

17-266

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1700075

**Date of Tax Deed Application**  
Mar 08, 2017

This is to certify that **BRISINGER FUND 1, LLC**

**BRISINGER FUND 1, LLC**, holder of **Tax Sale Certificate Number 2014 / 6357**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **10-4229-752**

Cert Holder:  
**BRISINGER FUND 1, LLC**  
**BRISINGER FUND 1, LLC**  
**1338 S FOOTHILL DRIVE #129 SALT LAKE CITY, UT**  
**84108**

Property Owner:  
**WORLD TRADEX LLC**  
**4925 NW 70TH AVE**  
**OCALA, FL 34482**

LT 2 LESS W 20 75/100 FT & LT 3 BLK C OAKS BY THE SEA PB 17  
P 82 O R6602 P 558

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/6357	10-4229-752	06/01/2014	5,349.85	267.49	5,617.34

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2016/5983	10-4229-752	06/01/2016	5,573.91	6.25	278.70	5,858.86
2015/6590	10-4229-752	06/01/2015	5,536.09	6.25	276.80	5,819.14

**Amounts Certified by Tax Collector (Lines 1-7):**

**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	17,295.34
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	5311.43
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	22,981.77

**Amounts Certified by Clerk of Court (Lines 8-15):**

**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 14th day of March, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: **5 June 2017**

By

*Shirley Rich, C.F.C.A.*  
**Senior Deputy Tax Collector**

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
10-4229-752 2014

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1700075

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
BRISINGER FUND 1, LLC  
BRISINGER FUND 1, LLC  
1338 S FOOTHILL DRIVE #129  
SALT LAKE CITY, UT 84108,

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
10-4229-752	2014/6357	06-01-2014	LT 2 LESS W 20 75/100 FT & LT 3 BLK C OAKS BY THE SEA PB 17 P 82 O R6602 P 558

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, ownership and encumbrance 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  
BRISINGER FUND 1, LLC  
BRISINGER FUND 1, LLC  
1338 S FOOTHILL DRIVE #129  
SALT LAKE CITY, UT 84108

03-08-2017  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones

## Escambia County Property Appraiser

Real Estate  
Search

Tangible Property  
Search

Sale  
List

Amendment 1/Portability  
Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

### General Information

**Reference:** 153S321002020003  
**Account:** 104229752  
**Owners:** WORLD TRADEX LLC  
**Mail:** 4925 NW 70TH AVE  
 OCALA, FL 34482  
**Situs:** 5947 LAGNIAPPE DR 32507  
**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
2016	\$142,500	\$213,368	\$355,868	\$355,868
2015	\$142,500	\$192,184	\$334,684	\$334,684
2014	\$142,500	\$186,932	\$329,432	\$329,432

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

★ [File for New Homestead Exemption Online](#)

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/10/2013	7087	1713	\$1,125,000	WD	<a href="#">View Instr</a>
06/09/2010	6602	558	\$185,000	WD	<a href="#">View Instr</a>
04/2004	5398	1320	\$300,000	WD	<a href="#">View Instr</a>

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

### 2016 Certified Roll Exemptions

None

### Legal Description

LT 2 LESS W 20 75/100 FT & LT 3 BLK C OAKS BY THE SEA  
 PB 17 P 82 OR 7087 P 1713

### Extra Features

SEA WALL

### Parcel Information

[Launch Interactive Map](#)

**Section Map Id:**  
 15-3S-32-2



**Approx. Acreage:**  
 0.3174

**Zoned:**   
 MDR

**Evacuation & Flood Information**  
[Open Report](#)



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

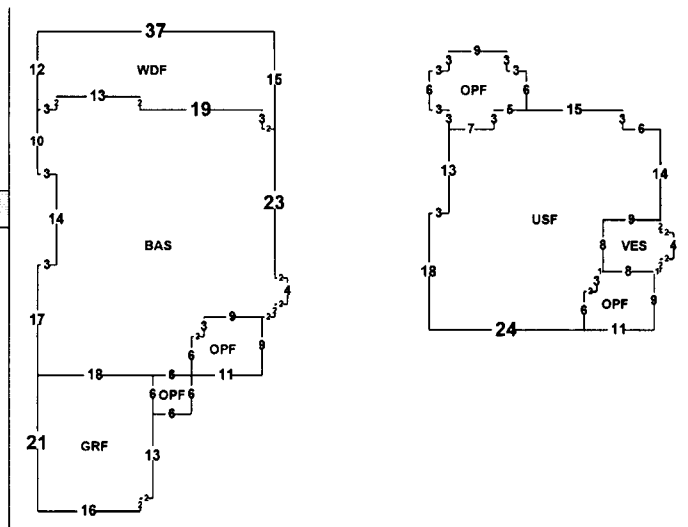
### Buildings

Address: 5947 LAGNIAPPE DR, Year Built: 1995, Effective Year: 2005

### Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-STUCCO  
 FLOOR COVER-TILE/STAIN  
 CONC/BRICK  
 FOUNDATION-STRUCTURAL

**BASE AREA - 1392**  
**GARAGE FIN - 374**  
**OPEN PORCH FIN - 360**  
**UPPER STORY FIN - 963**  
**VESTIBULE - 80**  
**WOOD DECK FIN - 424**



## Images



10/21/11



10/21/11

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: 03/22/2017 (tc.23586)

17-266

# **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

## **OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 13473

March 17, 2017

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 03-17-1997, through 03-17-2017, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

World Tradex, LLC

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

March 17, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 13473

March 17, 2017

**Lot 2 and 3, Block C, Oaks by the Sea, as per plat thereof, recorded in Plat Book 17, Page 82, of the Public Records of Escambia County, Florida, LESS AND EXCEPT the West 20.75 feet to said Lot 2.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 13473

March 17, 2017

**UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:**

1. That certain mortgage executed by World Tradex, LLC in favor of Antonio Manserra dated 10/10/2013 and recorded 10/11/2013 in Official Records Book 7087, page 1723 of the public records of Escambia County, Florida, in the original amount of \$350,000.00.
2. That certain mortgage executed by World Tradex, LLC in favor of Antonio Manserra dated 08/23/2016 and recorded 08/23/2016 in Official Records Book 7578, page 169 of the public records of Escambia County, Florida, in the original amount of \$255,000. UCC-1 Financing Statement recorded in O.R. Book 7583, page 1550.
3. Taxes for the year 2013-2016 delinquent. The assessed value is \$355,868.00. Tax ID 10-4229-752.

**PLEASE NOTE THE FOLLOWING:**

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgt@aol.com

Scott Lunsford  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32591

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 6-5-2017

TAX ACCOUNT NO.: 10-4229-752

CERTIFICATE NO.: 2014-6357

In compliance with Section 197.256, 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

      X   Notify City of Pensacola, P.O. Box 12910, 32521

      X   Notify Escambia County, 190 Governmental Center, 32502

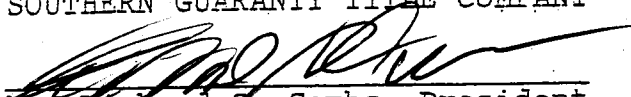
      X   Homestead for        tax year.

World Tradex, LLC  
4925 NW 70th Ave.  
Ocala, FL 34482  
and  
2801 SW College Rd., Ste 8  
Ocala, FL 34474

Antonio Manserra  
P.O. Box 6485  
Ocala, FL 34478

Certified and delivered to Escambia County Tax Collector,  
this 17th day of March, 2017.

SOUTHERN GUARANTY TITLE COMPANY

  
By: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.



Prepared by:  
KIM PEAVY  
AMERICAS TITLE CORPORATION  
201 SOUTHWEST 2ND STREET # 101-A  
Ocala, Florida 34471

File Number: 81-131180

### General Warranty Deed

Made this October 10, 2013 A.D. By ANTONIO MANSERRA, whose post office address is PO BOX 6482, OCALA, FL 34478, hereinafter called the grantor, to WORLD TRADEX, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is: 4925 NW 70TH AVENUE OCALA, FL 34482 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 One Million One Hundred Twenty Five Thousand dollars & no cents \$1,125,000.00 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:

See Attached Schedule "A"

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 153s321002020003/223s317006110

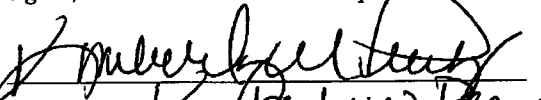
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

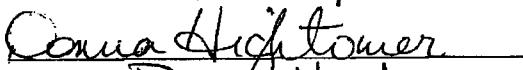
**To Have and to Hold**, the same in fee simple forever.

**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, 2012.

**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: Kimberly W. Peavy

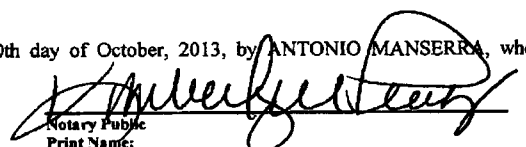
  
Witness Printed Name: Donna Hightower

State of Florida  
County of marion

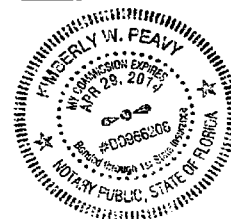
The foregoing instrument was acknowledged before me this 10th day of October, 2013, by ANTONIO MANSERRA, who is/are personally known to me or who has produced DL as identification.

  
ANTONIO MANSERRA (Seal)  
Address: PO BOX 6482, OCALA, FL 34478

\_\_\_\_\_  
(Seal)  
Address:

  
Notary Public  
Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



Prepared by:  
KIM PEAVY  
AMERICAS TITLE CORPORATION  
201 SOUTHWEST 2ND STREET # 101-A  
Ocala, Florida 34471

File Number: 81-131180

**Schedule "A"**

✓  
PARCEL 1

LOTS 2 AND 3, BLOCK C OAKS BY THE SEA, ACCORDING TO THE PLAT THEREOF, AS RECORDED  
IN PLAT BOOK 17 PAGE 82, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. LESS AND  
EXCEPT THE WEST 20.75 FEET TO SAID LOT 2

PARCEL 2

LOT 11, BLOCK 2, GRANDE LAGOON WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED  
IN PLAT BOOK 9 PAGE 30, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

This Instrument Prepared By and Must  
Be Returned To Following Recording:

Stephen Zadack  
1111 N.E. 25th Ave #503  
Ocala FL 34470

### MORTGAGE

THIS MORTGAGE ("Mortgage") executed this 10 day of October, 2013 by **WORLD TRADEX, LLC**, a Florida limited liability company whose address is 1111 N.E. 25<sup>th</sup> Ave., Suite 503, Ocala, FL 34470, hereinafter called "Mortgagor" and **ANTONIO MANSERRA** whose address is P.O. Box 6485, Ocala, FL 34478, hereinafter called "Mortgagee".

### WITNESSETH:

THAT for good and valuable considerations, and to secure the payment of the aggregate sum of money named in the Note together with interest thereon, Mortgagor does grant, bargain, sell, alien, remise, release, convey and confirm unto Mortgagee, in fee simple, in the real estate described on Exhibit A attached hereto of which Mortgagor is now seized and possessed, and in actual possession, situate in the County of Escambia, State of Florida which is more fully described as follows, together with the buildings and improvements thereon erected or to be erected (hereinafter referred to as the "Premises")

### TOGETHER with:

(i) all easements, streets, ways, alleys, rights-of-way and rights used in connection therewith or as a means of access thereto, and all tenements, hereditaments and appurtenances thereof and thereto, and all water rights;

(ii) any and all buildings, structures and improvements now or hereafter erected thereon, including, but not limited to the fixtures, attachments, appliances, equipment, machinery, and other articles attached to said buildings, structures and improvements; and

(iii) all proceeds, products, replacements, additions, substitutions, renewals and accessions of any of the foregoing items.

All of the foregoing real and personal property, and all rights, privileges and franchises are collectively referred to as the "Mortgaged Property."

TO HAVE AND TO HOLD the above-described Mortgaged Property unto Mortgagee, its successors and assigns forever.

Mortgagor hereby covenants with Mortgagee that Mortgagor is indefeasibly seized with the absolute and fee simple title to said Mortgaged Property, and has full power and lawful authority to sell, convey, transfer and mortgage the same, that it shall be lawful at any time hereafter for Mortgagee to peaceably and quietly enter upon, have, hold, and enjoy said

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Record and Return to: Kym Beay  
Americas Title Corp  
13542 N. Florida Ave Suite 211-C  
Tampa, FL 33613 81-131180



Mortgaged Property, and every part thereof; that this mortgagee is and will remain a valid and enforceable first lien on the Mortgaged Property; that said Mortgaged Property is free and discharged from all liens, encumbrances, and claims of any kind, including taxes and assessments, except for current ad valorem taxes not yet due and payable.

**NOW, THEREFORE**, the condition of this mortgage is such that if Mortgagor shall pay unto Mortgagee the indebtedness evidenced by that certain Promissory Note (the "Note") of even date herewith made by Mortgagor and payable to Mortgagee in the principal sum of Three Hundred Fifty Thousand Dollars (\$350,000), and shall perform, comply with and abide by each and every of the stipulations, agreements, conditions and covenants contained and set forth in this Mortgage and in the Note, then the estate hereby created shall cease and be null and void.

**AND** Mortgagor does hereby covenant and agree:

1. To perform, comply with and abide by each and every of the stipulations, agreements, conditions and covenants contained and set forth in the Note and this Mortgage.

2. To permit, commit or suffer no waste and to maintain the Mortgaged Property at all times in a state of good repair and condition; to comply with, or cause to be complied with, all statutes, ordinances and requirements of any governmental or other authority relating to the Mortgaged Property.

3. To give prompt written notice to Mortgagee after the happening of any casualty to the Mortgaged Property or any part thereof.

a) In the event of such loss or damage, all proceeds of any insurance maintained by Mortgagor shall be payable to Mortgagee, and Mortgagor hereby authorizes and directs any affected insurance company to make payment of such proceeds directly to Mortgagee.

b) Except to the extent that insurance proceeds are received by Mortgagee and applied to the indebtedness secured hereby, nothing herein contained shall be deemed to excuse Mortgagor from repairing or maintaining the Mortgaged Property as provided in this Mortgage or restoring all damage or destruction to the Mortgaged Property, regardless of whether or not there are insurance proceeds available or whether any such proceeds are sufficient in amount, and the application or release by Mortgagee of any insurance proceeds shall not cure or waive any default or notice of default under this Mortgage or invalidate any act done pursuant to such notice.

4. To give prompt written notice to Mortgagee should the Mortgaged Property, or any part thereof or interest therein, be taken or damaged by reason of any public use or improvement or condemnation proceeding, or in any other manner ("Condemnation"), or should Mortgagor receive any notice or other information regarding such Condemnation.

a) Mortgagee shall be entitled to all compensation, awards and other payments or relief granted in connection with such Condemnation, and shall be entitled, at its option, to commence, appear in and prosecute in its own name any action or proceedings relating thereto. Mortgagee shall also be entitled to make any compromise or settlement in connection with such taking or damage. All such compensation, awards, damages, rights of

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action and proceeds awarded to Mortgagor (the "Proceeds") are hereby assigned to Mortgagee and Mortgagor agrees to execute such further assignments of the Proceeds as Mortgagee may require.

b) In the event any portion of the Mortgaged Property is so taken or damaged, Mortgagee shall have the option in its sole and absolute discretion, to apply all such Proceeds, after deducting therefrom all costs and expenses (regardless of the particular nature thereof and whether incurred with or without suit) including attorneys' fees, incurred by it in connection with such Proceeds, upon any indebtedness secured hereby, or to apply all such Proceeds, after such deduction, to the restoration of the Mortgaged Property upon such conditions as Mortgagee may determine. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

c) Any amounts received by Mortgagee hereunder (after payment of any costs in connection with obtaining same), shall, if retained by Mortgagee, be applied in payment of any accrued interest and then in reduction of the then outstanding principal sum of the Note, notwithstanding that the same may not then be due and payable. Any amount so applied to principal shall be applied to the payment of installments of principal on the Note in inverse order of their due dates.

5. To pay all costs, charges and expenses including attorneys' fees and abstract costs, reasonably incurred or paid at any time by Mortgagee because of the failure of Mortgagor to perform, comply with, and abide by each and every the stipulations, agreements, conditions and covenants of said Note and of this Mortgage, or either.

6. That in order to accelerate the maturity of the indebtedness hereby secured because of the failure of Mortgagor to pay any tax assessment, obligation or encumbrance upon said Mortgaged Property as herein provided, it shall not be necessary that Mortgagee shall first pay the same.

7. That any failure by Mortgagee to insist upon the strict performance by Mortgagor of any of the terms and provisions hereof shall not be deemed to be a waiver of any of the terms and provisions hereof, and Mortgagee, notwithstanding any such failure, shall have the right hereafter to insist upon the strict performance by Mortgagor of any and all of the terms and provisions of this Mortgage to be performed by Mortgagor; that neither Mortgagor nor any other person now or hereafter obligated for the payment of the whole or part of the sums now or hereafter secured by this Mortgage shall be relieved of such obligation by reason of the failure of Mortgagee to comply with any request of Mortgagor, or of any other person so obligated, to take action to foreclose this Mortgage or otherwise enforce any of the provisions of this Mortgage or of any obligations secured by this Mortgage, or by reason of the release, regardless of consideration, of the whole or any part of the security held for the indebtedness secured by this Mortgage, or by reason of any agreement or stipulation between any subsequent owner or owners of the Mortgaged Property and Mortgagee extending the time of payment or modifying the terms of the Note or this Mortgage, without first having obtained the written consent of Mortgagor or such other person and, in the last mentioned event, Mortgagor and all such other persons shall continue liable to make such payments according to the terms of any such agreement of extension or modification unless expressly released and discharged in writing by Mortgagee; that Mortgagee may release, regardless of consideration, any party liable upon or on respect of the Note, or any part of the security held for the indebtedness

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secured by this Mortgage without, as to any other party or as the remainder of the security, in any way, impairing or affecting the lien of this Mortgage or the priority of such lien.

8. That upon a default by Mortgagor under any of the terms of this Mortgage or the Note and at any time thereafter, Mortgagee, at Mortgagee's option, may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law or in equity:

a) Declare all outstanding amounts under the Note and/or hereunder immediately due and payable, including any prepayment penalty, default interest, fees or costs which Mortgagor would be required to pay.

b) Obtain a judicial decree foreclosing Mortgagor's interest in all or any part of the Property.

c) Obtain a judgment for any deficiency remaining in the Note and hereunder due to Mortgagee after application of all amounts received from the exercise of the rights provided in this section.

9. Election by Mortgagee to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Mortgagor under this Mortgage, after Mortgagor's failure to perform, shall not affect Mortgagee's right to declare a default and exercise its remedies. Nothing under this Mortgage or otherwise shall be construed so as to limit or restrict the rights and remedies available to Mortgagee following a default by Mortgagor under the Note or hereunder, or in any way to limit or restrict the rights and ability of Mortgagee to proceed directly against Mortgagor and/or against any other co-maker, guarantor, surety or endorser and/or to proceed against any other collateral directly or indirectly securing the Indebtedness.

10. That in the event the ownership of the Mortgaged Property becomes vested in a person other than Mortgagor, Mortgagee may, at its option and without notice to Mortgagor, declare this instrument to be in default or deal with such successor or successors in interest with reference to this instrument and the Note in the same manner as with Mortgagor, and may alter the interest rate and/or alter or extend the terms of payments of the Note without notice to Mortgagor hereunder or under the Note hereby secured or the lien or priority of this Mortgage with respect to any part of the Mortgaged Property covered hereby, but nothing herein contained shall serve to relieve Mortgagor of any liability under the Note or this Mortgage (or any other agreement executed in conjunction therewith) unless Mortgagee shall expressly release Mortgagor in writing. Mortgagor and any transferee or assignee shall be jointly and severally liable for any documentation or intangible taxes imposed as a result of any transfer or assumption.

11. That in the event of any one or more of the provisions contained in this Mortgage or in the Note shall for any reason be held to be inapplicable, invalid, illegal or unenforceable in any respect, such inapplicability, illegality or unenforceability shall, at the option of Mortgagee, not affect any other provision of this Mortgage, but this Mortgage shall be construed as if such inapplicable, invalid, illegal or unenforceable provision had never been contained herein or therein.

12. All notices hereunder shall be in writing and shall be deemed to have been sufficiently given or served for all purposes when presented personally or sent by telegraph or by registered or certified mail or overnight mail with return receipt requested to any party hereto at its address above stated or at such other address of which written notification has been given to the other party.

13. That this Mortgage cannot be changed orally.

MORTGAGOR HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED ON THIS MORTGAGE OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS MORTGAGE OR ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONNECTION WITH THIS MORTGAGE, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY WITH RESPECT HERETO. THIS PROVISION IS A MATERIAL INDUCEMENT FOR MORTGAGEE'S ACCEPTING THIS MORTGAGE FROM MORTGAGOR.

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage on the date first above written.

Signed, sealed and delivered  
in the presence of

Witness

Printed Name of Witness

Witness

Printed Name of Witness

Mortgagor:

WORLD TRADEX, LLC

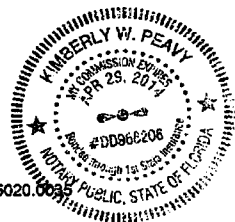
By:

Name: Stephen A. ZADRICK CEO

Title: CEO

STATE OF FLORIDA  
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 10 day of October, 2013 by Stephen A. Zadrack, as managing CEO World TradeX, LLC, who is personally known to me or who has produced IC as identification, and who (did) (did not) take an oath.



697370v1 995020.000

Notary Public, State of FL  
Serial Number: \_\_\_\_\_

Exhibit A

Legal Description

\_\_\_\_\_ of the Public Records of Escambia County, Florida  
a/k/a 5947 Lagniappe Drive, Pensacola, Florida

LOTS 2 AND 3, BLOCK C OAKS BY THE SEA, ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 17 PAGE 82, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.  
LESS AND EXCEPT THE WEST 20.75 FEET TO SAID LOT 2



PROMISSORY NOTEOctober 10, 2013

FOR VALUE RECEIVED, the undersigned promises to pay to the order of **ANTONIO MANSERRA** at P.O. Box 6485, Ocala, FL 34478, or at such place as may be designated by the holder hereof, the principal sum of Three Hundred Fifty Thousand Dollars (\$350,000) together with interest thereon accruing at the rate of six percent (6%) per annum.

Commencing on November 10, 2013 and continuing thereafter on the same day of each and every month, through and including October 10, 2018, monthly principal and interest payments in the amount of Two thousand ninety eight & 43/100 Dollars (\$2098.43) shall be due and payable. If not sooner paid the entire unpaid principal balance of this Promissory Note, together with all interest accrued thereon, shall be due and payable on October 10, 2018.

The Promissory Note may be partially prepaid in full or in part without penalty.

This Promissory Note will be considered in default upon the failure of the undersigned to fully, faithfully and punctually perform all of its obligations under any mortgage that is entered into in order to secure the undersigned's payments hereunder (collectively, the "Mortgage") or when any payment required to be made hereunder shall not have been made on its due date. In the event of such default, the principal of this Promissory Note, and all accrued interest thereon, shall bear interest from the date of such default at the highest rate permitted by the Applicable Laws (as herein defined). The holder of this Promissory Note, in the event of such default, may declare the entire unpaid principal balance of this Promissory Note, together with all accrued interest thereon, to be immediately due and payable without notice or demand.

The undersigned hereby waive any demand and notice of nonpayment and protest; and agree if this Promissory Note goes into default and is placed in the hands of an attorney for collection to pay reasonable attorney's fees and all other costs incurred in making such collection including, but not limited to, attorney's fees and costs of appeal on any judgment or order. The undersigned consents to the exclusive venue of Escambia County, Florida, for any and all legal proceedings based upon or arising out of this Promissory Note. In event the holder exercises the option to accelerate the indebtedness, as hereinabove provided, then the principal of this Promissory Note and all accrued interest thereon shall bear interest from the date of acceleration at the highest rate permitted by the Applicable Laws. In addition, after maturity hereof, the principal of the Promissory Note and all accrued interest thereon shall bear interest at the highest rate permitted by the Applicable Laws.

Notwithstanding anything to the contrary contained herein and/or within the Mortgage and/or within any other agreement between the undersigned and the holder of this Promissory Note, the effective rate of interest on the obligation evidenced by this Promissory Note shall not exceed the maximum effective rate of interest to be paid under the higher of (1) the laws of the State of Florida or (2) the laws of the United States (hereinafter collectively referred to as the "Applicable Laws"). Without limiting the generality of the foregoing, in the event the calculation of interest or the imposition of the increase in the rate of interest after acceleration due to default or the payment of any fees or other charges which are construed to be interest under the Applicable Laws result in an effective rate of interest higher than that permitted to be paid under the Applicable Laws, then such interest, fees or charges shall be reduced by a sum sufficient to result in an effective rate of interest no greater than the maximum effective rate of interest permitted to be paid under the Applicable Laws. Upon maturity of this Promissory Note, based upon the amounts outstanding, and if the total amount of interest theretofore paid, inclusive of the sums hereinabove referred to, exceeds the amount permitted to be paid under the Applicable Laws, the excess shall be credited to principal, or if such excess exceeds the principal amount then due hereunder, refunded to the undersigned.

897390v1 995020.0035

M

EXCEPT AS PROHIBITED BY LAW, NEITHER THE HOLDER OF THIS PROMISSORY NOTE NOR THE UNDERSIGNED SHALL SEEK A JURY TRIAL ON ANY LAWSUIT, PROCEEDING, OR COUNTERCLAIM BASED UPON, OR ARISING OUT OF THIS PROMISSORY NOTE, ANY COLLATERAL, OR THE RELATIONSHIP BETWEEN THE HOLDER OF THIS PROMISSORY NOTE AND THE UNDERSIGNED. IF THE SUBJECT MATTER OF ANY SUCH LAWSUIT IS ONE IN WHICH THE WAIVER OF A JURY TRIAL IS PROHIBITED, NEITHER THE HOLDER OF THIS PROMISSORY NOTE NOR THE UNDERSIGNED SHALL PRESENT AS A PERMISSIVE COUNTERCLAIM IN SUCH A LAWSUIT, ANY CLAIM ARISING OUT OF THIS PROMISSORY NOTE. FURTHERMORE, NEITHER THE HOLDER OF THIS PROMISSORY NOTE NOR THE UNDERSIGNED SHALL SEEK TO CONSOLIDATE ANY SUCH ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED, WITH ANY SUCH ACTION IN WHICH A JURY TRIAL CANNOT BE WAIVED.

This Promissory Note is to be construed and enforced in accordance with the laws of the State of Florida.

WORLD TRADEX, LLC

By: 

Name: Stephen A. ZADRICK

Title: CEO

Prepared by and Return to:

Chris Cathcart, Esquire  
Ossinsky & Cathcart, P.A.  
2699 Lee Road  
Suite 101  
Winter Park, Florida 32789

### **SECOND MORTGAGE**

This Second Mortgage made the 23<sup>rd</sup> day of August, 2016, between **World Tradex LLC**, a Florida limited liability company with an address of 2801 SW College Rd., Suite 8, Ocala, Florida 34474, hereinafter referred to as **MORTGAGOR**, and **Antonio Manserra**, with an address of P.O. Box 6485, Ocala, Florida 34478, hereinafter referred to as **MORTGAGEE**.

**WITNESSETH**, Mortgagor owes the Mortgagee the sum of \$255,000 pursuant to that Promissory Note dated October 10, 2013 (the "Note"), and secured by that Mortgage of even date on real property described as Lot 11, Block 2, Grande Lagoon West, according to the Plat thereof, as recorded in Plat Book 9, Page 30, Public Records of Escambia County, Florida, but said mortgage was foreclosed by that Summary Final Judgment of Foreclosure recorded at OR Book 7310, Page 320, public records of Escambia County, Florida, which effectively removed the said mortgage from encumbering said property. Mortgagee has requested additional security to secure the payment of said indebtedness, and to accommodate this request by Mortgagee, the Mortgagor has agreed to provide a second mortgage on the Mortgaged Property and hereby mortgages to the Mortgagee and grants to the Mortgagee a second security interest in the following described property (collectively, the "Mortgaged Property"), whether now owned or hereafter acquired:

**ALL THOSE TRACTS OR PARCELS OF LAND** described located at:

**LOTS 2 AND 3, BLOCK C, OAKS BY THE SEA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 82, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 20.75 FEET TO SAID LOT 2.**

in the City of **Pensacola**, County of **Escambia** and State of Florida (the "Land" and/or the "Mortgaged Property");

**TOGETHER** with all the right, title and interest of the Mortgagor in and to any road, avenue, lane, right of way or easement appurtenant to the Land, as they now exist or formerly existed, whether or not the same be set forth in the description of the Land herein;

**TOGETHER** with the appurtenances and all the estate and rights of the Mortgagor in and to said Land;

**TOGETHER** with all buildings, structures and improvements now or at any time hereafter erected, constructed or situated upon the Land or any part hereof (the "Improvements");

**TOGETHER** with any and all leases or any other occupancy agreements with respect to the Improvements on the Land or any part thereof now or hereafter entered into, including all amendments, modifications and extensions thereof, and further including the right, upon the happening of an event of Default (as defined

{00211782.DOCX- 2}

{00211782.DOCX- 1}

1

**IN WITNESS WHEREOF**, this Second Mortgage has been duly executed by the Mortgagor as of the day and year first written above.

**BORROWER**

In Presence of:

Brooke Pittenger  
Print Name: BROOKE PITTENGER

Kristi L. Harte  
Print Name: KRISTI L. HARTE

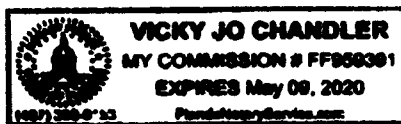
**World Tradex, LLC**, a Florida limited liability company

By: [Signature]  
Print Name: CHAD DOHER  
Its: Manager

STATE OF FLORIDA )  
          ESCAMBIA ) SS.:  
COUNTY OF ORANGE )

The foregoing instrument was acknowledged before me this 23 day of August, 2016, by CHAD DOHER, Manager of World Tradex, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced a Florida driver's license (type of identification) as identification.

Vicky Jo Chandler  
NOTARY PUBLIC  
Printed Name: VICKY JO CHANDLER  
My Commission Expires: 5/9/2020  
[NOTARIAL SEAL]



**STATE OF FLORIDA UNIFORM COMMERCIAL CODE  
FINANCING STATEMENT FORM**

<b>A. NAME &amp; DAYTIME PHONE NUMBER OF CONTACT PERSON</b> CHRISTOPHER C. CATHCART	
<b>B. Email Address</b> chris@ossinskycathcart.com	
<b>C. SEND ACKNOWLEDGEMENT TO:</b>	
<b>Name</b>	Christopher C. Cathcart, Esquire
<b>Address</b>	2899 Lee Road, Suite 101
<b>Address</b>	
<b>City/State/Zip</b>	Winter Park, FL 32789

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

**1. DEBTOR'S EXACT FULL LEGAL NAME - INSERT ONLY ONE DEBTOR NAME (1a OR 1b) - Do Not Abbreviate or Combine Names**

<b>1.a ORGANIZATION'S NAME</b> WORLD TRADEX LLC				
<b>1.b INDIVIDUAL'S SURNAME</b>	<b>FIRST PERSONAL NAME</b>	<b>ADDITIONAL NAME(S)/INITIAL(S)</b>	<b>SUFFIX</b>	
<b>1.c MAILING ADDRESS Line One</b> 2801 SW College Road, Suite 8		This space not available.		
<b>MAILING ADDRESS Line Two</b>	<b>CITY</b> Ocala	<b>STATE</b> FL	<b>POSTAL CODE</b> 34474	<b>COUNTRY</b> USA

**2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - INSERT ONLY ONE DEBTOR NAME (2a OR 2b) - Do Not Abbreviate or Combine Names**

<b>2.a ORGANIZATION'S NAME</b>				
<b>2.b INDIVIDUAL'S SURNAME</b>	<b>FIRST PERSONAL NAME</b>	<b>ADDITIONAL NAME(S)/INITIAL(S)</b>	<b>SUFFIX</b>	
<b>2.c MAILING ADDRESS Line One</b>		This space not available.		
<b>MAILING ADDRESS Line Two</b>	<b>CITY</b>	<b>STATE</b>	<b>POSTAL CODE</b>	<b>COUNTRY</b>

**3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - INSERT ONLY ONE SECURED PARTY (3a OR 3b)**

<b>3.a ORGANIZATION'S NAME</b>				
<b>3.b INDIVIDUAL'S SURNAME</b> MANSERRA	<b>FIRST PERSONAL NAME</b> ANTONIO	<b>ADDITIONAL NAME(S)/INITIAL(S)</b>	<b>SUFFIX</b>	
<b>3.c MAILING ADDRESS Line One</b> P.O. Box 6485		This space not available.		
<b>MAILING ADDRESS Line Two</b>	<b>CITY</b> Ocala	<b>STATE</b> FL	<b>POSTAL CODE</b> 34478	<b>COUNTRY</b> USA

**4. This FINANCING STATEMENT covers the following collateral:**

All building, structures and improvements now or at any time hereafter erected, constructed or situated upon the property, and any and all equipment, inventory, machines, furniture, furnishings, art, collectibles, fixtures and all other personal property of every kind and character, now or hereafter attached to, situated on or used in connection with the Land or the improvements located at 5947 Lagniappe Drive, Pensacola, Florida, more fully described as follows:  
Lot 2 and 3, Block C, OAKS BY THE SEA, according to the Plat thereof, as recorded in Plat Book 17, Page 82, Public Records of Escambia County, Florida. Less and except the West 20.75 feet to said Lot 2.

<b>5. ALTERNATE DESIGNATION (if applicable)</b>	<input type="checkbox"/> LESSEE/LESSOR	<input type="checkbox"/> CONSIGNEE/CONSIGNOR	<input type="checkbox"/> BAILEE/BAILOR
	<input type="checkbox"/> AG LIEN	<input type="checkbox"/> NON-UCC FILING	<input type="checkbox"/> SELLER/BUYER

**6. Florida DOCUMENTARY STAMP TAX - YOU ARE REQUIRED TO CHECK EXACTLY ONE BOX**

<input checked="" type="checkbox"/> All documentary stamps due and payable or to become due and payable pursuant to s. 201.22 F.S., have been paid.
<input type="checkbox"/> Florida Documentary Stamp Tax is not required.

**7. OPTIONAL FILER REFERENCE DATA**

3830.002

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 06357 of 2014**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 20, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

WORLD TRADEX LLC 4925 NW 70TH AVE OCALA, FL 34482	WORLD TRADEX LLC 2801 SW COLLEGE RD STE 8 OCALA FL 34474
ANTONIO MANSERRA PO BOX 6485 OCALA FL 34478	WORLD TRADEX LLC 1111 NE 25TH AVE SUITE 503 OCALA FL 34470

WITNESS my official seal this 20th day of April 2017.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

**THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 5, 2017, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.**

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BRISINGER FUND 1 LLC** holder of **Tax Certificate No. 06357**, issued the **1st day of June, A.D., 2014** 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 2 LESS W 20 75/100 FT & LT 3 BLK C OAKS BY THE SEA PB 17 P 82 OR 6602 P 558**

**SECTION 15, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 104229752 (17-266)**

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

**WORLD TRADEX 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 June, which is the **5th day of June 2017**.

Dated this 20th day of April 2017.

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

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**Post Property:**

**5947 LAGNIAPPE DR 32507**



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk



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### Personal Services:

**WORLD TRADEX LLC**  
4925 NW 70TH AVE  
OCALA, FL 34482

**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: 104229752 Certificate Number: 006357 of 2014**

**Payor: WORLD TRADEX 2801 SW COLLEGE RD SUITE 8 OCALA FL 34474      Date 05/04/2017**

Clerk's Check #	6606001493	Clerk's Total	\$470.25
Tax Collector Check #	1	Tax Collector's Total	\$24,022.20
		Postage	\$21.04
		Researcher Copies	\$13.00
		Total Received	\$24,526.49

**PAM CHILDERS**  
Clerk of the Circuit Court

Received By:  
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

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



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

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

**Case # 2014 TD 006357**

**Redeemed Date 05/04/2017**

**Name WORLD TRADEX 2801 SW COLLEGE RD SUITE 8 OCALA FL 34474**

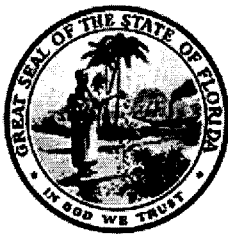
Clerk's Total = TAXDEED	\$470.25
Due Tax Collector = TAXDEED	\$24,022.20
Postage = TD2	\$21.04
ResearcherCopies = TD6	\$13.00

**• For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets



**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 104229752 Certificate Number: 006357 of 2014**

Redemption ☐ Yes ☒ No     
 Application Date      
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="06/05/2017"/>	Redemption Date <input type="text" value="05/04/2017"/>
Months	3	2
Tax Collector	<input type="text" value="\$22,981.77"/>	<input type="text" value="\$22,981.77"/>
Tax Collector Interest	\$1,034.18	\$689.45
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$24,022.20	<u>\$23,677.47</u> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$20.25	\$13.50
Total Clerk	\$470.25	<u>\$463.50</u> CH
Postage	<input type="text" value="\$21.04"/>	<input type="text" value="\$21.04"/>
Researcher Copies	<input type="text" value="\$13.00"/>	<input type="text" value="\$13.00"/>
Total Redemption Amount	\$24,526.49	\$24,175.01
	Repayment Overpayment Refund Amount	\$351.48 + 40 = <u>\$391.48</u>

Notes



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

May 10, 2017

WORLD TRADEX  
2801 SW COLLEGE RD SUITE 8  
OCALA FL 34474

Dear Redeemer,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2014 TD 006357

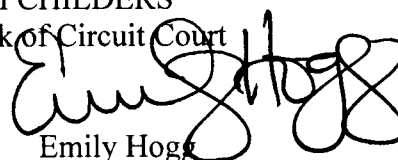
\$391.48

**TOTAL \$391.48**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

May 10, 2017

BRISINGER FUND 1 LLC  
1338 S FOOTHILL DRIVE #129  
SALT LAKE CITY UT 84108

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 006357	\$450.00	\$13.50	\$463.50
2014 TD 000104	\$450.00	\$13.50	\$463.50

**TOTAL \$927.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division

**SHERIFF**

**SHERIFF'S RETURN OF SERVICE**

Redeemed 17-266 (E)

MARION COUNTY

SERVICE #: S17007242

TYPE OF: TAX DEED NOTICE

PLAINTIFF: BRISINGER FUND 1 LLC

DEFENDANT: WORLD TRADEX LLC

RETURN TO: ESCAMBIA COUNTY CLERK OF COURT

ADDRESS: P O BOX 333

CITY: PENSACOLA, FL 32591

POE:

DESC:

DIRECTIONS:

COMMENTS: SERVE



ACCOUNT #: A14000154

CASE #: 06357

COURT: ESCAMBIA COUNTY CIRCUIT COURT

COURT DATE: 6/1/2017

DUE DATE: 5/15/2017

SERVE: WORLD TRADEX LLC

ADDRESS: 4925 NW 70TH AVE

CITY: OCALA, FL 34482

Received this writ on the 25 day of April A.D. 2017 and served same on the within named at 15-3 on the 3 day of May A.D. 2017 in MARION County, FLORIDA

**INDIVIDUAL**

By delivering a true copy of this writ with the date and hour of service endorsed thereon by me and a true copy of the initial pleading,

**SUBSTITUTE**

By delivering a true copy of this writ with the date and hour of service endorsed thereon by me and a copy of the initial pleading by leaving the copies at (his/her) usual place of abode with a resident of the household above the age of 15 years, to-wit:

and informing the person of the contents thereof.

(Name and Relationship)

**CORPORATION**

By delivering a true copy of this writ with the date and hour of service endorsed thereon by me and a copy of the initial pleadings to

as

of said corporation: In the absence of the President, Vice President,

Cashier, Treasurer, Secretary, General Manager, Director or any officer. (as defined in FS 48.081(1)). To

as registered agent of the within named Corporation (as defined in FS 48.091(1)). To

as an employee of the

within named corporation at said corporation's place of business because service could not be made on the registered agent for failure to comply with

FS 48.091 thereby complying with 48.081(3).

**POSTING**

By posting on the premises located at

a true copy of this writ with the date and hour of service endorsed thereon by me and a copy of the initial pleadings attached to a conspicuous place on the property described within after making two (2) attempts not less than six (6) hours apart in that the tenant could not be found and there was no person on the property residing therein, fifteen (15) years of age or older upon whom service could be made.

☒ **OTHER** Posted to electric gate

**NON-SERVICE**

For the reason that after diligent search and inquiry failed to find said

**COMMENTS**

WILLIAM WOODS, SHERIFF

BY: JM Robinson #295

Deputy Sheriff

Note: Only that service indicated by the X is applicable to this return.

PAYOR COPY

MCSO FORM #CIV101 DEC 2010

MARION COUNTY

SERVICE #: S17007242

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PLAINTIFF: BRISINGER FUND 1 LLC

DEFENDANT: WORLD TRADEX LLC

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ACCOUNT #: A14000154

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WILLIAM WOODS, SHERIFF

BY:

LM Robinson #295

Deputy Sheriff

Note: Only that service indicated by the X is applicable to this return.

ORIGINAL COPY

MCSO FORM #CIV101 DEC 2010



## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 25, 2017, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

RECEIVED  
2017 APR 25 AM 8:38  
SHELDON OFF  
MARION COUNTY, FL

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BRISINGER FUND 1 LLC** holder of Tax Certificate No. 06357, issued the 1st day of June, A.D., 2014 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 2 LESS W 20 75/100 FT & LT 3 BLK C OAKS BY THE SEA PB 17 P 82 OR 6602 P 558**

**SECTION 15, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 104229752 (17-266)**

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

**WORLD TRADEX 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 June, which is the **5th day of June 2017**.

Dated this 20th day of April 2017.

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.

### Personal Services:

**WORLD TRADEX LLC**  
4925 NW 70TH AVE  
OCALA, FL 34482

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

A14-154  
517 7242  
# 900026054



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

April 20, 2017

Marion County Sheriff  
Attn: Civil Division  
PO Box 1987  
Ocala FL 34478

Dear Sheriff:

Enclosed are the Notices of Application for Tax Deeds for our June 5, 2017 Tax Deed sale. Please serve the persons indicated on each of the notices. This service must take place no later than Monday, May 15, 2017 in order to comply with Florida Statutes.

Please find check enclosed for these services. Please call me if you have any questions. Thank you for your assistance and have a great day.

Very truly yours,

Hon Pam Childers  
Clerk of the Circuit Court

By:

Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

17-266

Document Number: ECSO17CIV020065NON

Agency Number: 17-007045

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06357 2014

Attorney/Agent:

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

Plaintiff: RE: WORLD TRADEX LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 4/20/2017 at 2:03 PM and served same at 9:12 AM on 4/28/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED AS INSTRUCTED BY CLERK'S OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

J. ANGLIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

## WARNING

**THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 5, 2017, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.**

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**Post Property:**

**5947 LAGNIAPPE DR 32507**



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY, FL  
 SHERIFF'S OFFICE  
 CIVIL UNIT

2017 APR 20 P 2:03

RECEIVED

WORLD TRADEX LLC [17-266]  
4925 NW 70TH AVE  
OCALA, FL 34482

9171 9690 0935 0129 0788 40

WORLD TRADEX LLC [17-266]  
2801 SW COLLEGE RD STE 8  
OCALA FL 34474

9171 9690 0935 0129 0788 57

ANTONIO MANSERRA [17-266]  
PO BOX 6485  
OCALA FL 34478

9171 9690 0935 0129 0788 64

WORLD TRADEX LLC [17-266]  
1111 NE 25TH AVE SUITE 503  
OCALA FL 34470

9171 9690 0935 0129 0788 71

*redacted*

**Pam Childers**

Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

PAM CHILDERS  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

2017 MAY -1 A 10:04  
OFFICIAL RECORDS

**CERTIFIED MAIL™**



9171 9690 0935 0129 0788 64

NEOPOST

FIRST-CLASS MAIL

04/20/2017

US POSTAGE \$005.26



ZIP 32502  
041M11272965

AL4/as

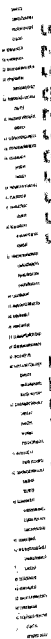
ANTONIO MANSERRA [17-266]  
PO BOX 6 NIXIE  
OCALA FL

322 FE 1  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

EC: 3250258335

\*2187-00042-20-45

3250258335



# THE SUMMATION WEEKLY

## NOTICE OF APPLICATION FOR TAX DEED

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
By:  
Emily Hogg  
Deputy Clerk

4WR5/3-5/24TD

Escambia-Santa Rosa Bar Association Since 2014

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2014 TD 06357 in the Escambia County Court was published in said newspaper in and was printed and released on the start date of May 3, 2017 and end date of May 24, 2017.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X 

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 1<sup>st</sup> day of June 2017, by Malcolm G. Ballinger, who is personally known to me.

X 

BRIDGET A. ROBERTS, NOTARY PUBLIC



Bridget A. Roberts  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG023500  
Expires 8/22/2020

**Pam Childers**

Clerk of the Circuit Court & Comptroller

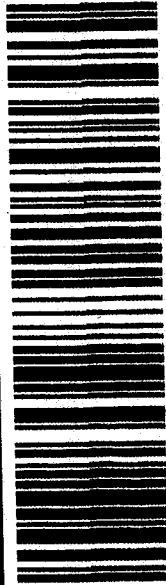
Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

PAM CHILDERS  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2017 JUN -5 P 3:55  
OFFICIAL RECORDS

**CERTIFIED MAIL™**



9171 9690 0935 0129 0788 71

NEOPOST FIRST-CLASS MAIL

04/20/2017

US POSTAGE \$005.26



ZIP 32502

041M11272965

2/2  
4-24

WORLD TRADEX LLC [17-266]  
1111 NE 25TH AVE SUITE 503  
OCALA FL 34470

9995/92/17

212 OF 1

RETURN TO SENDER

UNDELIVERABLE

AVAILABLE TO SENDER

UNC

SC: 3250250935

7127-0040-20-45

3250250935