

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200071

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,

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
02-3047-116	2020/963	06-01-2020	LT 23 BLK B MAZUREK PLANTATION PB 16 P 22 OR 8064 P1083

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

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

04-13-2022
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14.	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 here: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>10/03/2022</u>	

INSTRUCTIONS

PLUS \$6.25

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.

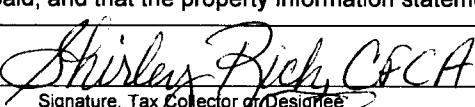


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

1022-36

Part 1: Tax Deed Application Information				
Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126		Application date	Apr 13, 2022
Property description	3 AGE HOLDING LLC 1310 MAZUREK BLVD PENSACOLA, FL 32514 1310 MAZUREK BLVD 02-3047-116 LT 23 BLK B MAZUREK PLANTATION PB 16 P 22 OR 8064 P1083		Certificate #	2020 / 963
			Date certificate issued	06/01/2020
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application				
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2020/963	06/01/2020	2,999.60	149.98	3,149.58
➔ Part 2: Total*				3,149.58
Part 3: Other Certificates Redeemed by Applicant (Other than County)				
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Total (Column 3 + Column 4 + Column 5)
# 2021/742	06/01/2021	3,125.07	6.25	3,287.57
Part 3: Total*				3,287.57
Part 4: Tax Collector Certified Amounts (Lines 1-7)				
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				6,437.15
2. Delinquent taxes paid by the applicant				0.00
3. Current taxes paid by the applicant				3,249.80
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. Total Paid (Lines 1-6)				10,061.95
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 April 26th, 2022	

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



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
◀ Nav. Mode Account Parcel ID ▶
[Printer Friendly Version](#)

General Information	
Parcel ID:	2015302200230002
Account:	023047116
Owners:	3 AGE HOLDING LLC
Mail:	1310 MAZUREK BLVD PENSACOLA, FL 32514
Situs:	1310 MAZUREK BLVD 32514
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2021	\$23,000	\$197,417	\$220,417	\$217,698
2020	\$23,000	\$174,908	\$197,908	\$197,908
2019	\$22,800	\$165,103	\$187,903	\$187,903

Disclaimer

Market Value Breakdown Letter

Tax Estimator

[File for New Homestead Exemption Online](#)

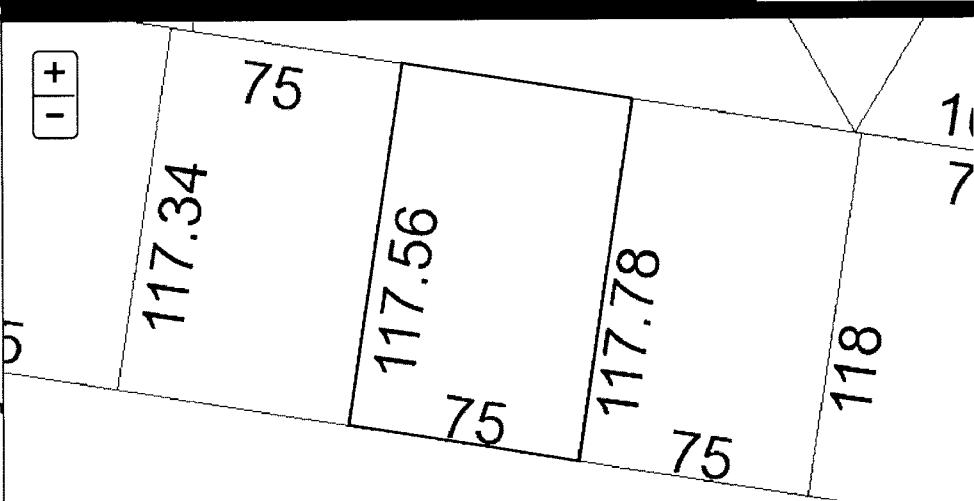
Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/13/2019	8064	1083	\$100	WD	
03/15/2013	6991	720	\$225,000	WD	
10/26/2012	6928	232	\$125,200	CT	
07/31/2008	6363	1069	\$73,900	QC	
12/2006	6058	1557	\$100	WD	
12/2003	5312	510	\$24,000	WD	
03/2000	4542	1880	\$27,500	WD	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2021 Certified Roll Exemptions	
None	
Legal Description	
LT 23 BLK B MAZUREK PLANTATION PB 16 P 22 OR 8064 P1083	
Extra Features	
None	

Parcel Information	
Section Map Id: 20-1S-30-2	
Approx. Acreage: 0.2053	
Zoned: HDMU	
Evacuation & Flood Information Open Report	

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

[Launch Interactive Map](#)


Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022047756 5/10/2022 1:09 PM
OFF REC BK: 8781 PG: 243 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 00963, issued the 1st day of June, A.D., 2020 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 23 BLK B MAZUREK PLANTATION PB 16 P 22 OR 8064 P1083

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 023047116 (1022-36)

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

3 AGE HOLDING 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 Monday in the month of October, which is the 3rd day of October 2022.**

Dated this 10th day of May 2022.

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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022067190 6/30/2022 4:54 PM
OFF REC BK: 8815 PG: 93 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 8781, Page 243, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00963, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 023047116 (1022-36)

DESCRIPTION OF PROPERTY:

LT 23 BLK B MAZUREK PLANTATION PB 16 P 22 OR 8064 P1083

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: 3 AGE HOLDING LLC

Dated this 30th day of June 2022.

**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



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: 023047116 Certificate Number: 000963 of 2020

Payor: FIRST INTERNATIONAL TITLE 4300 BAYOU BLVD STE 7 PENSACOLA FL 32503
Date 6/30/2022

Clerk's Check #	23047116	Clerk's Total	\$497.04
Tax Collector Check #	1	Tax Collector's Total	\$10,973.78
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<u>\$11,547.82</u>

Reduced to 10,536.74

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers", is placed over the signature line.

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
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 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**

Case # 2020 TD 000963

Redeemed Date 6/30/2022

Name FIRST INTERNATIONAL TITLE 4300 BAYOU BLVD STE 7 PENSACOLA FL 32503

Clerk's Total = TAXDEED	\$497.04
Due Tax Collector = TAXDEED	\$10,973.78
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: 023047116 Certificate Number: 000963 of 2020

Redemption No

Application Date

4/13/2022

Interest Rate

18%

Final Redemption Payment
ESTIMATED

Redemption Overpayment
ACTUAL

Auction Date 10/3/2022

Redemption Date 6/30/2022

Months

6

2

Tax Collector

\$10,061.95

\$10,061.95

Tax Collector Interest

\$905.58

\$301.86

Tax Collector Fee

\$6.25

\$6.25

Total Tax Collector

\$10,973.78

\$10,370.06

Record TDA Notice

\$17.00

\$17.00

Clerk Fee

\$119.00

\$119.00

Sheriff Fee

\$120.00

\$120.00

Legal Advertisement

\$200.00

\$200.00

App. Fee Interest

\$41.04

\$13.68

Total Clerk

\$497.04

\$469.68

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

\$11,547.82

\$10,856.74 - 120-200

\$10,536.74

\$691.08 if paid anytime in
June 2022

Repayment Overpayment Refund
Amount

Book/Page

8781

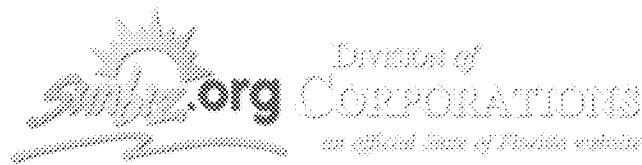
243

Annual Reports

Report Year	Filed Date
2020	06/22/2020
2021	04/29/2021
2022	04/29/2022

Document Images

04/29/2022 - ANNUAL REPORT	View image in PDF format
04/29/2021 - ANNUAL REPORT	View image in PDF format
06/22/2020 - ANNUAL REPORT	View image in PDF format
02/21/2019 - REINSTATEMENT	View image in PDF format
05/01/2014 - ANNUAL REPORT	View image in PDF format
02/07/2013 - Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

3 AGE HOLDING, LLC

Filing Information

Document Number L13000019456

FEI/EIN Number 46-2076278

Date Filed 02/07/2013

Effective Date 02/06/2013

State FL

Status ACTIVE

Last Event REINSTATEMENT

Event Date Filed 02/21/2019

Principal Address

1310 MAZUREK BLVD

PENSACOLA, FL 32514

Changed: 06/22/2020

Mailing Address

1310 Mazurek Blvd

Pensacola, FL 32514

Changed: 06/22/2020

Registered Agent Name & Address

HOWARD, JAMES F

1310 MAZUREK BLVD

PENSACOLA, FL 32514

Name Changed: 02/21/2019

Authorized Person(s) Detail

Name & Address

Title MGR

HOWARD, JAMES F

1310 MAZUREK BLVD

PENSACOLA, FL 32514

Recorded in Public Records 11/06/2015 at 03:43 PM OR Book 7433 Page 465,
 Instrument #2015085305, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$10.00

Recorded in Public Records 05/14/2015 at 04:06 PM OR Book 7344 Page 1031,
 Instrument #2015036497, Pam Childers Clerk of the Circuit Court Escambia
 County, FL

IN THE COUNTY COURT
 IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO: 2014 SC 001447

Cavalry SPV I, LLC,
 Plaintiff,

vs.
 VANESSA N HOWARD ,
 Defendant(s)

**FINAL JUDGMENT FOR
 NON-PAYMENT**

IT IS HEREBY ORDERED AND ADJUDGED THAT:

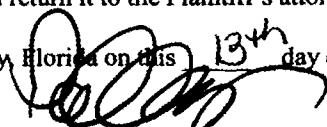
Plaintiff whose address is 500 Summit Lake Dr Suite 400, Valhalla NY 10595 shall recover from Defendant(s), VANESSA N HOWARD , the principal sum of \$1,556.27, court costs in the amount of \$28.00, the total of which shall bear interest at the prevailing statutory interest rate of 4.75% per year from this date through December 31st of this current year, for all of the above let execution issue. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 55.03, Florida Statutes.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete under oath the Fact Information Sheet (Florida Rules of Civil Procedure Form 1.977) including all required attachments, and return it to the Plaintiff's attorney, within 45 days from the date of this Judgment, unless the Judgment is satisfied or a post judgment discovery is stayed.

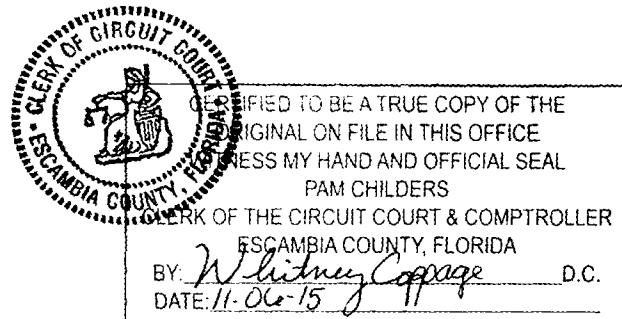
Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney.

DONE AND ORDERED at ESCAMBIA County, Florida on this 13th day of May, 2015.


 COUNTY COURT JUDGE

Copies furnished to:
 ANDREU, PALMA & ANDREU, PL
 1000 NW 57th Ct., Ste. 400
 Miami, FL 33126

VANESSA N HOWARD
 1310 MAZUREK BLVD
 PENSACOLA FL 32514-3975
 14-06241



Recorded in Public Records 9/16/2019 12:00 PM OR Book 8165 Page 248,
 Instrument #2019081304, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$10.00

Prepared by:

ASSOCIATION PARTNERS, LLC

As Assignee in Interest for Mazurek Plantation Homeowners' Association, Inc.

P.O. Box 547

Tallahassee, FL 32302

850-523-0486

Matter ID:501431

CLAIM OF LIEN

This Claim of Lien for unpaid assessments, late fees and interest on such assessments, together with reasonable attorneys' fees and costs incurred by **Mazurek Plantation Homeowners' Association, Inc.** ("Association"), c/o its assignee in interest, Association Partners, LLC, P.O. Box 547, Tallahassee, FL 32302, incident to the collection of the assessments and the enforcement of this lien, as granted by the Declaration for Association, as recorded in the Public Records of **Escambia County, FL** upon the following real property described below:

Property Description: 1310 Mazurek Blvd., Pensacola FL 32514

Legal Description: LT 23 BLK B MAZUREK PLANTATION PB 16 P 22 OR 8064 P1083

Record Owner: 3 Age Holding, LLC;

This Claim of Lien is to secure the payment of the assessments against the owner by Association in the amount of **\$1,355.08** that were due on **September 13, 2019**, and which shall pursuant to the subject Declaration recorded in the Public Records, bear interest from the date each assessment became due, and include late fees, interest and all reasonable attorneys' fees and costs incurred by the Association to date.

Mazurek Plantation Homeowners' Association, Inc.

By: ASSOCIATION PARTNERS, LLC

Its Assignee in Interest

By: Thomas C. Proctor

 Thomas C. Proctor
 Print Name

 Managing Member
 Title

State of Florida
County of Leon

Sworn to and subscribed before me this **September 16, 2019**,

Personally Known OR Produced ID – Type _____.

 Notary Public

 Sara Enright
 Print or type name

My Commission Expires: 8th day of May, 2023.

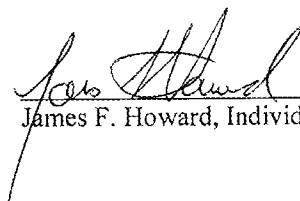


security instrument; (c) agree that the Holder, in order to enforce payment of this note, shall not be required first to institute any suit or to exhaust any of its remedies against the undersigned or any other person or party to become liable hereunder.

- (o) If more than one party shall execute this note, the term "undersigned", as used herein, shall mean all parties signing this note and each of them, who shall be jointly and severally obligated hereunder.
- (p) In this note, whenever the context so requires, the neuter gender includes the feminine and/or masculine, as the case may be, and the singular number includes the plural.

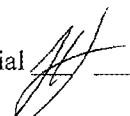
IN WITNESS WHEREOF, the undersigned has executed this note on the day and year first above written.

3 Age Holding, LLC, a Florida Limited Liability Company



James F. Howard (SEAL)
James F. Howard, Individually and as Manager

Prepared by:
Nathan Williams
Return to:
Gulf States Capital
4150 Southwest Dr., Suite 210,
Abilene, TX 79606

Initial 

3

- (i) In no event shall the amount of interest due or payments in the nature of interest payable hereunder exceed the maximum contract rate of interest allowed by applicable law, and in the event any such payment is paid by the undersigned or received by the Holder, then such excess sum shall be credited as a payment of principal, unless the undersigned shall notify the Holder, in writing, that the undersigned elects to have such excess sum returned to it forthwith.
- (j) The Holder shall have the optional right to declare the amount of the total unpaid balance hereof to be due and forthwith payable in advance of the maturity date of any sum due or installment, as fixed herein, upon the failure of the undersigned to pay, within forty-five (45) days of when due, any of the installments of interest or principal, or upon the occurrence of any event of default or failure to perform in accordance with any of the terms and conditions in the mortgage securing the note. Upon exercise of this option by the Holder, the entire unpaid principal shall bear interest from the scheduled payment date at the maximum contract rate permitted by law until paid. Forbearance to exercise this option with respect to any failure or breach of the undersigned shall not constitute a waiver of the right as to any continuing failure or breach. Exercise of this option shall be without notice to the undersigned, notice of such exercise being hereby expressly waived.
- (k) Time is of the essence of this contract and, in case this note is collected by law or through an attorney at law, or under advice therefrom, the undersigned agrees to pay all costs of collection, including reasonable attorney's fees in the amount of 10% of the principal balance.
- (l) Such attorney's fees and costs shall include, but not be limited to, fees and costs incurred in all matters of collection and enforcement, construction and interpretation, before, during and after suit, trial, proceedings and appeals, as well as appearances in and connected with any bankruptcy proceedings or creditor's reorganization or arrangement proceedings. Pursuant to Florida Statute 687.06, it shall not be necessary for any court to adjudge an attorney's fee to be reasonable and just, when such fee does not exceed ten percent (10%) of the principal sum named in this note.
- (m) The remedies of the Holder, as provided herein or in the mortgage, shall be cumulative and concurrent, and may be pursued singularly, successively or together, at the sole discretion of the Holder, and may be exercised as often as occasion therefore shall arise. No act of omission or commission of the Holder, including specifically any failure to exercise any right, remedy or recourse, shall be deemed to be a waiver or release of the same, such waiver or release to be effected only through a written document executed by the Holder and then only to the extent specifically recited therein. A waiver or release with reference to any one event shall not be construed as continuing, as a bar to, or as a waiver or release of, any subsequent right, remedy or recourse as to a subsequent event.
- (n) All persons or corporations now or at any time liable, whether primarily or secondarily, for the payment of the indebtedness hereby evidenced, for themselves, their heirs, legal representatives, successors and assigns respectively, hereby (a) expressly waive presentment, demand for payment, notice of dishonor, protest, notice of nonpayment or protest, and diligence in collection; (b) consent that the time of all payments or any part thereof may be extended, rearranged, renewed or postponed by the Holder hereof and further consent that any collateral security or any part thereof may be released, exchanged, added to or substituted for the Holder hereof, without anywise modifying, altering, releasing, affecting or limiting their respective liability or the lien of any

Initial 

2

DOCUMENTARY STAMPS IN THE CORRECT AMOUNT HAVE BEEN AFFIXED TO MORTGAGE.

PROMISSORY NOTE

Amount: \$188,400.00

May 24, 2022

FOR VALUE RECEIVED, the undersigned, **3 Age Holding, LLC, a Florida Limited Liability Company**, promises to pay to the order of **Gulf States Capital**, (hereinafter, together with any holder hereof, called "Holder"), at 4150 Southwest Dr., Suite 210, Abilene, TX 79606, or at such other place as the Holder may from time to time designate in writing, the principal sum of **One Hundred Eighty-Eight Thousand Four Hundred Dollars (\$188,400.00)** or so much thereof as has been advanced hereunder, together with interest on the unpaid principal balance from time to time outstanding, in accordance with the following provisions:

- (a) The foregoing indebtedness shall be payable as follows: 83 payments of **\$1,937.91** per month for principal and interest at the rate of **12.00%** per annum, payable on the same day each month with the first payment being due on **July 1, 2022**, followed by 1 payment of **\$183,293.42** plus any accrued interest, shall be payable in full.
- (b) This note and the instruments securing it have been executed and delivered in, and their terms and provisions are to be governed and construed by the law of the State of Florida.
- (c) This note does not contain a prepayment penalty. At any time the Maker shall be able to make additional monthly payments towards the entire balance of the loan. Holder shall apply any prepayment first to reduce any interest and charges owing at the time of such prepayment and then to reduce the amount of principal owing.
- (d) Permitted partial prepayments shall not affect or vary the duty of the undersigned to pay all obligations when due, and they shall not affect or impair the right of the Holder to pursue all remedies available to it hereunder, under the mortgage securing this indebtedness. Permitted partial prepayments shall be applied to principal payments in the inverse order of their maturity.
- (e) All payments made hereunder shall first be applied to accrued interest and the balance to principal.
- (f) This note is secured by a mortgage of even date herewith executed by the undersigned in favor of the payee herein, which is a lien on a certain fee simple estate in real property, described therein, in Escambia County, Florida.
- (g) Installments not paid when due shall be subject to and it is agreed Holder shall collect thereon and therewith a "Late Charge" in the amount of four percent (4%) of the amount of the delinquent payment upon each such delinquent payment not paid within fifteen (15) days of when due.
- (h) In the event a negotiable instrument received for payment is unable to be processed due to insufficient funds it is agreed Holder shall collect thereon and therewith an "Insufficient Funds Fee" in the amount of Seventy-Five Dollars (\$75.00) per incident

Initials _____

1

BK: 8795 PG: 1615

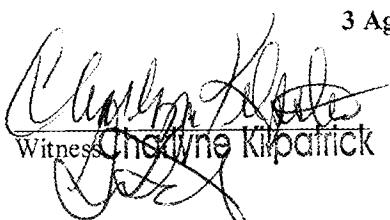
Mortgagee shall, as a matter of strict right and regardless of the value of the mortgage security for the amounts due hereunder or secured hereby, or of the solvency of any party bound for the payment of such indebtedness, have the right to the appointment on ex parte application, and without notice to anyone, by any Court having jurisdiction, of a receiver to take charge of, manage, preserve, protect, operate the property and to operate and conduct any business located on the property, to collect rents, issues, profits and income thereof, to sell and deliver all crops and produce growing or grown and produced on the property, to fertilize and care for any groves on the property, to make all necessary and needed repairs, and to pay all taxes and assessments against the property and insurance premiums for insurance thereon and after the payment of the expenses of the receivership and management of the property to apply the net proceeds in reduction of the indebtedness hereby secured or in such manner as the Court shall direct. Such receivership shall, at the option of Mortgagee, continue until full payment of all sums hereby secured, or until title to said property shall have passed by sale under this mortgage.

It is covenanted and agreed that the terms "Mortgagor" and "Mortgagee" are used for convenience herein, and such terms and any pronouns used in connection therewith shall be construed to include the plural as well as the singular number, and the masculine, feminine and neuter genders, whenever and wherever the context so admits or requires; and that all covenants and obligations of the respective parties hereto shall extend to and be binding upon their respective heirs, personal representatives, successors and assigns.

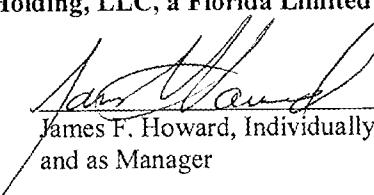
IN WITNESS WHEREOF, Mortgagor has executed this mortgage the 24th day of May 2022.

Signed, sealed and delivered in the presence of:

3 Age Holding, LLC, a Florida Limited Liability Company


Witness Charlyne Kilpatrick

Witness Teri L. Kitchen

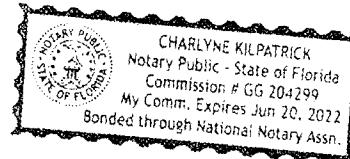

(SEAL)
James F. Howard, Individually
and as Manager

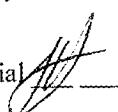
State of Florida

County of Baldwin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 24th day of May 2022, by James F. Howard, Individually and as Manager of 3 Age Holding, LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me or who has produced FCDL as identification, and who has not taken an oath.

Print:
Notary Public, State of Florida
My Commission Expires:



Initial 

whether due or not, or to allow Mortgagor to use such insurance money, or any part thereof, in repairing the damage or restoring the improvements or other property without affecting the lien hereof for the full amount secured hereby.

It is further covenanted the Mortgagee may (but shall not be obligated so to do) advance monies that should have been paid by Mortgagor hereunder in order to protect the lien or security hereof, including but not limited to ad valorem taxes, non-ad valorem assessments, insurance premiums, and assessments by homeowner associations, condominium associations, or other municipalities, and Mortgagor agrees without demand to forthwith repay such advance or money, which amount shall bear interest from the date so advanced until paid at the rate then payable as provided in the Note, together with an administrative fee of \$250.00 due to Mortgagee and other costs or expenses associated with such advance or payment, and shall be considered as so much additional indebtedness secured hereby; but no payment by Mortgagee of any such advance or monies shall be deemed a waiver of Mortgagee's right to declare the principal sum due hereunder by reason of the default or violation of Mortgagor in any of their covenants hereunder. Mortgagor immediately upon demand will pay all sums so expended by Mortgagee, with interest from the date of each such expenditure at the rate then payable as provided in the Note. If any payment that is not paid by Mortgagor pursuant to this Paragraph, then the Indebtedness hereunder will immediately become due and payable at Mortgagee's option.

Mortgagor further covenants that granting any extension or extensions of the time payment of any part of all of the total indebtedness or liability secured hereby, or taking other or additional security for payment thereof, shall not affect this mortgage or the rights of Mortgagee hereunder, or operate as a release from any liability upon any part of the indebtedness hereby secured under any covenant herein contained.

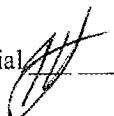
It is further covenanted and made of the essence hereof that in case of default for forty-five (45) days in the performance of any of the covenants herein on the part of Mortgagor, then it shall be optional with Mortgagee to consider all unmatured indebtedness or liability secured hereby, and accrued interest thereon, as immediately due and payable, without demand and without notice or declaration of said option. In case of default for one hundred twenty (120) days, Mortgagee shall have the right forthwith to institute proceedings to enforce the collection of all moneys secured hereby and/or to foreclose the lien hereof.

It is further stipulated and agreed by and between the parties that the Mortgagee shall have the right to exercise any option of privilege herein given or reserved and to enforce any duty of the Mortgagor at any time without further or other notice regardless of any prior waiver by Mortgagee or default of Mortgagor or delay by Mortgagee in exercising any right, option, or privilege or enforcing such duty of Mortgagor, and no waiver by Mortgagee of default of Mortgagor nor delay of Mortgagee in exercising any right, privilege or option or in enforcing any duty of Mortgagor shall be deemed, held, or construed to be a waiver of any of the terms or provisions of this mortgage or of any subsequent or continuing default.

Mortgagor covenants and agrees to cultivate and properly care for all growing crops on the property in accordance with prevailing horticulture practices in the State of Florida.

It is further covenanted and agreed that if at any time in the opinion of Mortgagee a receivership may be necessary to protect the mortgaged property, or its rents, issues, profits, crops or produce, whether before or after maturity of the indebtedness hereby secured or at the time of or after the institution of suit to collect such indebtedness, or to enforce the mortgage,

Initial



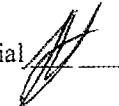
provided that the aggregate amount of principal indebtedness outstanding at any one time shall not exceed the sum of \$188,400.00 and provided further that it is understood and agreed that this future advance provision shall not be construed to obligate Mortgagee to make any such additional loans or advances. It is further agreed that any additional note or notes executed and delivered under this future advance provision shall be included in the word "Note" wherever it appears in the context of this mortgage.

And Mortgagor hereby further covenants as follows:

To pay, with interest, the Note and any extensions or renewals thereof, in whole or in part, and all other indebtedness or liability hereby secured, however created or evidenced, promptly when the same respectively becomes due; to pay and/or discharge any other amounts, indebtedness and/or liability that may in the future become due, owing or outstanding from Mortgagor to Mortgage, however the same may be or may have been contracted, evidenced or accrued; to pay all taxes and assessments levied or assessed upon the property before the same become delinquent, and in no event to permit the property, or any part thereof, to be sold for nonpayment of taxes or assessments; to keep the property in good repair and to permit, commit or suffer no waste, impairment of deterioration thereof; to comply strictly with all laws and governmental regulations and rules affecting the property or its operation; to pay all taxes that may be levied or assessed on this mortgage or the moneys secured hereby; to permit no mechanic's or other liens arising either by contract or by law, to be created or rest upon all or any part of the property for ten days without the same being paid or released, and discharge of the property therefrom procured; and to pay all costs and expenses incurred or paid by Mortgagee in collecting the moneys hereby secured or in enforcing or protecting the rights and security of the Mortgagee hereunder, including reasonable attorneys' fees incurred out of court, at trial, on appeal, or in bankruptcy proceedings, in the amount of 10% of the principal sum, in the event the mortgage and the Note or other evidence of liability be placed in the hands of an attorney for collection. Pursuant to Florida Statute 687.06, it shall not be necessary for any court to adjudge an attorney's fee to be reasonable and just, when such fee does not exceed ten percent (10%) of the principal sum secured by this mortgage.

Mortgagor further covenants to keep the buildings, structures and other improvements now or hereafter erected or placed on the premises and constituting a part of the mortgage security constantly insured against all loss or damage for the full insurable value of the property for fire, windstorm and extended coverage in insurance companies satisfactory to Mortgagee (but Mortgagee shall not be liable for the insolvency or irresponsibility of any such companies,) which policies shall provide for not less than 10 days written notice of cancellation to mortgagee, and to pay promptly all premiums for such insurance, the policies representing which shall be delivered to and held by Mortgagee as additional security for the payment of the indebtedness and liability security hereby. All sums recoverable on any such insurance policies shall be made payable to Mortgagee by a loss payable clause satisfactory to Mortgagee, to be attached to such policies. In the event any such insurance policy shall expire during the life hereof, Mortgagor agrees to procure and pay for renewal thereof, with the above requirements, replacing such expired policy, and deposit the same with Mortgagee, together with receipts showing payment in full of premiums therefore, ten days prior to the expiration date of such policy. In case of loss Mortgagee is hereby authorized to adjust and settle any claim under any such policy and Mortgagee is authorized to collect and receipt for any such insurance money and to apply the same, at Mortgagee's option, in reduction of the indebtedness hereby secured,

Initial



Mortgagor hereby grants to Mortgagee a mortgage and security interest in all of the property described in the Agreement and in addition to the rights of a mortgage, Mortgagee shall have all of the rights of a secured party under the Florida Uniform Commercial Code.

TO HAVE AND TO HOLD the above described property unto Mortgagee forever.

Mortgagor hereby covenants with Mortgagee that Mortgagor is indefeasibly seized with the absolute and fee simple title to the property; that Mortgagor has full power and lawful authority to sell, convey, assign, transfer and mortgage the same; that it shall be lawful for Mortgagee at any time hereafter peaceable and quietly to enter upon, have, hold and enjoy the property and every part thereof; that the property is free and discharged from all liens, encumbrances and claims of every kind, including all taxes and assessments, except for taxes and assessments not yet due and payable and governmental regulations.

Mortgagor covenants that Mortgagor, at Mortgagor's own expense, will execute such other and further instruments and assurances to vest absolute and fee simple title to the property in Mortgagee that may be requested by Mortgagee; and that Mortgagor will warrant and defend the title to the property unto Mortgagee against the lawful claims and demands of all persons whomsoever.

This mortgage is given to secure to Mortgagee payment of that one certain promissory note, even date herewith, made by 3 Age Holding, LLC, a Florida Limited Liability Company, in the original principal amount of \$188,400.00, accruing interest at the rate of 12.00% per annum on the principal amounts remaining from time to time unpaid, which note is payable to the order of the Mortgagee, at 5 Island Park Place #208 Dunedin, FL 34698.

Installments not paid within fifteen (15) days of the date when due shall be subject to and it is agreed Mortgagee shall collect thereon and therewith a "Late Charge" in the amount of four percent (4%) of the amount of the delinquent payment.

In the event a negotiable instrument received for payment is unable to be processed due to insufficient funds it is agreed Holder shall collect thereon and therewith an "Insufficient Funds Fee" in the amount of Seventy-Five Dollars (\$75.00) per incident.

At any time the Mortgagor shall be able to make additional monthly payments towards the entire balance of the loan. Mortgagee shall apply any prepayment first to reduce any interest and charges owing at the time of such prepayment and then to reduce the amount of principal owing. Until full payment of such promissory note(s) or any extensions or renewals thereof, in whole or in part, and until payment of all other indebtedness or liability that may become due or owing hereunder and secured hereby, if Mortgagor shall faithfully and promptly comply with and perform each and every other covenant and provision herein on the part of Mortgagor to be complied with and performed, then this agreement shall be void.

Mortgagor agrees that any additional sum or sums advanced by the then holder of the Note secured hereby to or for the benefit of Mortgagor, whether such advances are obligatory or made at the option of the Mortgagee, or otherwise, at any time within Seven (7) years from the date of this mortgage, with interest thereon at the rate agreed upon at the time of each additional loan or advance, shall be equally secured with and have the same priority as the original indebtedness secured hereby and all such sums shall be subject to all of the terms and provisions of this mortgage, whether or not such additional loan or advance is evidenced by a promissory note and whether or not identified by a recital that it is secured by this mortgage;

Initial 

2

Recorded in Public Records 6/2/2022 11:51 AM OR Book 8795 Page 1611,
Instrument #2022056254, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$69.50 MTG Stamps \$659.40 Int. Tax \$376.80

Prepared by:
Nathan Williams
Return to:
Gulf States Capital
4150 Southwest Dr., Suite 210,
Abilene, TX 79606

MORTGAGE AND SECURITY AGREEMENT

THIS AGREEMENT is made the 24th day of May 2022, between **3 Age Holding, LLC**, a **Florida Limited Liability Company**, whose address is 1310 Mazurek Blvd., Pensacola, FL 32514 of Escambia County, Florida, hereinafter called Mortgagor; and **Gulf States Capital**, whose address is 4150 Southwest Dr., Suite 210, Abilene, TX 79606 of Taylor County, Texas, hereinafter called Mortgagee;

W I T N E S S E T H:

Mortgagor, in consideration of the sum of **One Hundred Eighty-Eight Thousand Four Hundred Dollars (\$188,400.00)** and other valuable consideration to Mortgagor paid by Mortgagee, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, assign, transfer, convey and confirm unto Mortgagee the property situated in Escambia County, Florida, described as:

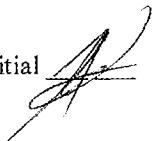
LOT 23, BLOCK B, MAZUREK PLANTATION, BEING A SUBDIVISION OF A PORTION OF LOTS 1, 2, AND 3 OF THE SUBDIVISION OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 30 WEST, JAMES WILKINS GRANT, AS RECORDED IN DEED BOOK P, PAGE 375, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AND A PORTION OF LOT 19 OF THE SUBDIVISION OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 30 WEST, PAROBIE P. TURVIN GRANT AS RECORDED IN DEED BOOK 2, PAGE 90, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 16, PAGES 22-22A, OF THE PUBLIC RECORDS OF SAID COUNTY.

Together with all buildings, structures and other improvements and all fixtures, furniture, and furnishings, equipment, carpeting, appliances and all other personality now on such land or that may hereafter be erected or placed thereon or acquired therefore, including, but not limited to, all heating, lighting, plumbing, ventilating, refrigerating, air conditioning, sprinkling, water and power systems, appliances and fixtures; all elevators, motors and machinery; all storm and screen windows and doors, screens, awnings, window shades, bath tubs, sinks, toilets, basins, mirrors, refrigerators, hot water heaters and ranges and all substitutions and replacements thereof and all proceeds thereof, including insurance proceeds, and all shrubbery now growing or that may hereafter be planted or grown thereon. The real and personal property described herein is sometimes hereafter collectively called "the property".

Mortgagor also hereby grants, assigns, transfers and conveys to Mortgagee all rents, issues, income and profits from the property, which are hereby specifically assigned and pledged to Mortgagee as security for the payment of the debt herein referred to and Mortgagor's performance of all of Mortgagor's covenants and agreements herein contained; and also all the crops and/or produce of every kind now growing or that may be hereafter growing, grown or produced upon said land, or any part thereof.

Mortgagor also hereby grants, assigns, transfers and conveys to Mortgagee all and singular the ways, easements, riparian and other rights, and all tenements, hereditaments and appurtenances belonging to the property or in anywise appertaining thereto.

Initial



1

BK: 8064 PG: 1084 Last Page

Prepared by:
 Robert O. Beasley
 Litvak Beasley Wilson & Ball, LLP
 40 Palafox Place, Suite 300
 Pensacola, FL 32502
 File Number: 19-0058ROB
 Consideration: \$10.00

THIS DEED IS BEING RECORDED TO CONVEY THE PROPERTY FROM JAMES F. HOWARD AND VANESSA HOWARD, AGENT TO 3 AGE HOLDING, LLC, HIS PRINCIPAL. THE PROPERTY WAS PURCHASED WITH FUNDS OF THE PRINCIPAL.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

 Witness Printed Name Wayne Beasley

 Witness Printed Name Pamela L. Larkin

 James F. Howard (Seal)

Address: 1310 Mazurek Blvd, Pensacola, FL 32514

 Vanessa Howard (Seal)

Address: 1310 Mazurek Blvd, Pensacola, FL 32514

State of Florida
 County of Escambia

The foregoing instrument was acknowledged before me this 13th day of March, 2019, by James F. Howard and Vanessa Howard, who are personally known to me or who has produced F J H as identification.



 Pamela L. Larkin
 Notary Public
 Print Name: Pamela L. Larkin
 My Commission Expires: 4-8-2022

Recorded in Public Records 3/19/2019 3:57 PM OR Book 8064 Page 1083,
Instrument #2019024484, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by:
Robert O. Beasley
Litvak Beasley Wilson & Ball, LLP
40 Palafox Place, Suite 300
Pensacola, FL 32502
File Number: 19-0058ROB
Consideration: \$10.00

THIS DEED IS BEING RECORDED TO CONVEY THE PROPERTY FROM JAMES F. HOWARD AND VANESSA HOWARD,
AGENT TO 3 AGE HOLDING, LLC, HIS PRINCIPAL. THE PROPERTY WAS PURCHASED WITH FUNDS OF THE PRINCIPAL.

General Warranty Deed

Made this March 13, 2019 A.D. By **James F. Howard and Vanessa Howard**, husband and wife, whose address is: 1310 Mazurek Blvd, Pensacola, FL 32514, hereinafter called the grantor, to **3 Age Holding, LLC**, a Florida limited liability company, whose post office address is: 1310 Mazurek Blvd, Pensacola, Florida 32514, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 23, Block B, Mazurek Plantation, being a subdivision of portion of Lots 1, 2, and 3 of the subdivision of the South Half of Section 20, Township 1 South, Range 30 West, James Wilkins Grant, as recorded in Deed Book P, Page 375 of the Public Records of Escambia County, Florida, and a portion of Lot 19 of the subdivision of Section 21, Township 1 South, Range 30 West, Parobe P, Turvin Grant as recorded in Deed Book 2, Page 90 of the Public Records of Escambia County, Florida, according to Plat recorded in Plat Book 16, at Page 22 and 22A of the Public Records of said County.

Parcel ID Number: 20-1S-30-220-0230-002

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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

[SIGNATURE PAGE FOLLOWS]

PROPERTY INFORMATION REPORT

July 5, 2022
Tax Account #:02-3047-116

LEGAL DESCRIPTION
EXHIBIT "A"

LT 23 BLK B MAZUREK PLANTATION PB 16 P 22 OR 8064 P1083

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-3047-116(1022-36)

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: OCT 3, 2022

TAX ACCOUNT #: 02-3047-116

CERTIFICATE #: 2020-963

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

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2021 tax year.

3 AGE HOLDING LLC
1310 MAZUREK BLVD
PENSACOLA, FL 32514

MAZUREK PLANTATION
HOMEOWNERS ASSOCIATION
1163 OLD NURSERY WAY
PENSACOLA, FL 32514

GULF STATES CAPITAL
4150 SOUTHWEST DR, SUITE 210
ABILENE, TX 79606

CAVALRY SPV I LLC
500 SUMMIT LAKE DR, SUITE 400
VALHALLA, NY 10595

MAZUREK PLANTATION
HOMEOWNERS ASSOCIATION
3298 SUMMIT BLVD, SUITE 4
PENSACOLA, FL 32503

MAZUREK PLANTATION
HOMEOWNERS ASSOCIATION
PO BOX 547
TALLAHASSEE FL, 32302

Certified and delivered to Escambia County Tax Collector, this 5th day of July, 2022.

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**

July 5, 2022
Tax Account #: **02-3047-116**

1. The Grantee(s) of the last deed(s) of record is/are: **3 AGE HOLDING, LLC, A FLORIDA LIMITED LIABILITY COMPAY**

By Virtue of Warranty Deed recorded 3/19/2019 in OR 8064/1083

ABSTRACTOR'S NOTE: TITLE TO PROPERTY WAS IN THE NAME OF JAMES F. HOWARD AND WAS FORECLOSED AND SOLD AT FORECLOSURE TO SUZANNE HAM WHO TURNED AROUND AND SOLD BACK TO JAMES F. HOWARD AND VANESSA HOWARD WHO THEN SOLD TO 3 AGE HOLDING, LLC. WHICH WAS OWNED BY JAMES F. HOWARD.

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Mortgage in favor of Gulf States Capital recorded 6/2/2022 OR 8795/1611**
 - b. **Claim of Lien in favor of Mazurek Plantation Homeowners' Association, Inc recorded 9/16/2019 OR 8165/248**
 - c. **Judgment in favor of Cavalry SPV I, LLC recorded 11/6/2015 OR 7433/465**
4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent.

Tax Account #: 02-3047-116

Assessed Value: \$217,698.00

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): **MAZUREK PLANTATION HOMEOWNERS' 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

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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 02-3047-116 CERTIFICATE #: 2020-963

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 21, 2002 to and including June 21, 2022 Abstractor: Ashley McDonald

BY

Michael A. Campbell,
As President
Dated: July 5, 2022