

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300325

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
10-4004-500	2021/4779	06-01-2021	BEG AT SE COR OF BLK 27 INNERARITY HTS S/D DB 102 P 196 NLY ALG E LI OF BLKS 27 & 28 400 FT MORE OR LESS TO SHORELINE OF BAYOU GARCON FOR POB SLY ALG LI LAST TRAVERSED 400 FT MORE OR LESS TO SE COR OF BLK 27 W ALG S LI OF BLK 27 250 FT NLY ALG W LI OF BLKS 27 & 28 375 FT MORE OR LESS TO SHORELINE OF BAYOU GARCON MEANDER NLY AND ELY ALG SHORELINE TO POB OR 2092 P 277

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

04-26-2023
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: _____ Date of sale <u>12/06/2023</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT SE COR OF BLK 27 INNERARITY HTS S/D DB 102 P 196 NLY ALG E LI OF BLKS 27 & 28 400 FT MORE OR LESS TO SHORELINE OF BAYOU GARCON FOR POB SLY ALG LI LAST TRAVERSED 400 FT MORE OR LESS TO SE COR OF BLK 27 W ALG S LI OF BLK 27 250 FT NLY ALG W LI OF BLKS 27 & 28 375 FT MORE OR LESS TO SHORELINE OF BAYOU GARCON MEANDER NLY AND ELY ALG SHORELINE TO POB OR 2092 P 277



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

1223.41

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 26, 2023
Property description	GREEN JAMES W 616 LOST KEY DR # 603-A PENSACOLA, FL 32507 END OF LARIMER AVE 10-4004-500 BEG AT SE COR OF BLK 27 INNERARITY HTS S/D DB 102 P 196 NLY ALG E LI OF BLKS 27 & 28 400 FT MORE OR (Full legal attached.)	Certificate #	2021 / 4779
		Date certificate issued	06/01/2021

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)
# 2021/4779	06/01/2021	361.73	18.09	379.82
→Part 2: Total*				379.82

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

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)	379.82
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	360.41
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)	1,115.23

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

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date May 8th, 2023

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

+ \$6.25



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Nav. Mode ● Account ○ Parcel ID ▶

Printer Friendly Version

General Information		Assessments				
Parcel ID:	143S322000001027	Year	Land	Imprv	Total	Cap Val
Account:	104004500	2022	\$27,750	\$0	\$27,750	\$23,199
Owners:	GREEN JAMES W	2021	\$21,090	\$0	\$21,090	\$21,090
Mail:	616 LOST KEY DR # 603-A PENSACOLA, FL 32507	2020	\$21,090	\$0	\$21,090	\$21,090
Situs:	END OF LARIMER AVE 32507	Disclaimer				
Use Code:	VACANT RESIDENTIAL 🔑	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
07/1985	2092	277	\$100	WD	📄	Legal Description 🔑	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						BEG AT SE COR OF BLK 27 INNERARITY HTS S/D DB 102 P 196 NLY ALG E LI OF BLKS 27 & 28 400 FT MORE OR LESS TO...	
						Extra Features	
						None	

Parcel Information		Launch Interactive Map	
Section	Map Id:		
14-3S-32-2	14-3S-32-2		
Approx. Acreage:	1.8831		
Zoned: 🔑	CONSULT ZONING AUTHORITY		
Evacuation & Flood Information	Open Report		
View Florida Department of Environmental Protection(DEP) Data			

Buildings

Images

None

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

Last Updated:05/09/2023 (tc.10069)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04779**, issued the **1st day of June, A.D., 2021** 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:

BEG AT SE COR OF BLK 27 INNERARITY HTS S/D DB 102 P 196 NLY ALG E LI OF BLKS 27 & 28 400 FT MORE OR LESS TO SHORELINE OF BAYOU GARCON FOR POB SLY ALG LI LAST TRAVERSED 400 FT MORE OR LESS TO SE COR OF BLK 27 W ALG S LI OF BLK 27 250 FT NLY ALG W LI OF BLKS 27 & 28 375 FT MORE OR LESS TO SHORELINE OF BAYOU GARCON MEANDER NLY AND ELY ALG SHORELINE TO POB OR 2092 P 277

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 104004500 (1223-41)

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

JAMES W GREEN

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** Wednesday in the month of December, which is the **6th day of December 2023**.

Dated this 10th day of May 2023.

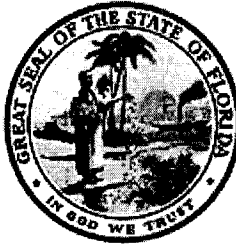
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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
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: 104004500 Certificate Number: 004779 of 2021**

Payor: JAMES GREEN 616 LOST KEY DR # 603-A PENSACOLA, FL 32507 Date 8/17/2023

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total	\$510.72
Tax Collector's Total	\$1,255.31
Postage	\$60.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$1,843.03

*2020, 2022
TAXES*

**PAM CHILDERS
Clerk of the Circuit Court**

Received By:
Deputy Clerk

*REDUCED TO
\$1,308.75*

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# 2023066744 8/17/2023 12:25 PM
OFF REC BK: 9026 PG: 1215 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 8975, Page 1857, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04779, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 104004500 (1223-41)

DESCRIPTION OF PROPERTY:

**BEG AT SE COR OF BLK 27 INNERARITY HTS S/D DB 102 P 196 NLY ALG E LI OF BLKS 27 & 28
400 FT MORE OR LESS TO SHORELINE OF BAYOU GARCON FOR POB SLY ALG LI LAST
TRAVERSED 400 FT MORE OR LESS TO SE COR OF BLK 27 W ALG S LI OF BLK 27 250 FT NLY
ALG W LI OF BLKS 27 & 28 375 FT MORE OR LESS TO SHORELINE OF BAYOU GARCON
MEANDER NLY AND ELY ALG SHORELINE TO POB OR 2092 P 277**

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

NAME IN WHICH ASSESSED: JAMES W GREEN

Dated this 17th day of August 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Escambia County Receipt of Transaction

Receipt # 2023062023

Cashiered by: mkj

Pam Childers
Clerk of Court
Escambia County, Florida

Received From

JAMES W GREEN
100 CREST DRIVE
BIRMINGHAM, AL 35209

On Behalf Of:

On: 8/17/23 12:20 pm
Transaction # 101819668

CaseNumber 2021 TD 004779

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(RECORD2) RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00	0.00	0.00
(TD10) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	0.00	0.00	7.00	7.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00	0.00	0.00
(TD7) ONLINE AUCTION FEE	59.00	59.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	1351.75	0.00	0.00	1351.75	1351.75	0.00
(RECORD2) RECORD FEE FIRST PAGE	10.00	0.00	0.00	10.00	10.00	0.00
Total:	1824.75	456.00	0.00	1368.75	1368.75	0.00

Grand Total: 1824.75 456.00 0.00 1368.75 1368.75 0.00

PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
OTC	~ ~ Authorization Code:00821B	1368.75	0.00	0.00	0.00	1368.75

Payments Total: 1368.75 0.00 0.00 0.00 1368.75

+ 3.5 %
FEE

47.91

\$ 1,416.66

TOTAL
TO
CARD



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 #: 09-4533-810 CERTIFICATE #: 2021-4149

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: September 12, 2003 to and including September 12, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: September 22, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 22, 2023

Tax Account #: **09-4533-810**

1. The Grantee(s) of the last deed(s) of record is/are: **COLUMBUS A HOBBS III**
By Virtue of Trustee's Deed recorded 2/19/2020 in OR 8248/1853
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. **Code Enforcement Order in favor of Escambia County recorded 9/4/2015 OR 7402/1102 together with Cost Order recorded 10/11/2016 OR 7604/1108**
 - b. **Judgment in favor of KCJ Properties LTD recorded 10/26/2016 OR 7613/551**
 - c. **Judgment in favor of CACH LLC recorded 4/15/2015 OR 7329/398**
4. Taxes:

Taxes for the year(s) 2020-2022 are delinquent.
Tax Account #: 09-4533-810
Assessed Value: \$41,269.00
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): **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.

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: DEC 6, 2023

TAX ACCOUNT #: 09-4533-810

CERTIFICATE #: 2021-4149

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

COLUMBUS A HOBBS III
100 HOLMES AVE
PENSACOLA, FL 32507

COLUMBUS A HOBBS III AKA
C A HOBBS III
3305 NORTH "W" STREET
PENSACOLA, FL 32526

ESCAMBIA COUNTY CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505

KCJ PROPERTIES LTD
926 NORTH FERNDON BOULEVARD
CRESTVIEW, FL 32536

CACH LLC
4340 S MONACO SECOND FLOOR
DENVER, COLORADO 80237

Certified and delivered to Escambia County Tax Collector, this 22nd day of September, 2023.
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

September 22, 2023

Tax Account #:09-4533-810

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT NE COR OF SEC N 88 DEG 17 MIN 45 SEC W ALG N LI OF SEC 650 89/100 FT TO E LI OF
W 1/2 OF GOVT LT 1 S 01 DEG 51 MIN 58 SEC W ALG SD E LI 2011 47/100 FT TO S R/W OF ST RD
298-B N 72 DEG 28 MIN 22 SEC W ALG S R/W 1595 35/100 FT FOR POB CONT SAME COURSE N
72 DEG 28 MIN 22 SEC W 100 FT S 17 DEG 31 MIN 38 SEC W 150 FT S 72 DEG 28 MIN 22 SEC E
100 FT N 17 DEG 31 MIN 38 SEC E 150 FT TO POB OR 6021 P 1116/1119 OR 6021 P 1124/1127 OR
8248 P 1853**

SECTION 21, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-4533-810(1223-35)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

Prepared by:
James H. Reddick
Post Office Box 656
Freeport, FL 32439-0656

When recorded return to:
James H. Reddick
Post Office Box 656
Freeport, FL 32439-0656

(Space above this line reserved for recording office use only)

TRUSTEE'S DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: **Columbus A. Hobbs, III**, as sole Trustee of the
Columbus A. Hobbs Revocable Intervivos Trust, dated
November 9, 2011
100 Holmes Avenue
Pensacola, FL 32507

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: **Columbus A. Hobbs, III**
100 Holmes Avenue
Pensacola, FL 32507

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is located and situate in Escambia County, Florida, being more particularly described as follows:

See Exhibit "A"

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. ASSUMPTION

By your acceptance of this Deed, you assume and agree to pay any encumbrances of records.

8. REPRESENTATION OF TRUSTEE

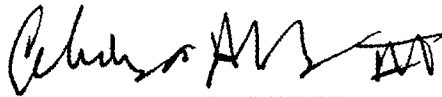
I represent to you that:

- (a) I am duly appointed and qualified to act as Trustee under the Trust identified in Paragraph 1;
- (b) in all things preliminary to and in and about this conveyance of the Real Property, the terms and conditions of such Trust have been met; and
- (c) I have the power and authority to execute this Deed.

The preparer of this deed represents that: this deed has been prepared at the express direction of the grantor and grantee sole from the legal description provided to the preparer by the grantor and grantee; that no title search or inspection of the above described property has been performed by the preparer; that title to the above described property has not been examined by the preparer; and that the preparer makes no representations, warranties or guarantees whatsoever as to the status of the title to or ownership of said property.


Executed on January 28, 2020.

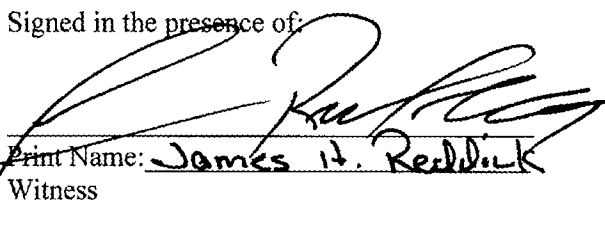
Columbus A. Hobbs, Trustee

By: 
Columbus A. Hobbs, III, as sole Trustee of
the Columbus A. Hobbs Revocable Intervivos
Trust

Signed in the presence of:

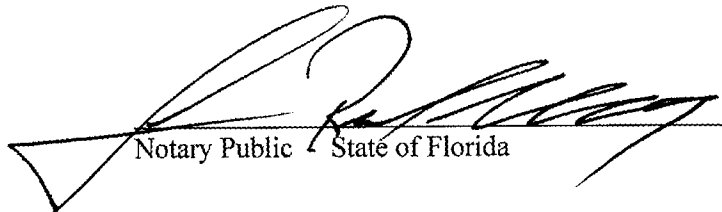
Signed in the presence of:


Print Name: Gaudete T. FARRINGTON
Witness


Print Name: James H. Reddick
Witness

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me in my physical presence this 28 day of January 2020, by Columbus A. Hobbs, III, as sole Trustee of the Columbus A. Hobbs Revocable Intervivos Trust, who is personally known to me or has produced _____ as identification.


Notary Public State of Florida

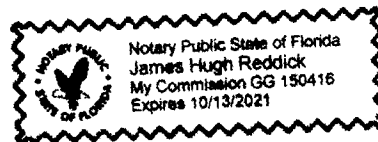


Exhibit "A"

Parcel "A"

Lot 21 and the South 25 feet of Lot 22, Block 49, BRENTWOOD PARK, a subdivision of a portion of Sections 46 and 47, Township 1 South, Range 30 West, and Sections 8 and 10, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat recorded in Plat Book 1 at page 11, of the public records of said County. Less and except that portion for right of way on "W" Street.

Parcel ID#: 461S302001021049

Parcel "B"

All of Lots 21, 22, 23, and 24, Block 6, Pensacola Home Orchards, a subdivision of a portion of Section 14, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat of said subdivision recorded in Deed Book 87, at page 524, of the public records of said county, LESS AND EXCEPT any portion of caption property conveyed in Deed Book 508, Page 235, and Deed Book 508, Page 257, of the public records of Escambia County, Florida

AND

Commencing at the NE corner of Section 21, Township 2 South, Range 31 West, Escambia County, Florida; thence North 88 degrees 17 minutes 45 seconds West along the North line of said Section 21 for a distance of 650.89 feet to the East line of the West ¼ of Government Lot 1; thence South 01 degrees 51 minutes 58 seconds West along said East line 2011.47 feet to the South R/W line of State Road 298-B; thence North 72 degrees 28 minutes 22 seconds West along said South R/W 1595.35 feet to the Point of Beginning; thence continue same course North 72 degrees 28 minutes 22 seconds West 100.00 feet; thence South 17 degrees 31 minutes 38 seconds West 150.00 feet; thence South 72 degrees 28 minutes 22 seconds East 100.00 feet; thence North 17 degrees 31 minutes 38 seconds East 150.00 feet to the Point of Beginning.

AND

A portion of Lot 2, Section 21, Township 2 South, Range 31 West, Escambia County, Florida, lying South of State Road 298-B (U.S. 98), being more particularly described as follows:

Commence at the Northeast corner of said Section 21; thence North $88^{\circ}17'45''$ West along the North line of said Section 21 for a distance of 650.89 feet to the East line of the West $\frac{1}{2}$ of Lot 1; thence South $01^{\circ}51'58''$ West along said East line of the West $\frac{1}{2}$ of said Lot 1 for a distance of 2206.84 feet; thence North $88^{\circ}20'06''$ West for a distance of 1400.20 feet; thence North $01^{\circ}45'52''$ East for a distance of 333.35 feet to the Point of Beginning. Thence North $17^{\circ}31'38''$ East for a distance of 50.00 feet; thence South $72^{\circ}28'22''$ East for a distance of 40.00 feet; thence North $17^{\circ}31'38''$ East for a distance of 200.00 feet to the Southerly right-of-way line of State Road No. 298-B (200' R/W); thence North $72^{\circ}28'22''$ West along said Right-of-Way line for a distance of 150.00 feet; thence South $17^{\circ}31'38''$ West for a distance of 250.00; thence South $72^{\circ}28'22''$ East for a distance of 110.00 feet to the Point of Beginning.

Containing 0.81 acres, more or less, and all lying being in the Section 21, Township 2 South, Range 31 West, Escambia County, Florida.

Pacel ID#: 142S302001210006

Parcel "C"

That property described under Account Number 08-1623-500 in the Escambia County Tax Collector for the year 2011 – See Exhibit A

AND

Commencing at the intersection of the East line of Lot 4, Section 10, Township 2 South, Range 31 West and the centerline of Bayou Marcus Creek; thence run South along the East line of said Section 10, for 1,887.7 feet more or less to a point 553.63 feet North of the Southeast corner of said Section 10; thence 89°44' right for 235.58 feet; thence 89°55' left for 518.53 feet to the North right-of-way line of Fairfield Drive; thence 89°55' right and along the North right-of-way line of Fairfield Drive for 875.0 feet to point of curve, said curve curving to the left and having a radius of 283.57 feet; thence 2°07' left along said curve for a chord distance of 209.70 feet; to the West line of Lot 4 for 625.0 feet to the point of beginning; thence 90°41' left and parallel to the South line of said Lot 3 of Section 10 for 473.0 feet more or less to the center line of Bayou Marcus Creek; thence Northeasterly and along the center line of Bayou Marcus Creek for a distance of 100.0 feet more or less to a point that is N 0°09' W 81.0 feet and S 89°44' W 475.0 feet more or less from the point on the East line of said Lot 3; thence run S 0°09' E for 81.0 feet along the East line of said Lot 3 to the point of beginning, all lying and being in Escambia County, Florida.

AND

Lot 5, Block 4, Grove Hill Subdivision according to plat filed in Plat Book 3 at Page 72 of the records of Escambia County, Florida, and that portion of Section

AND:

37, Township 2 South, Range 31 West, in said County described as follows:

Commence at a concrete monument at the southeast corner of said Section 37; thence north $14^{\circ}00'$ west along the east line of said Section, a distance of 687.0 feet; thence south $76^{\circ}00'$ west, 66.0 feet to an iron pipe; thence north $75^{\circ}51'$ west, 179.9 feet to an iron pipe in the northwesterly right-of-way line of the state road known as Fairfield Drive for the point of beginning; thence along said right-of-line, being a curve to the right, a chord distance of 229.96 feet, having a chord bearing of north $42^{\circ}28'$ east to an iron pipe; thence north $14^{\circ}00'$ west, parallel to the east line of said Section 37 and 33.0 feet distance therefrom, measured at right angles to, 370.0 feet, more or less, to a branch of Bayou Marcus Creek; thence westerly with said branch to the easterly boundary line of said Lot 5, Block 4, of said Grove Hill Subdivision, (said easterly boundary line being a small creek); thence southerly along the easterly boundary line of said Lots 5&4, Block 4, to its intersection with the south line of said Lot 4; thence south $75^{\circ}51'$ east, 197.0 feet, more or less, to the point of beginning.

LESS AND EXCEPT those parcels conveyed in Official Records Book 652 at Page 590 and Official Records Book 663 at Page 675 all of the public records of Escambia County, Florida.

AND:

Exhibit "A"

BEG AT NW COR OF LT 19 BLK A WESTERNMARK S/D PB 7 P 81 FOR POB N 67 DEG 42 MIN E 777 14/100 FT TO W R/W LI OF FRISCO RR NLY ALG SD R/W (BEING A CURVE TO THE LEFT WITH A RADIUS OF 11409 2/10 FT) 479 9/10 FT TO S R/W LI OF MASSACHUSETTS AVE S 67 DEG 42 MIN W ALG R/W 893 15/100 TO INTER OF ELY R/W LI OF ERRESS BLVD S 12 DEG 18 MIN E ALG R/W 152 15/100 FT TO P C OF CURVE TO THE LEFT WITH RADIUS OF 221 3/10 FT ALG SD CURVE 86 77/100 FT TO PT OF CURVE CONT S 34 DEG 46 MIN E ALG TANGENT TO CURVE 44 09/100 FT P C OF A CURVE TO RIGHT WITH A RADIUS OF 241 79/100 FT ALG CURVE 110 96/100 FT TO PT OF CURVE CONT S 8 DEG 12 MIN E ALG TANGENT OF CURVE 103 1/10 FT TO POB ALSO BEG AT INTER OF S R/W LI OF MASSACHUSETTS AVE WITH W R/W LI OF FRISCO RR LYING AND BEING IN SEC 9 - 2S - 30 CONT S 67 DEG 42 MIN W 1047 80/100 FOR POB S 8 DEG 12 MIN E 2078 5/10 FT N 67 DEG 59 MIN W 10 31/100 FT N 8 DEG 12 MIN W 1841 24/100 FT N 81 DEG 48 MIN E 137 FT TO A PT ON W R/W LI OF ERRESS BLVD N 34 DEG 46 MIN W 17 46/100 FT TO P C OF CURVE TO RIGHT HAVING A RADIUS OF 281 3/10 FT CONT ALG CURVE ARC DIST 109 68/100 FT PT OF SD CURVE CONT N 12 DEG 18 MIN W 141 57/100 FT TO S R/W LI OF MASSACHUSETTS AVE S 67 DEG 42 MIN W 103 10/100 FT TO POB LESS 25 FT RADIUS AT S W COR OF INTER OF MASSACHUSETTS AVE WITH ERRESS BLVD S/D OF SEC PB 7 P 81 OR 492 P 688 OR 542 P 902 LESS OR 618 P 133-DAVIDSON LESS OR 2261 P 219 B & B B PARTNERSHIP

Parcel ID#: 102S311000000000

Parcel "D"

All of Lots 21, 22, 23, and 24, Block 6, Pensacola Home Orchards, a subdivision of a portion of Section 14, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat of said subdivision recorded in Deed Book 87, at page 524, of the public records of said county, LESS AND EXCEPT any portion of caption property conveyed in Deed Book 508, Page 235, and Deed Book 508, Page 257, of the public records of Escambia County, Florida

AND

Commencing at the NE corner of Section 21, Township 2 South, Range 31 West, Escambia County, Florida; thence North 88 degrees 17 minutes 45 seconds West along the North line of said Section 21 for a distance of 650.89 feet to the East line of the West $\frac{1}{4}$ of Government Lot 1; thence South 01 degrees 51 minutes 58 seconds West along said East line 2011.47 feet to the South R/W line of State Road 298-B; thence North 72 degrees 28 minutes 22 seconds West along said South R/W 1595.35 feet to the Point of Beginning; thence continue same course North 72 degrees 28 minutes 22 seconds West 100.00 feet; thence South 17 degrees 31 minutes 38 seconds West 150.00 feet; thence South 72 degrees 28 minutes 22 seconds East 100.00 feet; thence North 17 degrees 31 minutes 38 seconds East 150.00 feet to the Point of Beginning.

AND

A portion of Lot 2, Section 21, Township 2 South, Range 31 West, Escambia County, Florida, lying South of State Road 298-B (U.S. 98), being more particularly described as follows:

AND:

Commence at the Northeast corner of said Section 21; thence North 88°17'45" West along the North line of said Section 21 for a distance of 650.89 feet to the East line of the West ½ of Lot 1; thence South 01 °51'58" West along said East line of the West ½ of said Lot 1 for a distance of 2206.84 feet; thence North 88 °20'06" West for a distance of 1400.20 feet; thence North 01 °45'52" East for a distance of 333.35 feet to the Point of Beginning. Thence North 17 °31'38" East for a distance of 50.00 feet; thence South 72 °28'22" East for a distance of 40.00 feet; thence North 17 °31'38" East for a distance of 200.00 feet to the Southerly right-of-way line of State Road No. 298-B (200' R/W); thence North 72 °28'22" West along said Right-of-Way line for a distance of 150.00 feet; thence South 17 °31'38" West for a distance of 250.00; thence South 72 °28'22" East for a distance of 110.00 feet to the Point of Beginning.

Containing 0.81 acres, more or less, and all lying being in the Section 21, Township 2 South, Range 31 West, Escambia County, Florida.

Parcel ID#: 212S311305001001

Parcel "E"

All of Lots 21, 22, 23, and 24, Block 6, Pensacola Home Orchards, a subdivision of a portion of Section 14, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat of said subdivision recorded in Deed Book 87, at page 524, of the public records of said county, LESS AND EXCEPT any portion of caption property conveyed in Deed Book 508, Page 235, and Deed Book 508, Page 257, of the public records of Escambia County, Florida

AND

Commencing at the NE corner of Section 21, Township 2 South, Range 31 West, Escambia County, Florida; thence North 88 degrees 17 minutes 45 seconds West along the North line of said Section 21 for a distance of 650.89 feet to the East line of the West ¼ of Government Lot 1; thence South 01 degrees 51 minutes 58 seconds West along said East line 2011.47 feet to the South R/W line of State Road 298-B; thence North 72 degrees 28 minutes 22 seconds West along said South R/W 1595.35 feet to the Point of Beginning; thence continue same course North 72 degrees 28 minutes 22 seconds West 100.00 feet; thence South 17 degrees 31 minutes 38 seconds West 150.00 feet; thence South 72 degrees 28 minutes 22 seconds East 100.00 feet; thence North 17 degrees 31 minutes 38 seconds East 150.00 feet to the Point of Beginning.

AND

A portion of Lot 2, Section 21, Township 2 South, Range 31 West, Escambia County, Florida, lying South of State Road 298-B (U.S. 98), being more particularly described as follows:

AND

Commence at the Northeast corner of said Section 21; thence North 88°17'45" West along the North line of said Section 21 for a distance of 650.89 feet to the East line of the West ½ of Lot 1; thence South 01 °51'58" West along said East line of the West ½ of said Lot 1 for a distance of 2206.84 feet; thence North 88 °20'06" West for a distance of 1400.20 feet; thence North 01 °45'52" East for a distance of 333.35 feet to the Point of Beginning. Thence North 17 °31'38" East for a distance of 50.00 feet; thence South 72 °28'22" East for a distance of 40.00 feet; thence North 17 °31'38" East for a distance of 200.00 feet to the Southerly right-of-way line of State Road No. 298-B (200' R/W); thence North 72 °28'22" West along said Right-of-Way line for a distance of 150.00 feet; thence South 17 °31'38" West for a distance of 250.00; thence South 72 °28'22" East for a distance of 110.00 feet to the Point of Beginning.

Containing 0.81 acres, more or less, and all lying being in the Section 21, Township 2 South, Range 31 West, Escambia County, Florida.

Parcel ID#: 212S312000000002

Recorded in Public Records 09/04/2015 at 03:00 PM OR Book 7402 Page 1102,
Instrument #2015068261, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 09/04/2015 at 02:57 PM OR Book 7402 Page 1082,
Instrument #2015068247, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

VS.

**CASE NO: CE#14-08-03170
LOCATION: 7301 Highway 98 West
PR# 212S312000000002**

**Hobbs Columbus A III Trustee for
Hobbs Columbus A III Revocable Intervivos Trust
3305 North "W" Street
Pensacola, FL 32505
RESPONDENT**



CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: Pam Childers D.C.
DATE: 9-4-15

ORDER

This CAUSE having come before the Office of Environmental
Enforcement Special Magistrate on the Petition of the Environmental Enforcement
Officer for alleged violation of the ordinances of the County of Escambia, State of
Florida, and the Special Magistrate having considered the evidence before him in the
form of testimony by the Enforcement Officer and the Respondent or representative,
thereof, NAMED ABOVE, as well as evidence submitted and after consideration of the
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate
finds that a violation of the following Code of Ordinance(s) has occurred and continues

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described _____

BK: 7402 PG: 1103

BK: 7402 PG: 1083

- ☒ 42-196 (d) Overgrowth
- ☐ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)
- ☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☒ (m) ☒ (n) ☐ (o)
- ☒ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☒ (u) ☐ (v) ☐ (w) ☒ (x) ☐ (y) ☐ (z) ☒ (aa) ☐ (bb) ☒ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Article 6 Commercial in residential and non permitted use
- ☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- ☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until October 1, 2015 to correct the violation and to bring the violation into compliance.

BK: 7402 PG: 1104

BK: 7402 PG: 1084

Corrective action shall include:

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

BK: 7402 PG: 1105

BK: 7402 PG: 1085

☐ Other _____

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 25 .00 per day, commencing October 2, 2015. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

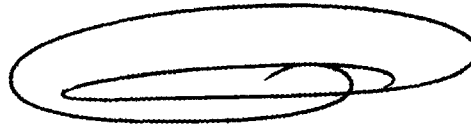
BK: 7402 PG: 1106 Last Page

BK: 7402 PG: 1086 Last Page

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 1st day of September, 2015.



John B Trawick
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 10/11/2016 at 03:47 PM OR Book 7604 Page 1108,
Instrument #2016078607, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 14-08-03170

Location: 7301 Highway 98 West

PR# 212S312000000002

Hobbs Columbus A III Trustee for Hobbs Columbus A III
Revocable Intervivos Trust
3305 North "W" Street
Pensacola, FL 32505

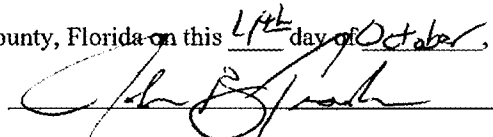
ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of September 01, 2015; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (d) Overgrowth, 30-203 (m), (n), (o), (p), (u), (x), (aa), and (cc). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated September 01, 2015.

Itemized Cost

a. Fines (\$25.00 per day 10/02/15-8/16/16)	\$ 7,975.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ 17,250.00
Total:	\$ 26,325.00

DONE AND ORDERED at Escambia County, Florida on this 14th day of October, 2016.



John B Trawick
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 10/26/2016 at 11:39 AM OR Book 7613 Page 551,
Instrument #2016083091, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 08/08/2016 at 10:07 AM OR Book 7569 Page 1922,
Instrument #2016060431, Pam Childers Clerk of the Circuit Court Escambia
County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

KCJ PROPERTIES, LTD.,
a Florida Limited Partnership,
926 North Ferndon Boulevard
Crestview, FL 32536

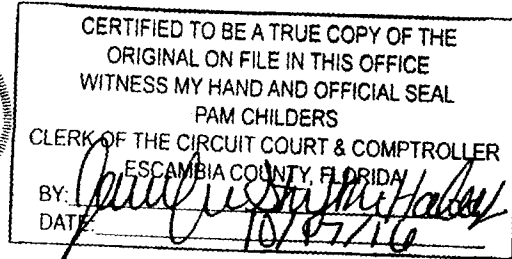
Plaintiff,

v.

CASE NO.: 2016 CA 000462

FAIRFIELD LIQUORS, LLC,
a Florida limited liability company,
COLUMBUS A. HOBBS, III, a/k/a
C.A. HOBBS, III, individually, and,
STOP AND GO LIQUORS, INC., d/b/a
STOP AND GO LIQUORS,

Defendants.



FINAL JUDGMENT

This action was tried before the court. On the evidence presented

IT IS ADJUDGED that:

COUNT I - FORECLOSURE

1. **Amounts Due.** Plaintiff, KCJ Properties, Ltd., 926 North Ferndon Boulevard, Crestview, Florida 32536, is due

Principal	\$287,317.34
Interest to August 5, 2016	\$16,135.89
Title Search Expenses	\$100.00
Taxes	\$0.00
Attorneys' fees total	\$2,976.00
Court costs, now taxed	\$2,099.00

BK: 7613 PG: 552

BK: 7569 PG: 1923

Other: Late charges	\$704.58
Subtotal	\$309,332.81
LESS: Escrow balance	\$0.00
TOTAL	\$309,332.81

That shall bear interest at the prevailing statutory interest rate as may be amended from time to time, which rate currently is 4.84% a year.

2. **Lien on Property.** Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), on the following described property in ESCAMBIA County, Florida:

The North 100 feet of the following described parcel: Commencing at the Northwest corner of Lot 1, Block "B" of Lake Francis Homes Subdivision as recorded in Plat Book 4 at Page 50 of the Public Records of Escambia County, Florida, thence run West along the South Right of Way line of Tralawn Drive to the East Right of Way line of Pine Forest Road, thence South parallel to the East Right of Way line of Pine Forest Road to the North Right of Way line of Franciscan Drive, thence East along the North Right of Way line of Franciscan Drive 92.0 feet to the Southwest corner of Lot 4, Block "B" of Lake Francis Homes, thence North parallel to the East Right of Way of Pine Forest Road 352.7 feet to the Point of Beginning.

3. **Sale of Property.** If the total sum with interest at the rate described in paragraph 1 and all costs accrued subsequent to this judgment are not paid, the clerk of this court shall sell the property at public sale on September 21, 2016, to the highest bidder for cash, except as prescribed in paragraph 4, at the courthouse located at **190 Governmental Center, in ESCAMBIA County in Pensacola, Florida**, in accordance with Section 45.031, Florida Statutes (2013), using the following method (CHECK ONE):

- ☐ At 190 Governmental Center, beginning at 11:00 a.m. on the prescribed date.
- ☒ By electronic sale beginning at 11:00 a.m. on the prescribed date at www.escambia.realforeclose.com.

4. **Costs.** Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the clerk if Plaintiff is not the purchaser of the property at the sale, provided, however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the certificate of title. If Plaintiff is the purchaser, the clerk shall credit Plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment, or such part of it as is necessary to pay the bid in full.

5. **Distribution.** On filing the certificate of title the clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of Plaintiff's costs; second, documentary stamps affixed to the certificate; third, Plaintiff's attorneys' fees; fourth, the total sum due to Plaintiff less the items paid, plus interest at the rate prescribed in paragraph 1 from this date of the sale; and by retaining any remaining amount pending the further order of this court.

BK: 7613 PG: 553

BK: 7569 PG: 1924

6. **Right of Redemption/Right of Possession.** On filing the certificate of sale, defendants and all persons claiming under or against defendants since the filing of the notice of lis pendens shall be foreclosed of all estate or claim in the property and defendant's right of redemption as prescribed by section 45.0315, Florida Statutes (2013) shall be terminated, except as to claims or rights under Chapter 718 or Chapter 720, Florida Statutes, if any. Upon the filing of the certificate of title, the person named on the certificate of title shall be let into possession of the property. If any defendant remains in possession of the property, the clerk shall without further order of the court issue forthwith a writ of possession upon request of the person named on the certificate of title.

7. **Attorneys' Fees.**

The court finds, based upon the affidavits/testimony presented and upon inquiry of counsel for the plaintiff that 4.0 hours were reasonably expended by plaintiff's counsel and that an hourly rate of \$300.00 is appropriate and 13.2 hours were reasonably expended by paralegals and that an hourly rate of \$120.00 is appropriate. Plaintiff's counsel represents that the attorneys' fees awarded does not exceed its contract fee with the plaintiff. The court finds that there is/are no reduction or enhancement factors for consideration by the court pursuant to *Florida Patients Compensation Fund v. Rowe*, 472 So.2d 1145 (Fla.1985).

8. **Jurisdiction Retained.** Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, writs of possession, deficiency judgment, to allow Plaintiff to amend its complaint to add an omitted party and to otherwise supplement the pleadings in this cause.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

9. Upon the request of the person listed on the Certificate of Title, the Clerk of the Court is authorized and directed to issue a Writ of Possession forthwith without further notice or hearing.

COUNT II - PROMISSORY NOTE

THIS MATTER having come before the Court on Plaintiff's Motion for Summary Judgment Against All Counts, against Defendants, Fairfield Liquors, LLC, a Florida limited liability


BK: 7613 PG: 554

BK: 7569 PG: 1925

company, and Columbus A. Hobbs, III, a/k/a C.A. Hobbs, III, individually, and the Court having considered same, it is

ORDERED AND ADJUDGED that Plaintiff, KCJ Properties, Ltd., recover from Defendants, Fairfield Liquors, LLC, a Florida limited liability company, and Columbus A. Hobbs, III, a/k/a C.A. Hobbs, III, individually, both at 3305 North "W" Street, Pensacola, Florida 32526, the sum of \$304,157.81 on principal, interest and late charges as of August 5, 2016, and \$2,976.00 for attorneys' fees, which the Court hereby finds are reasonable fees, with costs in the sum of \$2,199.00, making a total amount owed \$309,332.81, which shall bear interest at the prevailing statutory interest rate as may be amended from time to time, which rate currently is 4.84%, for which let execution now issue.

ORDERED at Pensacola, Escambia County, Florida, on this 5 day of August, 2016.


THOMAS V. DANNHEISSER
CIRCUIT JUDGE

CERTIFICATE OF SERVICE

The undersigned deputy clerk hereby certifies that he/she delivered a true and correct copy of the foregoing via ~~email~~ ^{hand} to those listed herein on the ~~service~~ distribution list. ~~The~~

BK: 7613 PG: 555 Last Page

BK: 7569 PG: 1926 Last Page

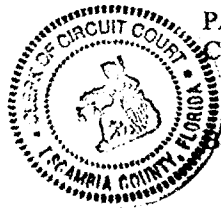
~~attorney who submitted the proposed order is responsible for distribution of the order to any party who is not on the e-service list.~~

K. Jeffrey Reynolds, Esquire
924 N. Palafox Street
Pensacola, FL 32501-3116
kjeffreynolds@att.net

Charles Garretson, Esquire
207 S. Baylen Street
Pensacola, FL 32501
Ccg13@ccg13.com

Sally B. Fox, Esquire
Emmanuel, Sheppard & Condon
30 S. Spring Street
Pensacola, FL 32502
sfox@esclaw.com
dsb@esclaw.com

Witness my hand and seal of the court on this 5th day of August, 2016.



PAM CHILDERS
Clerk of Court

By: Jennifer Stup-Haley
Deputy Clerk

Recorded in Public Records 04/15/2015 at 09:53 AM OR Book 7329 Page 398,
Instrument #2015027806, Pam Childers Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA
COUNTY, FLORIDA

CASE NO.: 2014 SC 004085

CACH, LLC,

Plaintiff,

vs.

COLUMBUS A HOBBS,

Defendant(s).

FINAL JUDGMENT

Pursuant to Defendant's failure to comply with the Settlement Stipulation and based upon Affidavit of Default submitted by Plaintiff, it is thereupon,

ORDERED AND ADJUDGED that the Plaintiff, CACH, LLC, located at 4340 S. Monaco, Second Floor, Denver, Colorado 80237, does hereby have, receive and recover damages against the Defendant, COLUMBUS A HOBBS, in the principal sum of \$3,460.46, which shall bear interest at the rate of 4.75% per annum until paid for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED, that the Defendant shall complete under oath the Form 1.977 (Fact Information Sheet), including all required attachments, and serve same upon Plaintiff(s) Counsel, within forty-five (45) days, unless this judgment is satisfied. Jurisdiction is retained to enter any and all further orders that are just and proper to compel Defendant(s) compliance.

DONE AND ORDERED in Chambers, at Escambia County, Florida, this 13th day of April, 2015.


COUNTY COURT JUDGE

✓ 4-14-15 *mc*
Copies furnished to:

CACH, LLC
c/o Bryan Manno, Esq.
FEDERATED LAW GROUP, PLLC
13205 U.S. Highway One, Suite 555
Juno Beach, Florida 33408
120019986011

Karl Reynolds, Esq
924 N Palafox St
Pensacola, FL 32501

2015 APR 13 P 3:10
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL