

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

0921-21

		***************************************						0121-21
Part 1: Tax Deed	App	lication Infor	mation					
Applicant Name Applicant Address				Applic	cation date	Aug 17, 2020		
Property description	SHEEHAN DONALD M			Certificate #		2018 / 8886		
	PENSACOLA, FL 32501 1500 W GARDEN ST 15-2798-000 LTS 24 25 BLK 47 MAXENT TRACT OR 5462 P 1467 LESS BEG AT NW COR OF LT 24 E ALG N LI 15 FT SWLY 21 21 (Full legal attached.)			Date	certificate issued	06/01/2018		
Part 2: Certificat	es O	wned by App	icant and	d Filed w	ith Tax Deed	Applic	cation	
Column 1 Certificate Numbe	er	Column Date of Certific			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/8886		06/01/20	1/2018 1,853.20			92.66	1,945.86	
# 2019/8350		06/01/20)19		1,888.44		94.42	1,982.86
							→Part 2: Total*	3,928.72
Part 3: Other Ce	rtifica	ates Redeeme	d by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	1	Column 2 Date of Other ertificate Sale	Face A	Column 3 Face Amount of Other Certificate Column 4 Tax Collector's F		Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/8816		06/01/2020	2,055.12		6.25	102.76	2,164.13	
							Part 3: Total*	2,164.13
Part 4: Tax Colle	ector	Certified Am	ounts (Li	ines 1-7)				
Cost of all cert	ificate	s in applicant's	possessio	n and othe			l by applicant f Parts 2 + 3 above)	6,092.85
2. Delinquent tax	taxes paid by the applicant					0.00		
3. Current taxes	3. Current taxes paid by the applicant					0.00		
4. Property inform	formation report fee 200.					200.00		
5. Tax deed appl	plication fee 175.0							
6. Interest accrue	rest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)							
7.						Tot	al Paid (Lines 1-6)	6,467.8
l certify the above in have been paid, an	nforma d that	ation is true and the property inf	the tax ce	rtificates, i tatement is	nterest, property s attached.	/ inforn	nation report fee, ar	nd tax collector's fees
Caral	(60	20115	Ο.				Escambia, Florid	а
Sign here: Sign:	ature, T	ax Collector or Desi	gnee			Date _	August 25th, 20	20

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

Par	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.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign t	nere: Date of sale 09/07/2 Signature, Clerk of Court or Designee	021

INSTRUCTIONS + 12.50

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 24 25 BLK 47 MAXENT TRACT OR 5462 P 1467 LESS BEG AT NW COR OF LT 24 E ALG N LI 15 FT SWLY 21 21/100 FT TO W LI OF LT TO A PT 15 FT S OF NW COR LT 24 N ALG W LI 15 FT TO POB CA 117

APPLICATION FOR TAX DEED

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2000657

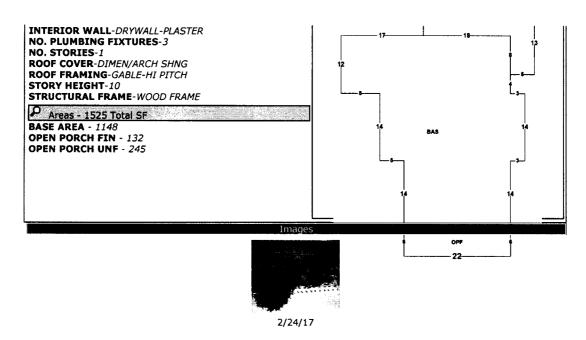
To: Tax Collector ofE	SCAMBIA COUNTY	_, Florida	
I, TLGFY, LLC CAPITAL ONE PO BOX 54347 NEW ORLEANS, LA 7015 hold the listed tax certificate	4 ,	e same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
15-2798-000	2018/8886	06-01-2018	LTS 24 25 BLK 47 MAXENT TRACT OR 5462 P 1467 LESS BEG AT NW COR OF LT 24 E ALG N LI 15 FT SWLY 21 21/100 FT TO W LI OF LT TO A PT 15 FT S OF NW COR LT 24 N ALG W LI 15 FT TO POB CA 117
	axes, if due and anding tax certificates plus at and omitted taxes, plus in	•	·
	ctor's fees, property informa	-	Clerk of the Court costs, charges and fees, and
Attached is the tax sale ce which are in my possession	ertificate on which this applic on.	cation is based and	d all other certificates of the same legal description
PO BOX 54347	ONE, N.A., AS COLLATER		
NEW ORLEANS, LA 7	icant's signature		<u>08-17-2020</u> Application Date



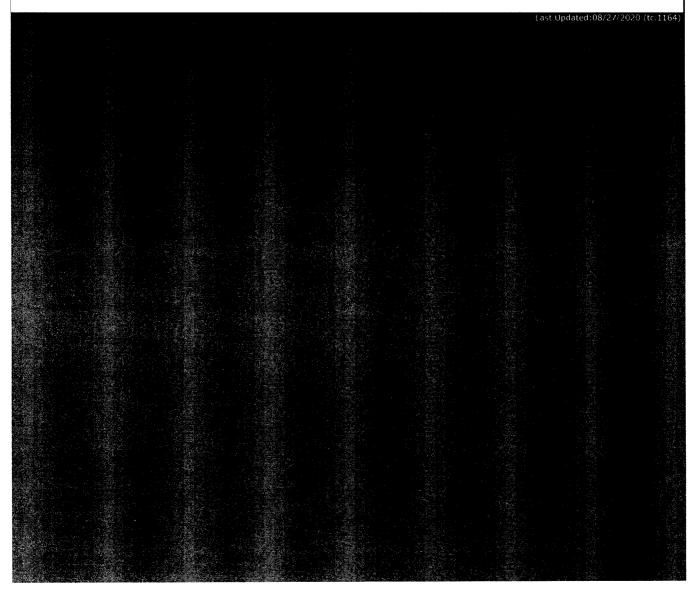
Real Estate Search Tangible Property Search Printer Friendly Version **General Information** Assessments Reference: 000S009080024047 Year Land Cap Val Account: 152798000 2020 \$51,695 \$57,810 \$109,505 \$109,505 Owners: SHEEHAN DONALD M 2019 \$51,695 \$54,216 \$105,911 \$103,325 SHEEHAN LORI A \$42,095 \$93,932 2018 \$51,837 \$93,932 Mail: 1500 W GARDEN ST PENSACOLA, FL 32501 **Disclaimer** Situs: 1500 W GARDEN ST 32502 **Use Code:** OFFICE, 1 STORY P **Tax Estimator** Taxing PENSACOLA CITY LIMITS **Authority:** Tax Inquiry: Open Tax Inquiry Window > File for New Homestead Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector **Exemption Online** Sales Data 2020 Certified Roll Exemptions Official Sale Records Book Page Value Type Date (New Window) 07/2004 5462 1467 \$95,000 WD View Instr LTS 24 25 BLK 47 MAXENT TRACT OR 5462 P 1467 LESS 03/1999 4386 111 \$53,000 WD View Instr BEG AT NW COR OF LT 24 E ALG N LI 15 FT SWLY 21 21/100 FT TO W LI OF... 05/1990 2858 315 \$23,000 WD View Instr 05/1983 1763 307 \$35,800 WD View Instr Official Records Inquiry courtesy of Pam Childers Extra Features Escambia County Clerk of the Circuit Court and CONCRETE PAVING Parcel Launch Interactive Map Information Section Map Id: **150** CA117 Approx. Acreage: 50 0.1758 Zoned: 🔑 C-1 Evacuation 25 & Flood Information Open Report 50.65 49.35 60 83.6 View Florida Department of Environmental Protection(DEP) Data Address:1500 W GARDEN ST, Year Built: 1937, Effective Year: 1970, PA Building ID≠: 26401 Structural Elements **DECOR/MILLWORK-AVERAGE**

DWELLING UNITS-1

EXTERIOR WALL-ASBESTOS SIDING FLOOR COVER-PINE/SOFTWOOD FOUNDATION-WOOD/SUB FLOOR HEAT/AIR-CENTRAL H/AC



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# 2020088133 10/22/2020 8:35 AM
OFF REC BK: 8388 PG: 1398 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC CAPITAL ONE NA AS COLLATER holder of Tax Certificate No. 08886, 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 24 25 BLK 47 MAXENT TRACT OR 5462 P 1467 LESS BEG AT NW COR OF LT 24 E ALG N LI 15 FT SWLY 21 21/100 FT TO W LI OF LT TO A PT 15 FT S OF NW COR LT 24 N ALG W LI 15 FT TO POB CA 117

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152798000 (0921-21)

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

DONALD M SHEEHAN and LORI A SHEEHAN

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 September, which is the 7th day of September 2021.

Dated this 21st day of October 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.

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2021040482 4/14/2021 3:30 PM OFF REC BK: 8507 PG: 1536 Doc Type: TDN

CORRECTIVE

*CHANGING AUCTION DATE, OR BOOK 8388, PAGE 1398

NOTICE OF APPLICATION FOR TAX DEED

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SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152798000 (0921-21)

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

DONALD M SHEEHAN and LORI A SHEEHAN

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 **second** Wednesday in the month of September, which is the **8th day of September 2021.**

Dated this 16th day of April 2021.

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.

COMPTROLLER

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 152798000 Certificate Number: 008886 of 2018

Redemption No V	pplication Date 08/17/2020	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/08/2021	Redemption Date 04/30/2021
Months	13	8
Tax Collector	\$6,467.85	\$6,467.85
Tax Collector Interest	\$1,261.23	\$776.14
Tax Collector Fee	\$12.50	\$12.50
Total Tax Collector	\$7,741.58	\$7,256.49
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	\$91.07	\$56.04
Total Clerk	\$558.07	\$52\$.04 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$8,376.65	\$7,796.53
	Repayment Overpayment Refund Amount	\$580.12
Book/Page	8507	1536

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 008886

Redeemed Date 04/23/2021

Name DONALD M SHEEHAN 1500 W GARDEN ST PENSACOLA, FL 32501

Clerk's Total = TAXDEED	\$558,07 \$7459.53
Due Tax Collector = TAXDEED	\$7,741.58
Postage = TD2	\$6 p .\&0
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
21 20 30 20 30 30 30 30 30 30 30 30 30 30 30 30 30			FINANCIAL SUM	MARY	
No Infor	mation Availa	ble - See [Dockets		

PAM CHILDERS

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



COUNTY OF ESCAMBIA OFFICE OF THE CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

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

Account: 152798000 Certificate Number: 008886 of 2018

Payor: DONALD M SHEEHAN 1500 W GARDEN ST PENSACOLA, FL 32501 Date 04/23/2021

Clerk's Total	\$\$58.07 \$ 745C
Tax Collector's Total	\$7, 1.58
Postage	\$60.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	-\$8,376.65
	Tax Collector's Total Postage Researcher Copies Recording Prep Fee

\$7476.53

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
INST# 2021044348 4/23/2021 11:55 AM
OFF REC BK: 8514 PG: 1595 Doc Type: TDN

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 8507, Page 1536, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08886, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 152798000 (0921-21)

DESCRIPTION OF PROPERTY:

LTS 24 25 BLK 47 MAXENT TRACT OR 5462 P 1467 LESS BEG AT NW COR OF LT 24 E ALG N LI 15 FT SWLY 21 21/100 FT TO W LI OF LT TO A PT 15 FT S OF NW COR LT 24 N ALG W LI 15 FT TO POB CA 117

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: DONALD M SHEEHAN and LORI A SHEEHAN

Dated this 23rd day of April 2021.

COMPTA O

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

OR BK 5462 PG1480 Escambia County, Florida INSTRUMENT 2004-267461

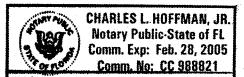
STATE OF FLORIDA COUNTY OF ESCAMBIA

[NOTARY SEAL]

NOTARY PUBLIC: Charles L. Hoffman, Jr.

State of Florida

Commission Number: CC988821 Expiration Date: 2/28/05



RCD Jul 27, 2004 09:50 am Escambia County, Florida

Clerk of the Circuit Court INSTRUMENT 2004-267461

OR BK 5462 PG1479 Escambia County, Florida INSTRUMENT 2004-267461

Although it is the intention of the parties that this instrument shall be a present assignment, it is expressly understood and agreed, anything herein contained to the contrary notwithstanding, that the Assignee shall not exercise any of the rights or powers herein conferred upon it until a default shall occur under the terms and provisions of this Assignment or of the Promissory Note or Mortgage, but upon the occurrence of any such default the Assignee shall be entitled, upon notice to the lessees, to all rents and other amounts then due under the leases and thereafter accruing, and this Assignment shall constitute a direction to and full authority to the lessees to pay all such amounts to the Assignee without proof of the default relied upon. The lessees are hereby irrevocably authorized to rely upon and comply with (and shall be fully protected in so doing) any notice or demand by the Assignee for the payment to the Assignee of any rental or other sums which may be or thereafter become due under the leases and shall have no right or duty to inquire as to whether any default under the Mortgage, Promissory Note or this Assignment has actually occurred or is then existing.

This Assignment is intended to be supplementary to and not in substitution for or in derogation of any assignment of rents contained in the Mortgage or in any other document. In the event the Assignee grants one or more partial release of the lien of the Mortgage from portions of the Premises, upon recording of such partial release(s) the same shall constitute a partial release of this Assignment as to the property described in such release(s).

This Assignment shall include any extensions and renewals of the leases and any reference herein to the said leases shall be construed as including any such extensions and renewals.

This instrument shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto. The words "Assignor", "Assignee", and "lessees", wherever used herein, shall include the persons named herein and designated as such and their respective successors and assigns, and all words and phrases shall be taken to include the singular or plural and masculine, feminine or neuter gender, as may fit the case.

This Assignment shall cover all leases and rental arrangements of the Assignor and all subsequent owners of the property.

IN WITNESS WHEREOF, the Assignor hereto has caused this Assignment to be executed and delivered on this 23rd day of July, 2004.

Signed, sealed and delivered

in the pre

Walter I Haffman

Monica S. Cone

Donald M. Sheehan

A Shabbal

OR BK 5462 PG1478 Escambia County, Florida INSTRUMENT 2004-267461

withhold payment of rent;

- (e) that notwithstanding any variation of the terms of the Mortgage and Security Agreement or any extension of time for payment thereunder or any release of part or parts of the lands conveyed thereunder, the leases and benefits hereby assigned shall continue as additional security in accordance with the terms hereof; and
- (f) not to sell, transfer, assign, or remove any personal property now or hereafter located on the above described premises, unless such action results in substitution or replacement with similar items, owned by Assignor and not otherwise encumbered, of equal value, without the prior written consent of Assignee.

This Assignment is given as additional security for the payment of the Promissory Note of the Assignor dated July 23, 2004, in the sum of Seventy Six Thousand Dollars, (\$76,000.00), any renewals, extensions, modifications and consolidations of said Promissory Note, and all other sums secured by the Mortgage ("Mortgage") of even date therewith from the Assignor to Assignee, as mortgagee, including future advances which may be made. All amounts collected hereunder, after deducting the expenses of collection, shall be applied on account on the indebtedness secured by said Mortgage, or in such manner as may be provided for in the Mortgage, or in any general assignment of rents relating to said premises. Nothing herein contained shall be construed as constituting Assignee a trustee or mortgagee in possession. In the event said Mortgage is fully paid and satisfied, canceled and released, then the releasing of said mortgage shall constitute a satisfaction, cancellation and release hereof.

Upon issuance of a deed or deeds pursuant to foreclosure of the mortgage, all right, title and interest of the Assignor in and to said leases, shall, by virtue of this instrument, thereupon vest in and become the absolute property of the grantee or grantees in such deed or deeds without any further act or assignment by the Assignor. Assignor hereby irrevocably appoints Assignee and its successors and assigns, as its agent and attorney-in-fact, to execute all instruments of assignment or further assurance in favor of such grantee or grantees in such deed or deeds, as may be necessary or desirable for such purpose. Nothing contained herein, however, shall prevent Assignee from terminating any subordinate lease through such foreclosure.

In the exercise of the powers herein granted the Assignee, no liability shall be asserted or enforced against the Assignee, all such liability being hereby expressly waived and released by the Assignor. The Assignee shall not be obligated to perform or discharge any obligation, duty or liability under said leases, or under or by reason of this Assignment, and the Assignor shall and does hereby agree to indemnify the Assignee for and to hold it harmless of and from any and all liability, loss or damage which it may or might incur under said leases or under or by reason of this Assignment and of and from any and all claims and demands whatsoever which may be asserted against it by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in said leases. Should the Assignee incur any such liability, loss or damage under said leases or under or by reason of this Assignment, or in the defense of any such claims or demands, the amount thereof, including costs, expenses and reasonable attorneys' fees, shall be secured hereby, and the Assignor shall reimburse the Assignee therefor immediately upon demand. Such attorneys' fees and costs shall include, but not be limited to, fees and costs incurred in any phase of litigation, including, but not limited to, all trials proceedings and appeals, and all appearances in and connected with any bankruptcy proceedings or creditors reorganization proceedings.

3550

OR BK 5462 PG1477 Escambia County, Florida TNSTRUMENT 2004-267461

This Instrument Prepared by: Charles L. Hoffman, Jr. Shell Fleming Davis & Menge Ninth Floor, 226 Palafox Place Pensacola, Florida 32502 SFD&M File No. Z2-26638

ASSIGNMENT OF LESSOR'S INTEREST IN RENTS AND LEASES

FOR VALUE RECEIVED, the undersigned, Donald M. Sheehan and Lori A. Sheehan, husband and wife, herein referred to as "Assignor," does hereby assign to Bank of Pensacola, herein referred to as "Assignee," their entire position as lessor with respect to all leases or rental arrangements executed or delivered, both oral and written, now existing or hereafter made or existing, hereinafter collectively referred to as "leases" with respect to the following premises:

Lots 24 and 25, Block 47, Maxent Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906, LESS AND EXCEPT: Begin at the Northwest corner of Lot 24, Block 47, Maxent Tract, in the City of Pensacola, Escambia County, Florida, according to the map of said City, copyrighted by Thomas C. Watson in 1906; thence East along the North line of said Lot 24, a distance of 15.00 feet; thence Southwesterly a distance of 21.21 feet to the West line of said Lot 24 at a point 15.00 feet South of aforementioned Northwest corner of Lot 24; thence North along said West line a distance of 15.00 feet to the Point of Beginning.

together with all rents (or payments in lieu of rents) payable under said leases, and all benefits and advantages to be derived therefrom to hold and receive them unto the Assignee.

The Assignor does hereby empower the Assignee, its agents or attorneys to collect, sue for, settle, compromise and give acquittal for all of the rents that may become due under said leases and avail itself of and pursue all remedies for the enforcement of said leases and Assignor's rights in and under said leases as the Assignor might have pursued but for this Assignment.

Upon written request of Assignee, the Assigner shall furnish copies of the signed leases to Assignee. Assigner has not heretofore assigned or pledged the same or any interest herein.

The Assignor agrees:

- (a) not to collect any of the rent, income and profits arising or accruing under said leases for more than one (1) month in advance of the time when the same become due under the terms thereof;
 - (b) not to discount any future accruing rents;
- (c) not to execute any other assignments of said leases or any interest therein or any of the rents thereunder:
- (d) to perform all of Assignor's covenants and agreements as lessor under said leases and not to suffer or permit to occur any releases of liability of the lessees, or any rights to the lessees to

OR BK 5462 PG1469 Escambia County, Florida INSTRUMENT 2004-267459 RCD Jul 27, 2004 09:50 am Escambia County, Florida

EXHIBIT "A"

ERNIE LEE MAGAHA Clerk of the Circuit Court INSTRUMENT 2004-267459

Lots 24 and 25, Block 47, Maxent Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906, LESS AND EXCEPT: Begin at the Northwest corner of Lot 24, Block 47, Maxent Tract, in the City of Pensacola, Escambia County, Florida, according to the map of said City, copyrighted by Thomas C. Watson in 1906; thence East along the North line of said Lot 24, a distance of 15.00 feet; thence Southwesterly a distance of 21.21 feet to the West line of said Lot 24 at a point 15.00 feet South of aforementioned Northwest corner of Lot 24; thence North along said West line a distance of 15.00 feet to the Point of Beginning.

OR BK 5462 PG1468 Escambia County, Florida INSTRUMENT 2004-267459

State of Florida County of Escambia

The foregoing instrument was acknowledged before me this 23rd day of July, 2004 by Sybi) F. Sahuque, who [] is personally known or [] has produced a driver's license as identification.

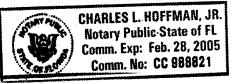
[Notary Seal]

Notary Public

Printed Name: Charles L. Hoffman, Jr.

My Commission Expires:

February 28, 2005



Warranty Deed - Page 2

DoubleTime®

27.00

OR BK 5462 PG1467 Escambia County, Florida INSTRUMENT 2004-267459

DEED DOC STAMPS PD 8 ESC CO \$ 665.00 07/27/04 ERNIE LEE MAGAHA, CLERK

Prepared by and return to: Charles L. Hoffman, Jr. Attorney at Law Shell, Fleming, Davis & Menge, P.A. Post Office Box 1831 Pensacola, FL 32591-1831

File Number: Z2-26638

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23rd day of July, 2004 between Sybil F. Sahuque whose post office address is 404 East Winthrop Avenue, Pensacola, FL 32507, grantor, and Donald M. Sheehan and Lori A. Sheehan, husband and wife whose post office address is 1500 West Garden Street, Pensacola, FL 32501, 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 of 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:

See attached Exhibit "A" for legal description

Parcel Identification Number: 00-0S-00-9080-024-047

The above referenced property is commercial property and is not the homestead property of the Grantor.

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 subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

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:

UKana Nama Charles I Hoffman Ir

Witness Name: Monica S. Cone

DoubleTime®

PROPERTY INFORMATION REPORT

June 29, 2021

Tax Account #: 15-2798-000

LEGAL DESCRIPTION EXHIBIT "A"

LTS 24 25 BLK 47 MAXENT TRACT OR 5462 P 1467 LESS BEG AT NW COR OF LT 24 E ALG N LI 15 FT SWLY 21 21/100 FT TO W LI OF LT TO A PT 15 FT S OF NW COR LT 24 N ALG W LI 15 FT TO POB CA 117

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 15-2798-000 (0921-21)

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 SEAR	CH FOR TDA
TAX DEED SALE DATE:	SEPT 8, 2021
TAX ACCOUNT #:	15-2798-000
CERTIFICATE #:	2018-8886
those persons, firms, and/or agenci	2, Florida Statutes, the following is a list of names and addresses of es having legal interest in or claim against the above-described x sale certificate is being submitted as proper notification of tax deed
YES NO X Notify City of Pensac X Notify Escambia Cou X Homestead for 2020	ınty, 190 Governmental Center, 32502
DONALD M. SHEEHAN AND	SYNOVUS BANK
LORI A. SHEEHAN 1500 W. GARDEN ST. PENSACOLA, FL 32501	1148 BROADWAY COLUMBUS, GA 31901
Certified and delivered to Escambi	a County Tax Collector, this 29 th day of June, 2021.
PERDIDO TITLE & ABSTRACT,	INC.
MANGALL	
BY: Michael A. Campbell, As It's P	resident

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

June 29, 2021

Tax Account #: 15-2798-000

- 1. The Grantee(s) of the last deed(s) of record is/are: **DONALD M. SHEEHAN AND LORI A. SHEEHAN**
 - By Virtue of Warranty Deed recorded 7-27-2004 OR 5462/1467
- 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. Assignment of Rents and Leases in favor of Bank of Pensacola n/k/a Synovus Bank recorded 7/27/2004 OR 5462/1477
- 4. Taxes:

Taxes for the year(s) 2017-2020 are delinquent.

Tax Account #: 15-2798-000 Assessed Value: \$109,505 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 #: 15-2798-000 CERTIFICATE #: 2018-8886
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 28, 2001 to and including June 28, 2021 Abstractor: Vicki Campbell
BY MANGELL

Michael A. Campbell, As President

Dated: June 29, 2021