



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

0625.22

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Apr 22, 2024
Property description	GLESSNER T A 923 S WESTLAND AVE APT A105 GALLATIN, TN 37066 2345 PACKWOOD DR 11-0531-440 BEG AT SE COR OF NW 1/4 OF SE 1/4 N 88 DEG 34 MIN 16 SEC W 667 FT N 01 DEG 18 MIN 03 SEC E 89 22/100 (Full legal attached.)	Certificate #	2022 / 5378
		Date certificate issued	06/01/2022

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)
# 2022/5378	06/01/2022	1,124.23	56.21	1,180.44
→Part 2: Total*				1,180.44

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)
# 2023/5533	06/01/2023	1,201.80	6.25	143.21	1,351.26
Part 3: Total*					1,351.26

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)	2,531.70
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,191.80
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
Total Paid (Lines 1-6)	4,098.50

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 April 25th, 2024

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

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>06/04/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS *16.25*

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.

BEG AT SE COR OF NW 1/4 OF SE 1/4 N 88 DEG 34 MIN 16 SEC W 667 FT N 01 DEG 18 MIN 03 SEC E 89 22/100 FT FOR POB CONT N 01 DEG 18 MIN 03 SEC E 90 FT S 88 DEG 41 MIN 57 SEC E 133 5/10 FT S 01 DEG 18 MIN 03 SEC W 90 FT N 88 DEG 41 MIN 03 SEC W 133 5/10 FT TO POB OR 6828 P 1537

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400635

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139,

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
11-0531-440	2022/5378	06-01-2022	BEG AT SE COR OF NW 1/4 OF SE 1/4 N 88 DEG 34 MIN 16 SEC W 667 FT N 01 DEG 18 MIN 03 SEC E 89 22/100 FT FOR POB CONT N 01 DEG 18 MIN 03 SEC E 90 FT S 88 DEG 41 MIN 57 SEC E 133 5/10 FT S 01 DEG 18 MIN 03 SEC W 90 FT N 88 DEG 41 MIN 03 SEC W 133 5/10 FT TO POB OR 6828 P 1537

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
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF
TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139

04-22-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	201N30420000042	Year	Land	Imprv	Total	Cap Val
Account:	110531440	2023	\$15,000	\$65,303	\$80,303	\$76,190
Owners:	GLESSNER T A	2022	\$15,000	\$56,182	\$71,182	\$69,264
Mail:	923 S WESTLAND AVE APT A105 GALLATIN, TN 37066	2021	\$15,000	\$47,968	\$62,968	\$62,968
Situs:	2345 PACKWOOD DR 32534	Disclaimer				
Use Code:	MOBILE HOME	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
03/05/2012	6828	1537	\$22,000	WD		Legal Description BEG AT SE COR OF NW 1/4 OF SE 1/4 N 88 DEG 34 MIN 16 SEC W 667 FT N 01 DEG 18 MIN 03 SEC E 89 22/100 FT FOR POB CONT N...
03/01/2011	6696	452	\$16,200	CT		
08/1999	4471	1979	\$11,500	WD		
03/1990	2837	511	\$100	WD		
10/1988	2619	314	\$5,500	WD		
11/1984	1987	174	\$10,000	WD		Extra Features None
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						

[Launch Interactive Map](#)

<p>Section Map Id: 20-1N-30-2</p> <p>Approx. Acreage: 0.2758</p> <p>Zoned: </p> <p>MDR MDR MDR MDR MDR MDR MDR MDR MDR MDR MDR</p>	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> </div> <div style="font-size: 48px; font-weight: bold;">90</div> <div style="font-size: 48px; font-weight: bold;">90</div> </div> <div style="text-align: center; margin-top: 20px;"> <div style="font-size: 48px; font-weight: bold;">1335</div> </div>
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[View Florida Department of Environmental Protection \(DEP\) Data](#)

MDR
MDR
MDR
MDR

**Evacuation
& Flood
Information**
Open
Report

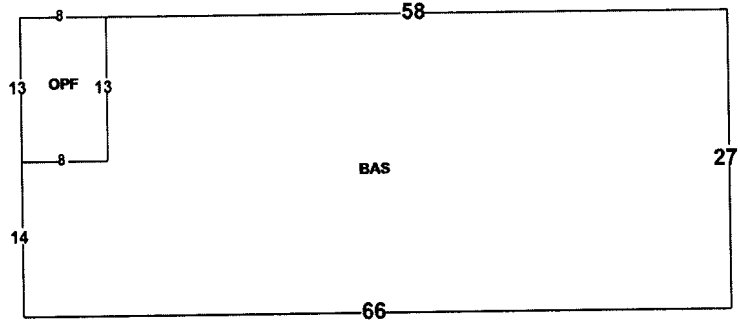
Buildings

Address: 2345 PACKWOOD DR, Year Built: 2000, Effective Year: 2000, PA Building ID#: 123751

Structural Elements

DWELLING UNITS-1

- MH EXTERIOR WALL-VINYL/METAL
- MH FLOOR FINISH-CARPET
- MH FLOOR SYSTEM-TYPICAL
- MH HEAT/AIR-HEAT & AIR
- MH INTERIOR FINISH-DRYWALL/PLASTER
- MH MILLWORK-TYPICAL
- MH ROOF COVER-COMP SHINGLE/WOOD
- MH ROOF FRAMING-GABLE HIP
- MH STRUCTURAL FRAME-TYPICAL
- NO. PLUMBING FIXTURES-7
- NO. STORIES-1
- STORY HEIGHT-0



Areas - 1782 Total SF

BASE AREA - 1678

OPEN PORCH FIN - 104

Images



1/27/2021 12:00:00 AM

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 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

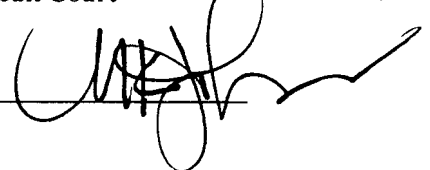
CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

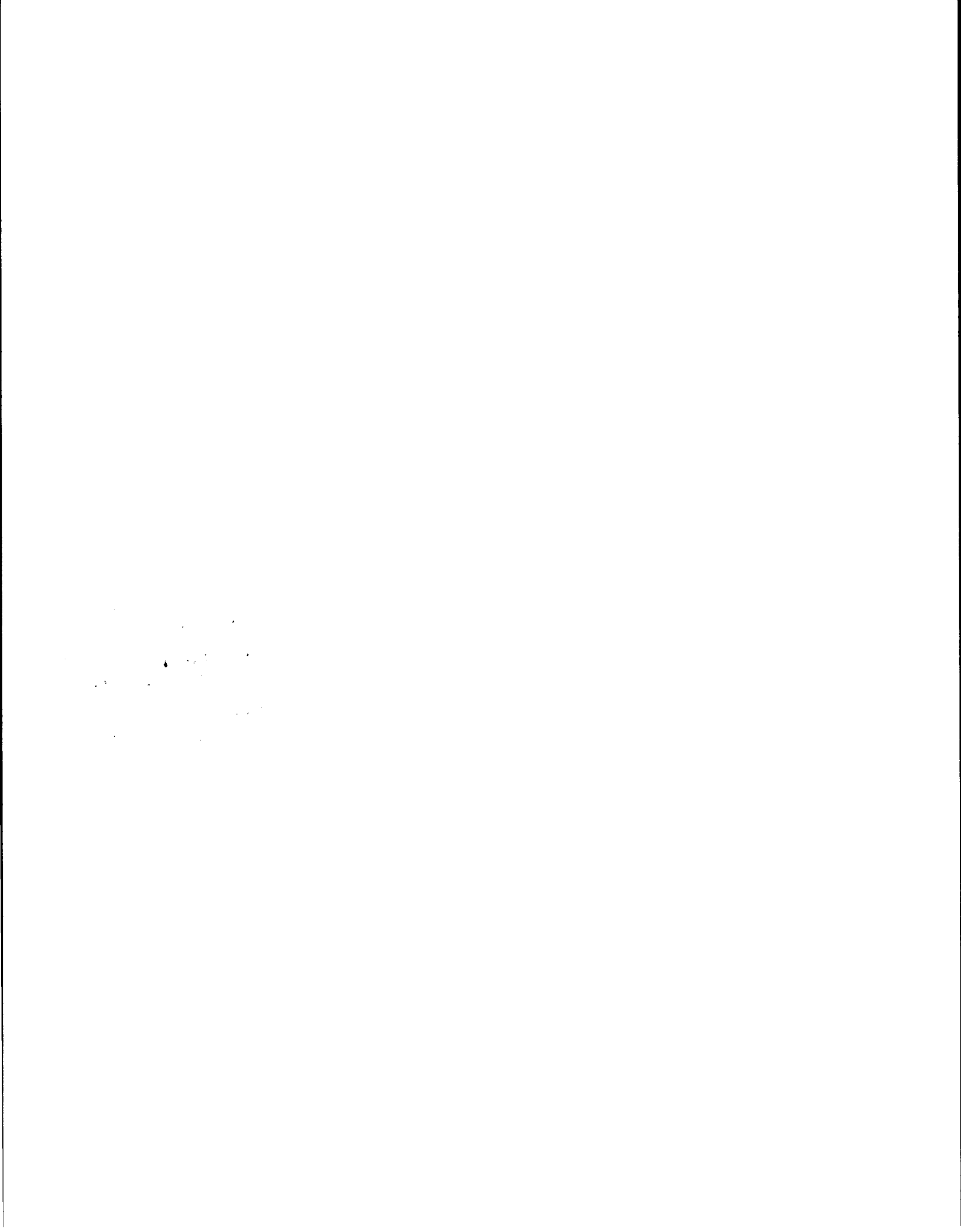
COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 110531440 Certificate Number: 005378 of 2022

Payor: PENSACOLA TITLE COMPANY LLC 182 N PALAFOX ST PENSACOLA FL 32502 **Date**
 7/31/2024

Clerk's Check #	2.02407310050365E+15	Clerk's Total	\$551.76
Tax Collector Check #	1	Tax Collector's Total	\$4,965.44
		Postage	\$0.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,584.20

Redeemed
\$4,462.70
PAM CHILDERS
 Clerk of the Circuit Court
 Received By: 
 Deputy Clerk



My linda Johnson (COC)

From: Heather Mason (COC)
Sent: Wednesday, July 31, 2024 2:18 PM
To: Emily Hogg (COC); My linda Johnson (COC); Heather Mahoney (COC)
Cc: COC ACCOUNTING
Subject: WIRE

Incoming Money Transfer Credit (195) 4,462.70 4,462.70

Text

WIRE TYPE:WIRE IN DATE:073124 TIME:1254 ET
TRN:2024073100503647 SNDR REF:20242130192600
SERVICE REF:20240731L1LFBE2C000509
RELATED REF:2998946
ORIG:PENSACOLA TITLE COMPANY LLC ESCROW ACCOUNT 182 NORTH
PALAFOX STREET PENSACOLA FL 32502 ID:0062095289
ORG BK: ID:
INS BK: ID:
SND BK:HANCOCK WHITNEY BANK ID:063112786
BNF:ESCAMBIA COUNTY CLERK OF CIRCUIT CT ID:898033991356
BNF BK: ID:
PAYMENT DETAILS:
2998946
PROPERTY: 2345 PACKWOOD DR 32534
ACCT; #110531440
TAX DEED APPL PAYOFF
PTC #24-244



Heather Mason

Account Analyst, Accounting
850-595-4127

hmason@EscambiaClerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller

190 W. Government Street, Pensacola FL
32502 www.EscambiaClerk.com

*Under Florida law, written communication to or from the Escambia County Clerk's Office
may be subject to public records disclosure.*



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 #: 11-0531-440 CERTIFICATE #: 2022-5378

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: February 11, 2005 to and including February 11, 2025 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: February 18, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 18, 2025

Tax Account #: **11-0531-440**

1. The Grantee(s) of the last deed(s) of record is/are: **G&G PRO RENTAL LLC**
By Virtue of General Warranty Deed recorded 8/2/2024 in OR 9183/1955

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 Larry R Glessner recorded 8/2/2024 OR 9183/1958**

4. Taxes:

Taxes for the year(s) NONE are delinquent.
Tax Account #: 11-0531-440
Assessed Value: \$80,080.00
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.

PROPERTY INFORMATION REPORT

February 18, 2025

Tax Account #:11-0531-440

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT SE COR OF NW 1/4 OF SE 1/4 N 88 DEG 34 MIN 16 SEC W 667 FT N 01 DEG 18 MIN 03
SEC E 89 22/100 FT FOR POB CONT N 01 DEG 18 MIN 03 SEC E 90 FT S 88 DEG 41 MIN 57 SEC E
133 5/10 FT S 01 DEG 18 MIN 03 SEC W 90 FT N 88 DEG 41 MIN 03 SEC W 133 5/10 FT TO POB OR
9143 P 939**

SECTION 20, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-0531-440(0625-22)

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

Recorded in Public Records 8/2/2024 7:43 AM OR Book 9183 Page 1955,
Instrument #2024059028, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$3,920.00

Prepared by:
Tracy Ratzin
Pensacola Title Company, LLC.
182 North Palafox Street
Pensacola, Florida 32502

File Number: 24-244

General Warranty Deed

Made this July 31, 2024 A.D. By **Larry R. Glessner, a single man**, 171 Fulp Rd., Kernersville, North Carolina 27284, hereinafter called the grantor, to **G&G Pro Rental LLC, a Florida limited liability company**, whose post office address is: 3401 Green Briar Ct., A, Gulf Breeze, Florida 32563, 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, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

*and Santa Rosa County
See Attached Schedule "A"

Parcel ID Number: 111s301116000018

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, 2023.

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 Tracy Ratzin
Address: 182 N Palafox St, Pens, FL 32502



Larry R. Glessner
Address: 171 Fulp Rd., Kernersville, North Carolina 27284



Witness Printed Name MARY M. JONES
Address: 182 N. PALAFOX ST. PENS. FL 32502

DEED Individual Warranty Deed with Legal on Schedule A

BK: 9183 PG: 1956

Prepared by:
Tracy Ratzin
Pensacola Title Company, LLC.
182 North Palafox Street
Pensacola, Florida 32502

File Number: 24-244

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 31st day of July, 2024, by Larry R. Glessner, a single man, who is/are personally known to me or who has produced FLDL as identification.



[Signature]
Notary Public
Print Name: Tracy Ratzin
My Commission Expires: 4/11/26

DEED Individual Warranty Deed with Legal on Schedule A

BK: 9183 PG: 1957 Last Page

Prepared by:
Tracy Ratzin
Pensacola Title Company, LLC.
182 North Palafox Street
Pensacola, Florida 32502

File Number: 24-244

"Schedule A"

Parcel 1

Lot 18 and the West 5 feet of Lot 19, Wentworth's First Addition to Ensley, a subdivision of a portion of Section 11, Township 1 South, Range 30 West, Escambia County, Florida, according to the plat thereof as recorded in Plat Book 2, page 96 of the Public Records of Escambia County, Florida.

Parcel 2

The North 43.04 feet of the East 70 feet of Block 95, Maxent Tract, City of Pensacola, Escambia County, Florida, according to Map of said City copyrighted by Thomas C. Watson in 1906.

Parcel 3

The East 70 feet of the South 43 feet of the North 88.4 feet of Block 95, Maxent Tract, City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson to 1906.

Parcel 4

Commencing at the Southeast corner of Lot 11, Section 12, Township 1 South, Range 30 West, Escambia County, Florida, thence West along the South line of said Lot 11 for 660 feet, thence south 6 degrees 18 minutes East for 186.21 feet, thence South 1 degree 06 minutes West for 153.85 feet, thence North 71 degrees 40 minutes West for 353 feet to the point of beginning, thence continue North 71 degrees 40 minutes for 80 feet, thence North 8 degrees 35 minutes for 120 feet, thence South 71 degrees 40 minutes East for 80 feet, thence South 8 degrees 35 minutes West 120 feet to the point of beginning.

Parcel 5

That portion of the Northwest 1/4 of Southeast 1/4 of Section 20, Township 1 North, Range 30 West, Escambia County, Florida, described as follows: Commencing at an iron rod at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section, thence 88°34'16" West along the South line of said Northwest 1/4 of Southeast 1/4 for a distance of 667.0 feet, thence North 1°18'03" East for 89.22 feet to an iron rod for the point of beginning, thence continue North 1°18'03" East for 90 feet, thence South 88°41'57" East for 133.5 feet, thence South 1°18'03" West for 90 feet, thence North 88°41'03" West for 133.5 feet to the point of beginning.

Parcel 6

Lot 5, Pandore Place, according to plat recorded in Plat Book 5, Page 82, of the Public Records of Escambia County, Florida.

DEED Individual Warranty Deed with Legal on Schedule A

Recorded in Public Records 8/2/2024 7:43 AM OR Book 9183 Page 1958,
Instrument #2024059029, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00 MTG Stamps \$1,568.00 Int. Tax \$896.00

Prepared by and return to:
Larry R. Glessner
171 Fulp Rd., Kernersville, North Carolina 27284
Kernersville, North Carolina 27284

File Number: 24-244
Folio Number: 111s301116000018

Mortgage Deed

Executed July 31, 2024 by **G&G Pro Rental LLC**, a Florida limited liability company, whose address is 3401 Green Briar Ct., A, Gulf Breeze, Florida 32563, hereinafter called the mortgagor to **Larry R. Glessner, a single man**, whose address is 171 Fulp Rd., Kernersville, North Carolina 27284, hereinafter called the mortgagee:

Witnesseth, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in Escambia and Santa Rosa County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

To Have and to Hold the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

And the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor 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 and clear of all encumbrances except for ad valorem taxes for the year tax year 2000 and subsequent years; easements, restrictions and reservations of record, if any.

Provided Always, that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified, to wit:

Principal and Interest in the amount of **Five Thousand Two Hundred One dollars & Sixty Six cents (\$5,201.66)** payable monthly beginning on **September 1, 2024**, and continuing on that same day each month thereafter until, if not sooner paid, **August 1, 2034**, which is called the maturity date, at which time all unpaid principal and interest will be due and payable in full.

12/99 100
DEED Mortgage Deed

BK: 9183 PG: 1959

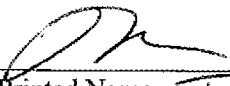
And shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

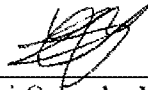
And the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than full insurable value in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every of the agreements, stipulation, conditions and covenants set forth in said not and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

If any sum of money herein referred to be not promptly paid within Thirty (30) days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable any thing in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

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

Signed, sealed and delivered in the presence of: G&G Pro Rental LLC


Printed Name : Tracy Palmer
Address: 182 N Palatka St.
Pensacola, FL 32502


By: Dmitri Guboglo, Manager
Address: 3401 Green Briar Ct., A, Gulf Breeze,
Florida 32563

12/99 100
DEED Mortgage Deed

BK: 9183 PG: 1960

Mary M Jones
 Printed Name: MARY M. JONES
 Address: 182 W PALM FOX ST-
KEESWICK FL 32602

Victoria Guboglo
 By: Victoria Guboglo, Manager
 Address: 3401 Green Briar Ct., A, Gulf Breeze,
Florida 32563

State of Florida
 County of Escambia

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 31st day of July, 2024, by Dmitri Guboglo and Victoria Guboglo, as Managers of G&G Pro Rental LLC, a Florida limited liability company, who is/are personally known to me or who has produced *FLDL* as identification and did not take an oath.

Tracy Ratzin
 Notary Public
Tracy Ratzin
 Notary Name Printed
 My Commission Expires: *4-11-26*



BK: 9183 PG: 1961

File Number 24-244

MORTGAGE NOTE

\$448,000.00

July 31, 2024

For value received, the undersigned jointly and severally, promise to pay to the order of Larry R. Glessner the principal sum of Four Hundred Forty Eight Thousand dollars & no cents, (\$448,000.00) with interest thereon at the rate of 7 per centum per annum from date until maturity, said interest being payable as set forth below, both principal and interest being payable in lawful money of the United States of America at 171 Fulp Rd., Kernersville, North Carolina 27284, or at such other address as the holder from time to time may specify by written notice to the maker, said principal and interest to be paid on the date and in the manner following:

Monthly principal and interest payments in the amount of Five Thousand Two Hundred One Dollar and 66/100 (\$5,201.66), commencing on 09/01/2024 and continuing on the 1st day of each month thereafter until August 1, 2034 at which time the entire principal balance together with all accrued interest, if any, will become immediately due and payable. Said installments when so paid shall be applied first to the interest then accrued and the balance thereof to the reduction of the principal hereof. If the note holder has not received the full amount of any monthly payment by the end of 10 calendar days after the due date, a late charge of 5% of the principal and interest payment will also be due the note holder.

Privilege is reserved to prepay, at any time, all or any parts of indebtedness due hereunder without premium or fee.

This note is to be construed and enforced according to the laws of State of Florida, and is secured by mortgage on real estate of even date herewith.

If default be made in the payment of any of said sums or interest or in the performance of any agreements contained herein or in the said mortgage, and if such default is not made good within Thirty (30) days, then, at the option of the holder of the same, the principal sum then remaining unpaid with accrued interest shall immediately become due and collectible without notice, time being the essence of this contract, and said principal sum and said accrued interest shall both bear interest at the maximum rate per annum allowed by law, from such time until paid.

Each maker and endorser waives presentment, protest, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if counsel shall after maturity of this note or default hereunder or under said mortgage, be employed to collect this note or to protect the security thereof.

Documentary Tax has been paid and proper stamps have been affixed to the Mortgage

G&G Pro Rental LLC



By: Dmitri Guboglo, Manager

Maker's Address:
3401 Green Briar Ct., A
Gulf Breeze, Florida 32563



By: Victoria Guboglo, Manager

Mortgage Note

BK: 9183 PG: 1962 Last Page

Exhibit "A"

Parcel 1

Lot 18 and the West 5 feet of Lot 19, Wentworth's First Addition to Ensley, a subdivision of a portion of Section 11, Township 1 South, Range 30 West, Escambia County, Florida, according to the plat thereof as recorded in Plat Book 2, page 96 of the Public Records of Escambia County, Florida.

Parcel 2

The North 43.04 feet of the East 70 feet of Block 95, Maxent Tract, City of Pensacola, Escambia County, Florida, according to Map of said City copyrighted by Thomas C. Watson in 1906.

Parcel 3

The East 70 feet of the South 43 feet of the North 88.4 feet of Block 95, Maxent Tract, City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson to 1906.

Parcel 4

Commencing at the Southeast corner of Lot 11, Section 12, Township 1 South, Range 30 West, Escambia County, Florida, thence West along the South line of said Lot 11 for 660 feet, thence south 6 degrees 18 minutes East for 186.21 feet, thence South 1 degree 06 minutes West for 153.85 feet, thence North 71 degrees 40 minutes West for 353 feet to the point of beginning, thence continue North 71 degrees 40 minutes for 80 feet, thence North 8 degrees 35 minutes for 120 feet, thence South 71 degrees 40 minutes East for 80 feet, thence South 8 degrees 35 minutes West 120 feet to the point of beginning.

Parcel 5

That portion of the Northwest 1/4 of Southeast 1/4 of Section 20, Township 1 North, Range 30 West, Escambia County, Florida, described as follows: Commencing at an iron rod at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section, thence $88^{\circ}34'16''$ West along the South line of said Northwest 1/4 of Southeast 1/4 for a distance of 667.0 feet, thence North $1^{\circ}18'03''$ East for 89.22 feet to an iron rod for the point of beginning, thence continue North $1^{\circ}18'03''$ East for 90 feet, thence South $88^{\circ}41'57''$ East for 133.5 feet, thence South $1^{\circ}18'03''$ West for 90 feet, thence North $88^{\circ}41'03''$ West for 133.5 feet to the point of beginning.

Parcel 6

Lot 5, Pandore Place, according to plat recorded in Plat Book 5, Page 82, of the Public Records of Escambia County, Florida.

File Number: 24-244

Legal Description with Non Homestead

VB DG



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

Detail by Entity Name

Florida Limited Liability Company
G&G PRO RENTAL LLC

Filing Information

Document Number	L24000260788
FEI/EIN Number	NONE
Date Filed	06/07/2024
Effective Date	05/31/2024
State	FL
Status	ACTIVE

Principal Address

3401 GREEN BRIAR CT,
A
GULF BREEZE, FL 32563

Mailing Address

3401 GREEN BRIAR CT,
A
GULF BREEZE, FL 32563

Registered Agent Name & Address

GUBOGLO, VICTORIA
3401 GREEN BRIAR CT
A
GULF BREEZE, FL 32563

Authorized Person(s) Detail

Name & Address

Title MGR

GUBOGLO, DMITRI
3401 GREEN BRIAR CT, APT A
GULF BREEZE, FL 32563

Title MGR

GUBOGLO, VICTORIA
3401 GREEN BRIAR CT, APT A
GULF BREEZE, FL 32563

Annual Reports

No Annual Reports Filed

Document Images

06/07/2024 - Florida Limited Liability

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Sunbiz Department of State, Bureau of Corporate Services