Internal R	evenue				
Code, we are	giving a notice	that taxes (includin	g interest and per	alties)				
	_	he following-named (
		is liability, but it ren • United States on al						
		expayer for the amo						
		, and costs that may						
Name of Taxpa	yer ERIN CUF	RIER						
Residence	012 11 10							
residence	911 N 12	TH AVE A, FL 32503						
	IENDACOI	M, FH 32303						
IMPORTAN	T RELEASE INF	ORMATION: For each	h assessment listed	below,				
		d by the date given in c						
in IRC 6325		e, operate as a certific	cate of felease as t	ienneu				
	Tax Period		Date of	Last Day	for	Unn	aid Balance	
Kind of Tax	Ending	Identifying Number	Assessment	Refilin			ssessment	
(a)	(b)	(c)	(d)	(e)			<u>(f)</u>	
	12/31/2015		12/19/2016	01/18/			35121.53	
	12/31/2016 12/31/2017		09/18/2017 11/19/2018	10/18/: 12/19/:			4446.19 4168.94	
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i								
Place of Filing								
Place of Filing	CLERK	OF CIRCUIT CO	URT					
lace of Filing	ESCAMI	BIA COUNTY	URT		Total	\$	43736.66	
Place of Filing	ESCAMI		URT		Total	\$	43736.66	
Place of Filing	ESCAMI	BIA COUNTY	URT		Total	\$	43736.66	
	ESCAMI PENSA	SIA COUNTY COLA, FL 32595	URT ALTIMORE, MD		_			
	ESCAMI	SIA COUNTY COLA, FL 32595			_		43736.66	
his notice wa	ESCAMI PENSAC s prepared and s	BIA COUNTY COLA, FL 32595 igned atBA			_			
his notice wa	ESCAMI PENSAC s prepared and s	SIA COUNTY COLA, FL 32595			_			
his notice wa	ESCAMI PENSAC s prepared and s	BIA COUNTY COLA, FL 32595 igned atBA			_			
his notice wa	ESCAMI PENSAC s prepared and s	SIA COUNTY COLA, FL 32595 igned at		P	_			

Recorded in Public Records 11/6/2020 2:56 PM OR Book 8400 Page 258, Instrument #2020094989, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This instrument was prepared by Amy Lovoy Finance Director City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The CITY OF PENSACOLA, a Florida municipal corporation, acting pursuant to Sections 13-1-6 and 13-1-7 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

GGH 17 LLC 1109 Dr Martin Luther King Jr Dr

LTS 17 TO 20 BLK 36 EAST KING TRACT
Parcel Identification Number 000S009020018036
Real Estate Account Number 133054000

in the total amount of \$219.00(Two Hundred Nineteen & 00/100) for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the 28th day of July 2020. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 25th day of October, 2020

THE CITY OF PENSACOLA a municipal corporation

BY:

KEITH WILKINS CITY ADMINISTRATOR

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this ______ day of ______ to your previous of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation who is personally known to me.

NOTARY PUBLIC

Notary Public
State of Florida
Comm# HH014208
Expires 6/24/2024

This instrument was prepared by Richard Barker, Jr. Chief Financial Officer City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The CITY OF PENSACOLA, a Florida municipal corporation, acting pursuant to Sections 13-1-6 and 13-1-7 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

GGH 17 LLC 1109 Dr Martin Luther King Jr Dr

LTS 17 TO 20 BLK 36 EAST KING TRACT
Parcel Identification Number 000S009020018036
Real Estate Account Number 133054000

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)

for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the <u>5th</u> day of <u>August</u> 20<u>19</u>. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 17th day of October, 2019

THE CITY OF PENSACOLA a municipal corporation

CHRISTOPHER L. HOLLEY CITY ADMINISTRATOR

CITY CLERK

(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

NOTARY PUBLIC

ROBYN M. TICE
Commission # GG 104690
Expires June 8, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

Revised 1/24/2018

Recorded in Public Records 01/25/2016 at 02:30 PM OR Book 7467 Page 1672, Instrument #2016005303, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This instrument was prepared by Richard Barker, Jr. Chief Financial Officer City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The CITY OF PENSACOLA, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

GGH 17 LLC 1109 Dr Martin Luther King Jr Lots 17-20 Block 36 East King Tract

in the total amount of \$219.00(Two Hundred Nineteen & 00/100) for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the 19th day of October, 20_15. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 15th day of January, 2016

THE CITY OF PENSACOLA a municipal corgoration

BY:
ERIC W. OLSON
CITY ADMINISTRATOR

- rucks Z.

(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this ________ day of _________, 2016, by _______, 2016, by _______, City Administrator of the City of Pensacola, a Florida frunicipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did not take an oath.

BETTY A. ALLEN
Commission # FF 243184
Expires October 20, 2019
Sended Thru Troy Fair Insurance 500-365-7019
NOTA

This instrument was prepared by Richard Barker, Jr. Chief Financial Officer City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

GGH 17 LLC 1109 Dr Martin Luther King Jr Lots 17-20 Block 36 East King Tract

in the total amount of \$219.00(Two Hundred Nineteen & 00/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the 5th day of ___August__, 20_15__. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 20th day of October, 2015

THE CITY OF PENSACOLA a municipal corporation

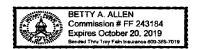
ERIC W. OLSON
CITY ADMINISTRATOR

SITY CLERK (SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this _______ day of ________, 2015, by _________, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did not take an oath.



Both A. alley NOTARY PUBLIC

Recorded in Public Records 08/05/2015 at 04:44 PM OR Book 7386 Page 1745, Instrument #2015059646, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This instrument was prepared by Richard Barker, Jr. Chief Financial Officer City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

GGH 17 LLC 1109 Dr Martin Luther King Jr Lots 17-20 Block 36 East King Tract

in the total amount of \$219.00(Two Hundred Nineteen & 00/100) for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the 4th day of May, 2015. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 28th day of July, 2015

THE CITY OF PENSACOLA a municipal corporation

ERIC W. OLSON CITY ADMINISTRATOR

ATTEST

(SEAE)

COUNTY OF ESCAMBIA

STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me this 3/3/2 day of 2015, by <u>Eric W. Olson</u>, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did not take an oath.

BETTY A. ALLEN
Commission # EE 139747
Expires October 20, 2015
Booked Troy Fair Insurance 2013 Co. 15

Recorded in Public Records 02/25/2014 at 12:49 PM OR Book 7138 Page 754, Instrument #2014012196, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This instrument was prepared by Richard Barker, Jr. Chief Financial Officer City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The CITY OF PENSACOLA, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit

GGH 17 LLC 1109 Dr Martin Luther King Jr

Lts 17-20 Blk 36 East King Tract

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100) for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the <u>3rd</u> day of <u>December</u>, 20<u>13</u>. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 8th day of February, 20 14.

THE CITY OF PENSACOLA a municipal corporation

COLLEEN M. CASTILLE
CITY ADMINISTRATOR

TUCKO A Burnett

(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

> BETTY A. ALLEN Commission # EE 139747 Expires October 20, 2015 Bonded Thru Troy Fein Insurance 800-385-7019

This instrument was prepared by Richard Barker, Jr. Chief Financial Officer City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The CITY OF PENSACOLA, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit

GGH 17 LLC 1109 Dr Martin Luther King Jr Lts 17-20 Blk 36 East King Tract

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100) for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the <u>5th</u> day of <u>August</u>, 20<u>13</u>. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 15th day of October, 20 13.

THE CITY OF PENSACOLA a municipal corporation

COLLEEN M. CASTILLE CITY ADMINISTRATOR

Arucho

(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

BETTY A. ALLEN
Commission # EE 139747
Expires October 20, 2015
Endau Turu Tray Fan Insurance 806-30-7019

This instrument was prepared by Richard Barker, Jr. Chief Financial Officer City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

GGH 17 LLC 1109 Dr. Martin Luther King Jr. Drive Lots 17-20, Block 36, EKT

DATED this 22nd day of _____ December ___, 20 11 .

THE CITY OF PENSACOLA a municipal accordance of the control of the

WILLIAM H. REYNOLDS CITY ADMINISTRATOR

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 44 day of day of 2012, by William H. Reynolds, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did not take an oath.

BETTY A. ALLEN
Commission # EE 139747
Expires October 20, 2015
Sonded Thru Trey Fain Insurance 800-385-7019

Bolly G. allen
NOTARY PUBLIC

Recorded in Public Records 09/30/2011 at 09:52 AM OR Book 6769 Page 728, Instrument #2011068124, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This instrument was prepared by Richard Barker, Jr. Director of Finance City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

GGH 17 LLC 1109 Dr. Martin Luther King Jr. Drive Lots 17-20, Block 36, EKT

in the total amount of \$236.60 (Two Hundred Thirty-Six & 60/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the 21st day of September, 2011. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 21st day of September, 20 11.

THE CITY OF PENSACOLA a municipal or poration

WILLIAM 4. REYNOLDS CITY ADMINISTRATOR

*STATE OF PLORIDA

COUNTY OF ESCAMBIA



Recorded in Public Records 01/24/2011 at 09:40 AM OR Book 6681 Page 1691, Instrument #2011004568, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This instrument was prepared by Richard Barker, Jr. Director of Finance City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

GGH 17 LLC 1109 Dr. Martin Luther King Jr. Drive Lots 17-20, Block 36, EKT

in the total amount of \$142.53 (One Hundred Forty-Two & 53/100) for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the 11th day of ______, 20_11_. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 11th day of January, 20 11.

THE CITY OF PENSACOLA a municipal corporation ___

ASHTON J. HAYWARD MAYOR

OUTY CLERK-(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 20 day of 20\, by Ashton J. Hayward, Mayor of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did not take an oath.



Recorded in Public Records 09/17/2010 at 01:04 PM OR Book 6636 Page 1468, Instrument #2010061067, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This instrument was prepared by Richard Barker, Jr. Director of Finance City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

GGH 17 LLC 1109 Dr. Martin Luther King Jr. Drive Lots 17-20, Block 36, EKT

in the total amount of \$154.00 (One Hundred Fifty-Four & 00/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the 2nd day of September, 2010. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 2nd day of September, 20 10.

THE CITY OF PENSACOLA a municipal corporation

VIN G. COBY

STATE OF FLORIDA

EAL)#

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 10 day of 2010, by Alvin G. Coby, City Manager of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did not take an oath.



This instrument was prepared by Richard Barker, Jr. Director of Finance City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

GGH 17 LLC 1109 Dr. Martin Luther King Jr. Drive

Lots 17-20, Block 36, EKT

in the total amount of \$163.64 (One Hundred Sixty-Three & 64/100) for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the 18th day of December, 2009. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this <u>18th</u> day of <u>December</u>, 20 0

THE CITY OF PENSACOLA a municipal comporation

ATVIN 6. COBY

(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this ________ day of _________, 2010_, by _________, City Manager of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did not take an oath.

TOACEY NEWTON
A Commission DD 694967
Expired June 12, 2011
Occurring Two Factors are 60-50-700

BK: 8500 PG: 998 Last Page

convey its interest in said land; that the grantor hereby fully warrants the title to said land with the exceptions set forth above, and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

in Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Witness 1

Survel Grynbam

Printed Name

Witness 2

MARIA C. MARTINS.

Printed Name

Witness 1

Sancel Grynburn

Witness 2

MARIA C. MARTINS.

Printed Name

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this ↓ st day of April, 2021 by Jonathan Politano and Ana Karina Politano, as managers of GGH 17, LLC, a Florida limited liability company, on behalf of the

company, who are personally known to me

[Notary Seal]

HEATRIZ AGRAMONTE
Notary Public State of Florida
Commission # GG 331579
My Comm. Expires Aug 19, 2023
Honded through National Notary Assn.

GGH 17, LLC

a Florida limited liability company

By:<u>€</u>

Jonathan Politano, Manager

Ana Karina Politano, Manager

Notary Public

Recorded in Public Records 4/5/2021 4:09 PM OR Book 8500 Page 997, Instrument #2021036180, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$350.00

Prepared by and return to:
Deborah Marks, Esq.
Deborah Marks, PLLC
18495 South Dixie Highway
Suite 134
Miami, FL 33157
PREPARED WITHOUT EXAMINATION OF TITLE
PREPARED WITHOUT EXAMINATION OF LIEN STATUS

Folio Number: 0005009020018036 Tax Account Number: 13305054000

Special Warranty Deed

This Special Warranty Deed made this 15+ day of April, 2021, between GGH 17, LLC, a Florida limited liability company, whose post office address is 18305 Biscayne Blvd., Suite 400, Aventura, FL 33160, the grantor, and Gerald S. Chernekoff and C. Erin Currier, Trustees of A Bayou Chiropractic Profit Sharing Plan, as Grantee, whose post office address, whose post office is 1018 East La Rua Street, Pensacola, Florida's 33501, the grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

LOTS 17 to 20, BLK 36 EAST KING TRACT OR 1340, P 906; OR 2014, P 40; OR 3088, P 711; OR 6389, P 890 CA Section 00, Township 0 S, Range 00 W Public Records of Escambia County, Florida

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 but subject to: any and all outstanding real property and personal property taxes delinquent or current; comprehensive land use plans, zoning, and other land use restrictions; municipal code enforcement liens and/or assessments that have in any way attached to the property, if any; any and all other liens of record, if any; prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; and easements, covenants and restrictions of record.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land by tax deed; that the grantor has good right and lawful authority to sell and

This instrument was prepared by: Ernie Lee Magaha, Clerk of the Circuit Court Escambia County Courthouse Pensacola, Florida

Tax Deed File No. 08-351 PropertyIdentification No. 000S009020018036 Tax Account No. 133054000

TAX DEED

State of Florida County of Escambia

The following Tax Sale Certificate Numbered 08602 issued on June 1, 2006 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 6th day of October 2008, offered for sale as required by law for cash to the highest bidder and was sold to: GGH 17 LLC, 18305 BISCAYNE BLVD STE 400 AVENTURA FL 33160, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 6th day of October 2008, in the County of Escambia, State of Florida, in consideration of the sum of (\$5,492.35) FIVE THOUSAND FOUR HUNDRED NINETY TWO AND 35/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

LTS 17 TO 20 BLK 36 EAST KING TRACT OR 1340 P 906 OR 2014 P 40 OR 3008 P 711 CA 66

** Property previously assessed to: JAMES C BOYD 4/20, RALPH M BOYD 4/20, EST OF JOSEPH D MORRIS JR 4/20, EST OF DONALD D SPENCE 4/20, ANNA MARIE PIERCE 2/20, WALTER PIERCE 1/20, RHONDA PIERCE 1/20

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

ERNIE LEE MAGAHA, Clerk of the

Escambia County, Florida

State of Florida County of Escambia

On this 6th day of October 2008, before me Mylinda K. Johnson personally appeared Ernie Lee Magaha, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

ERME LEE MAGAHA, Clerk of the Circuit Court

By: Mylinda K. Johnson, Deputy Clerk

PROPERTY INFORMATION REPORT

April 23, 2021

Tax Account #: 13-3054-000

LEGAL DESCRIPTION EXHIBIT "A"

LTS 17 TO 20 BLK 36 EAST KING TRACT OR 6389 P 890 CA 66 $\,$

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-3054-000 (0721-24)

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: JUL 6, 2021 TAX ACCOUNT #: 13-3054-000 **CERTIFICATE #: 2018-8130** 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 Notify City of Pensacola, P.O. Box 12910, 32521 X Notify Escambia County, 190 Governmental Center, 32502 Homestead for 2020 tax year. GERALD S. CHERNEKOFF AND C. ERIN CURRIER, TRUSTEES OF A BAYOU CHIROPRACTIC PROFIT SHARING PLAN 1018 EAST LA RUA STREET PENSACOLA, FL 33501

GGH 17, LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160

DEPARTMENT OF TREASURY INTERNAL REVENUE SERVICE 400 W BAY ST STE 35045 JACKSONVILLE, FL 32205-4437

Certified and delivered to Escambia County Tax Collector, this 23rd day of April, 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

April 23, 2021

Tax Account #: 13-3054-000

- 1. The Grantee(s) of the last deed(s) of record is/are: GERALD S. CHERNEKOFF AND C. ERIN CURRIER, TRUSTEES OF A BAYOU CHIROPRACTIC PROFIT SHARING FLAN
 - By Virtue of Warranty Deed recorded 04/05/2021 OR 8500/997
- 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. Lien in favor of The City of Pensacola recorded 01/08/2010 OR 6548/1097
 - b. Lien in favor of The City of Pensacola recorded 09/17/2010 OR 6636/1468
 - c. Lien in favor of The City of Pensacola recorded 01/24/2011 OR 6681/1691
 - d. Lien in favor of The City of Pensacola recorded 09/30/2011 OR 6769/728
 - e. Lien in favor of The City of Pensacola recorded 01/06/2012 OR 6805/1420
 - f. Lien in favor of The City of Pensacola recorded 10/29/2013 OR 7094/1313
 - g. Lien in favor of The City of Pensacola recorded 02/25/2014 OR 7138/754
 - h. Lien in favor of The City of Pensacola recorded 08/05/2015 OR 7386/1745
 - i. Lien in favor of The City of Pensacola recorded 10/27/2015 OR 7427/792
 - j. Lien in favor of The City of Pensacola recorded 01/25/2016 OR 7467/1672
 - k. Lien in favor of The City of Pensacola recorded 11/04/2019 OR 8192/557
 - l. Lien in favor of The City of Pensacola recorded 11/06/2020 OR 8400/258
 - m. Notice of Federal Tax Lien recorded 05/14/2019 OR 8094/1127
 - n. ABSTRACTOR'S NOTE: WE FOUND EVIDENCE OF BANKRUPTCY ON GERALD CHERNEKOFF RECORDED 11/21/2017 OR 7812/1726
- 4. Taxes:

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

Tax Account #: 13-3054-000 Assessed Value: \$30,000 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.