Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600399

Date of Tax Deed Application
May 04, 2016

This is to certify that **PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN** **US BANK AS CUST FOR PFS FINANCIAL 1 LLC**, holder of **Tax Sale Certificate Number 2014 / 9044**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **15-1255-500**

Cert Holder:
PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN
US BANK AS CUST FOR PFS FINANCIAL 1 LLC
50 SOUTH 16TH ST, STE 2050
PHILADELPHIA, PA 19102

Property Owner:
SLANKARD DARRELL & SLANKARD
TINA
1112 N PACE BLVD
PENSACOLA, FL 32505
PART LYING OUTSIDE CITY LIMIT LTS 5 6 AND ALL LT 24 AND S 30 5/10 FT OF FRAC LT 11 AND S 30 5/10 FT Full legal attached.

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
2014/9044	15-1255-500	06-01-2014	817.76	40.89	858.65

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
2015/9477	15-1255-500	06-01-2015	773.84	6.25	38.69	818.78

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	1,677.43
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	762.13
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)	2,814.56
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)	35,218.50
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)	6.25
18. Redemption Fee	
19. Total Amount to Redeem	

Done this the 24th day of May, 2016 Janet Holley, Tax Collector of Escambia County

By Shirley Rich, CFCA Senior Deputy Tax Collector

Date of Sale: 5 December 2016

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

15-1255-500 2014

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50 SOUTH 16TH ST, STE 2050
PHILADELPHIA, PA 19102

Property Owner:
SLANKARD DARRELL & SLANKARD TINA
1112 N PACE BLVD
PENSACOLA, FL 32505
PART LYING OUTSIDE CITY LIMIT LTS 5 6 AND ALL LT 24 AND S 30 5/10 FT OF FRAC LT 11 AND S 30 5/10 FT Full legal attached.

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Date of Sale: 5 December 2016 By Shirley Rich, CFCA 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.

15-1255-500 2014

PART LYING OUTSIDE CITY LIMIT LTS 5 6 AND ALL LT 24 AND S 30 5/10 FT OF FRAC LT 11 AND S 30 5/10 FT OF FRAC LT 12 W 5 FT OF LTS 17 TO 22 ALL OF LT 23 BLK 132 WEST KING TRACT OR 6712 P 595 OR 6285 P 1855/1856 LESS PACE BLVD R/W CA 114

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED Application Number 1600399

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I, PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN
US BANK AS CUST FOR PFS FINANCIAL 1 LLC
50 SOUTH 16TH ST, STE 2050
PHILADELPHIA, PA 19102

, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Date	Legal Description
2014/ 9044	06-01-2014	PART LYING OUTSIDE CITY LIMIT LTS 5 6 AND ALL LT 24 AND S 30 5/10 FT OF FRAC LT 11 AND S 30 5/10 FT OF FRAC LT 12 W 5 FT OF LTS 17 TO 22 ALL OF LT 23 BLK 132 WEST KING TRACT OR 6712 P 595 OR 6285 P 1855/1856 LESS PACE BLVD R/W CA 114

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to 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 above- mentioned 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
Applicant's Signature

05-04-2016
Date

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	000S009060050132
Account:	151255500
Owners:	SLANKARD DARRELL & SLANKARD TINA
Mail:	1112 N PACE BLVD PENSACOLA, FL 32505
Situs:	1112 N PACE BLVD 32501
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2015	$31,449	$38,988	$70,437	$70,437
2014	$31,449	$38,744	$70,193	$70,193
2013	$39,072	$35,011	$74,083	$74,083

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/13/2011	6712	595	$43,000	WD	View Instr
02/11/2008	6285	1856	$100	OT	View Instr
02/11/2008	6285	1855	$100	OT	View Instr
05/1998	4260	785	$29,200	WD	View Instr
11/1997	4189	1922	$100	CT	View Instr
09/1996	4049	266	$100	QC	View Instr
08/1996	4040	16	$100	QC	View Instr

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

2015 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LTS 5 6 AND ALL LT 24 AND S 30 5/10 FT OF FRAC LT 11 AND S 30 5/10 FT OF FRAC LT 12 W 5 FT OF LTS 17 TO 22 ALL OF...

Extra Features

None

Parcel Information

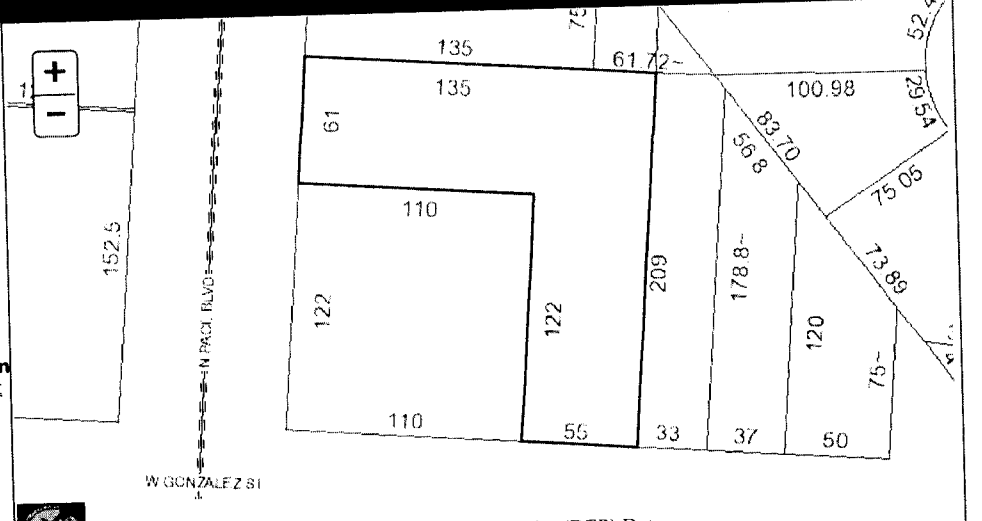
Launch Interactive Map

Section Map Id: CA115

Approx. Acreage: 0.3800

Zoned: R-2 HC/LI

Evacuation & Flood Information Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:1112 N PACE BLVD, Year Built: 1929, Effective Year: 1929

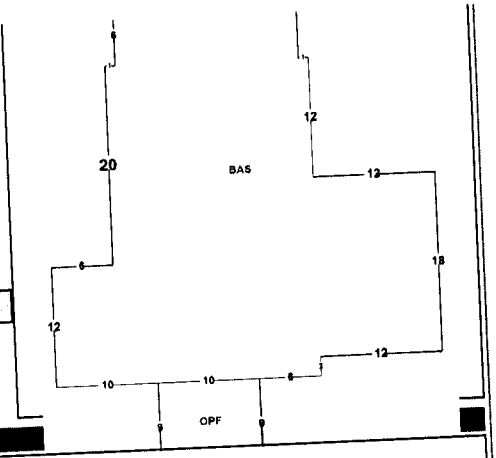
Structural Elements

DECOR/MILLWORK-*BELOW AVERAGE*

DWELLING UNITS-*1*
EXTERIOR WALL-*SIDING-BLW.AVG.*
FLOOR COVER-*PINE/SOFTWOOD*
FOUNDATION-*WOOD/SUB FLOOR*
HEAT/AIR-*UNIT HEATERS*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*3*
NO. STORIES-*1*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*GABL/HIP COMBO*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*

Areas - 1171 Total SF

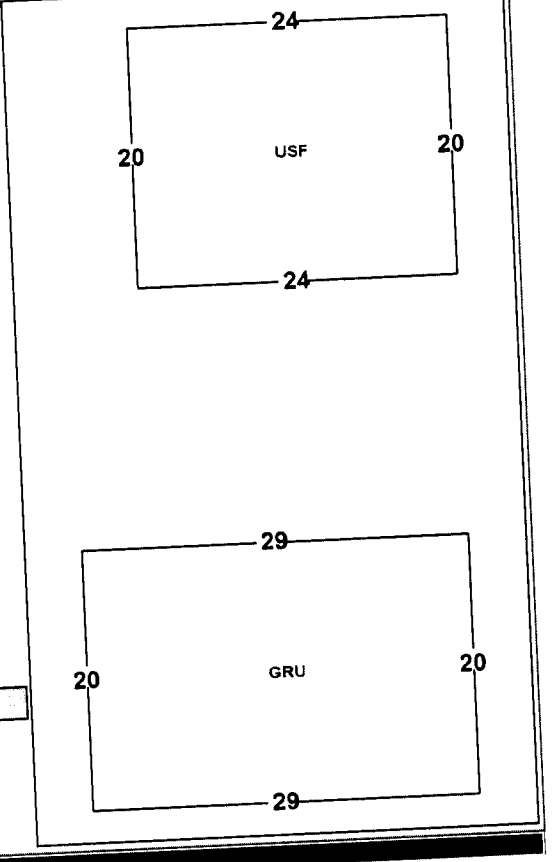
BASE AREA - *1081*
OPEN PORCH FIN - *90*



Year Built: 1929, Effective Year: 1929

Structural Elements

DECOR/MILLWORK-*MINIMUM*
DWELLING UNITS-*1*
EXTERIOR WALL-*CONCRETE BLOCK*
EXTERIOR WALL-*SIDING-BLW.AVG.*
FLOOR COVER-*PINE/SOFTWOOD*
FOUNDATION-*SLAB ON GRADE*
HEAT/AIR-*UNIT HEATERS*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*6*
NO. STORIES-*2*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*



Areas - 1060 Total SF

GARAGE UNFIN - *580*
UPPER STORY FIN - *480*

Images



7/29/15

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.

16-539

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.: 13124

September 16, 2016

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 09-16-19967, through 09-16-2016, and said search reveals the following:

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

   Darrell Slankard and Tina Slankard, husband and wife

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: _____

September 16, 2016

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 13124 September 16, 2016

000S009060050132 - Full Legal Description

LTS 5 6 AND ALL LT 24 AND S 30 5/10 FT OF FRAC LT 11 AND S 30 5/10 FT OF FRAC LT 12 W 5 FT OF LTS 17 TO 22 ALL OF LT 23 BLK 132 WEST KING TRACT OR 6712 P 595 LESS PACE BLVD R/W CA 114

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 13124

September 16, 2016

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

1. Mortgage executed by Darrell Slankard and Tina Slankard, husband and wife to Tracy Michael Herring, Per Representative of Esate of Brenda Gail Herring, dated 04/13/2011 and recorded in Official Record Book 6712 on page 596 of the public records of Escambia County, Florida. given to secure the original principal sum of $41,000.00. Assignment to Andrea Nicole Dunn recorded in O.R. Book 7514, page 917.

2. Taxes for the year 2012-2015 delinquent. The assessed value is $71,873.00. Tax ID 15-1255-500.

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

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-5-2016

TAX ACCOUNT NO.: 15-1255-500

CERTIFICATE NO.: ~~2013-9895~~ 14 TD 9044

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 2015 tax year.

Darrell Slankard
Tina Slankard
1112 N. Pace Blvd.
Pensacola, FL 32505

Andrea Nicole Dunn
c/o 323 East Romana St.
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,
this 16th day of September, 2016.

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.

6

Recorded in Public Records 04/20/2011 at 04:21 PM OR Book 6712 Page 595, Instrument #2011026217, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $10.00 Deed Stamps $301.00

This instrument prepared by:
Name: **Jan Gaston an employee of Reliable Land Title Corporation**
Address: **15 West La Rua Street Pensacola, Florida 32501**

Return to: **Reliable Land Title Corporation FILE NO. 11-02-032PJ**
Address: **15 West La Rua Street Pensacola, Florida 32501**

Property Appraisers Parcel Identification Number(s): 00-0S-00-9060-050-132 & 00-0S-00-9060-051-132
Sale Price $43,000.00
Doc Stmp $301.00

THIS WARRANTY DEED *Made the ~~1st~~ 13 day of April, 2011 by Tracy Michael Herring, Personal Rep of the* ***Estate of Brenda Gail Herring deceased*** *whose post office address is* **701-1 N Navy Blvd, Pensacola, FL 32507,** *hereinafter called the grantor, to* ***Darrell Slankard and Tina Slankard, husband and wife*** *whose post office address is* **1112 & 1112 1/2 Pace Blvd, Pensacola, FL 32505** *hereinafter called the grantee:*

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, *that the grantor, for and in consideration of the sum $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, State of Florida, viz:*

Parcel No. 1:
Lots 5 and 6, Block 132, West King Tract, according to the map of the City of Pensacola published by Thomas C. Watson in 1906, LESS the West 15 feet for road right of way, lying and being in Escambia County, Florida.

Parcel No. 2:
Lots 23 and 24, and the West 5 feet of Lots 18 to 22, all inclusive, Block 132, West King Tract, according to the map of the City of Pensacola published by Thomas C. Watson in 1906, lying and being in Escambia County, Florida.

Parcel No. 3:
The South 30.5 feet of fractional Lots 11 and 12, and the West 5 feet of fractional Lot 17, Block 132, West King Tract, according to the map of the City of Pensacola published by Thomas C. Watson in 1906, lying and being in Escambia County, Florida.

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

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

And *the grantor hereby covenants with the 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, and hereby 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 31ST, 2010. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.*

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

Signed, sealed and delivered in the presence of:

Signature: Jan Gaston

Signature: Warren Law

Estate of Brenda Gail Herring, deceased

BY: _____
Tracy Michael Herring, Personal Rep.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this ~~1st~~ 13th day of April, 2011 by Tracy Michael Herring, Personal Rep of the Estate of Brenda Gail Herring deceased, who produced driver's license as identification and who did not take an oath.

_____ *[seal]*
Notary Public
My Commission Expires:

JAN C. GASTON
MY COMMISSION # DD 984729
EXPIRES: April 25, 2014
Bonded Thru Notary Public Underwriters

Recorded in Public Records 04/20/2011 at 04:21 PM OR Book 6712 Page 596, Instrument #2011026218, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $27.00 MTG Stamps $143.50 Int. Tax $82.00

PURCHASE MONEY MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that Darrell Slankard and Tina Slankard, husband and wife, hereinafter called the "Mortgagor", for and in consideration of the sum of Ten Dollars and Other Valuable Consideration in hand paid by Tracy Michael Herring, Personal Rep of the Estate of Brenda Gail Herring, deceased, hereinafter called the "Mortgagee", the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell, alien, remise, release and convey and confirm unto the said Mortgagee, its successors and assigns, forever, the following described real estate, situate, lying and being the County of Escambia, State of Florida, to-wit:

Parcel No. 1:
Lots 5 and 6, Block 132, West King Tract, according to the map of the City of Pensacola published by Thomas C. Watson in 1906, LESS the West 15 feet for road right of way, lying and being in Escambia County, Florida.

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TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances thereunto belonging, and the rents and issue thereof, unto the Mortgagee, in fee simple, forever.

(Wherever used herein the term's "mortgagor" and "mortgagee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one.)

AND the said Mortgagor hereby covenants with the said Mortgagee that the said Mortgagor is indefeasibly seized of said land in fee simple; that the said Mortgagor has full power and lawful right to convey the same in fee simple as aforesaid; that it shall be lawful for the said Mortgagee at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land and every part thereof; that the said land and every part thereof is free from all encumbrances; that the said Mortgagor will make such further assurances to perfect the fee simple title to said land in said Mortgagee as may reasonably be required; and that the said Mortgagor does hereby fully warrant the title to said land, and every part thereof, and will defend the same against the lawful claims of all persons whomsoever.

The foregoing conveyance is a mortgage to secure the payment of the following obligations now in existence, or now being made or incurred, to-wit:

Promissory Note dated **April 13, 2011**, in the original principal sum of **$41,000.00** and becoming due and payable as set forth in said note.

AND THE SAID Mortgagor does hereby covenant and agree:

1. To pay all and singular the principal, the interest and other sums of money payable by virtue of the said above-mentioned note and other obligations and this deed, each and every, promptly on the days, respectively, the same become due.

2. To pay all and singular the taxes, assessments, levies, liabilities, obligations and encumbrances of every nature and kind now on said property, or that hereafter may be levied or assessed thereupon, each and every of them; and if the same, or any part thereof, be not promptly paid when due and payable, said Mortgagee may at any time pay the same, without waiving or affecting the option to foreclose this mortgage by reason of such default, or any right hereunder, an every payment so made shall bear interest from the date thereof at the note rate, and all such payments, with interest as aforesaid, shall be secured by the lien hereof.

3. To pay all costs, fees, charges and expenses of every nature and kind, including the costs of an abstract of title or title search to the above-described lands and reasonable attorneys' fees, incurred by Mortgagee in the collection of the obligation secured hereby or the protection of the security therefore, or because of the failure on the part of the Mortgagor to perform, comply with and abide by all or any of the covenants, conditions and stipulations of the promissory note and other obligations secured hereby, and of this mortgage, whether suit be brought or not; and in the foreclosure of this mortgage and in collecting the amount secured hereby, to pay all costs and expenses, including reasonable attorneys' fees, to the attorney of the Mortgagee. All such costs, fees, charges and expenses shall be secured by the lien of this mortgage and each and every of such payments made shall bear interest from the date thereof until paid at the note rate which shall also be secured by the lien hereof.

4. To permit, commit or suffer no waste, impairment, or deterioration of said property, or any part thereof.

5. To keep the buildings, now or hereafter on said land, insured against fire, flood and windstorm, in a sum not less than an amount acceptable to the Mortgagee, in a company or companies satisfactory to Mortgagee, loss, if any, payable to the Mortgagee, as its interest may appear, and in the event any sum of money becomes payable under such policy or policies, the Mortgagee, shall have the option to receive and apply the same on account of the indebtedness secured hereby, or to permit Mortgagor to receive and use it, or any part thereof, for the purpose of improving said land, without thereby waiving or impairing any equity, lien or right under or by virtue of this mortgage; and Mortgagee may place and pay for such insurance, or any part thereof, without waiving or affecting the option to foreclose, or any right hereunder, and each and every such payment shall bear interest from date thereof until paid at the note rate, and all such payments, with interest, is empowered to adjust, compromise, submit to arbitration and appraisement and collect, and apply to the reduction of said indebtedness, any claim or loss arising under any insurance policy covering said premises; and to that end the Mortgagee is irrevocably appointed the attorney in fact of the Mortgagor to execute and deliver such receipts, releases and other writings as shall be requisite to accomplish such adjustment, compromise, arbitration, appraisement and collection.

6. That if any of the said installments of principal or interest due or payable by the terms of promissory notes or other obligations or other sums of money due or payable by virtue of this instrument, be not promptly and fully paid within 30 (thirty) days when the same become severally due and payable, without demand or notice, or if each and every the stipulations, covenants, agreements and conditions of the said promissory notes or other obligations, and of this deed, any or either, are not duly and promptly performed, complied with and abided by, or should Mortgagor file a proceeding in bankruptcy, the entire aggregate sum mentioned in the promissory notes and other obligations then remaining unpaid, with interest accrued, shall become due and payable forthwith or thereafter at the option of the Mortgagee as fully and completely as if said aggregate sum and accrued interest were originally stipulated to be paid on such day, anything in the said promissory notes or other obligations or herein, to the contrary notwithstanding.

7. It is further covenanted and agreed by said parties that in the event of a suit being instituted to foreclose this mortgage, the Mortgagee shall be entitled to apply, at any time pending such foreclosure suit, to the Court having jurisdiction thereof for the appointment of a Receiver of all and singular the mortgaged property, and of all the rents, income, profits, issues and revenues thereof, from whatsoever source derived; and thereupon it is hereby expressly covenanted and agreed that the Court shall forthwith appoint a Receiver of said mortgaged property, all and singular, and of such rents, income, profits, issues and revenues thereof, from whatsoever source derived; with the usual powers and duties of Receivers in like cases; and such appointment shall be made by such Court as a matter of strict right to the Mortgagee and without reference to the adequacy or inadequacy of the value of the property hereby mortgaged, or to the solvency or insolvency of the Mortgagor and that such rents, profits, income, issues and revenues shall be applied by such Receiver to the payment of the mortgage indebtedness, costs and charges, according to the order of such Court. All costs of the Receiver shall be secured by the lien of this mortgage.

8. To perform, comply with and abide by each and every one of the stipulations, agreements, conditions and covenants in said promissory note and other obligations and in this mortgage set forth.

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

10. It is understood and agreed by Mortgagor that as part of the inducement to Mortgagee to make the loan evidenced by the Note and secured by this Mortgage, Mortgagee has relied upon the creditworthiness and the reliability of Mortgagor. Mortgagor shall not sell, convey, transfer, lease (other than a space lease) or further encumber any interest in or any part of the Mortgaged property without the prior written consent of the Mortgagee having been obtained. Any such sale, conveyance, transfer, pledge, lease (other than a space lease) or encumbrance made without the Mortgagee's prior written consent shall constitute an Event of Default hereunder.

IN WITNESS WHEREOF, Mortgagor has executed this mortgage, this 13th day of April, 2011.

Signed, Sealed and Delivered
in the Presence of:

Witness:

Witness:

Darrell Slandard

Tina Slankard

State of Florida
County of Escambia

I HEREBY CERTIFY, that on this 13th day of April, 2011 before me personally appeared Darrell Slankard and Tina Slankard, who have produced his driver's license as identification, who are the person described in and who executed the foregoing instrument, and who after being duly sworn says that the execution hereof is his/her free act and deed for the uses and purposes herein mentioned. An oath was administered.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

Notary Public
My Commission Expires:

JAN C. GASTON
MY COMMISSION # DD 984729
EXPIRES: April 25, 2014
Bonded Thru Notary Public Underwriters

Recorded in Public Records 04/27/2016 at 04:00 PM OR Book 7514 Page 917, Instrument #2016030742, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $0.70

ASSIGNMENT OF PROMISSORY NOTE
REAL ESTATE MORTGAGE AND SECURITY AGREEMENT
PURCHASE MONEY MORTGAGE

This Assignment of Mortgage and Security Agreement is made this 27th day of April, 2016, by ANDREA NICOLE DUNN as the duly appointed and authorized personal representative of both the ESTATE OF TRACY V. HERRING and ESTATE OF BRENDA G. HERRING, both deceased, ("Assignors") having an address of c/o 323 East Romana Street, Pensacola, FL 32502, and ANDREA NICOLE DUNN, an individual, ("Assignee") having an address of c/o 323 East Romana Street, Pensacola, FL 32502.

In consideration of ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignors assign to Assignee all of Assignors' right title and interest in and to:

(a) that certain promissory note dated on or about August 22, 2014, in the original principal amount of $65,000.00 executed by Steven Richard Jacobian and Claudia Velaseo-Romo; and

(b) that certain Real Estate Mortgage and Security Agreement executed by Steven Richard Jacobian and Claudia Velaseo-Romo, dated August 22, 2014, and recorded at O. R. Book 7218, Page 614 (Instrument #2014062619) of the public records of Escambia County, Florida; and

(c) that certain promissory note dated April 13, 2011, in the original principal amount of $41,000 executed by Darrell Slankard and Tina Slankard; and

(d) that certain Purchase Money Mortgage executed by Darrell Slankard and Tine Slankard, on April 13, 2011, and recorded at O. R. Book 6712, Page 596 (Instrument #2011026218) of the public records of Escambia County, Florida; and

(e) the indebtedness evidenced by such promissory notes and secured such Real Estate Mortgage and Security Agreement and Purchase Money Mortgage; and

(f) any and all other security for and guarantees of said indebtedness.

This assignment is without representation or warranty of any kind whatsoever.

Executed in the presence of:

Richard Jesmonth

ANDREA NICOLE DUNN
as Personal Representative of the ESTATE OF TRACY V. HERRING, deceased, and ESTATE OF BRENDA G. HERRING, deceased

Falinda McClung

STATE OF FLORIDA)
)
COUNTY OF ESCAMBIA)

The foregoing instrument was acknowledged before me on this 27th day of April, 2016, by ANDREA NICOLE DUNN, Personal Representative of the ESTATE OF TRACY V. HERRING, deceased, and ESTATE OF BRENDA G. HERRING, deceased, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, State of Florida

JOHN A. PANYKO
Notary Public - State of Florida
My Comm. Expires May 13, 2017
Commission # FF 017853
Bonded Through National Notary Assn.

Prepared by & Return To:
John A. Panyko
FL Bar: 444578
323 East Romana Street
Pensacola, FL 32502

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: 151255500 Certificate Number: 009044 of 2014

Payor: DARRELL SLANKARD 1112 N PACE BLVD PENSACOLA, FL 32505 **Date** 10/12/2016

Clerk's Check #	1	Clerk's Total	$497.25
Tax Collector Check #	1	Tax Collector's Total	$3,116.34
		Postage	$26.48
		Researcher Copies	$6.00
		Total Received	~~$3,640.07~~ 3195.65

PAM CHILDERS
Clerk of the Circuit Court

Received By:
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
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COUNTY OF ESCAMBIA
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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 009044
Redeemed Date 10/12/2016
Name DARRELL SLANKARD 1112 N PACE BLVD PENSACOLA, FL 32505

Clerk's Total = TAXDEED	$497.25
Due Tax Collector = TAXDEED	$3,116.34
Postage = TD2	$20.48
ResearcherCopies = TD6	$6.00

3195.65

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property | Property Sheet | Lien Holder's | Sold To | Redeem | Forms | Courtview | Benchmark

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 151255500 Certificate Number: 009044 of 2014

Redemption: No | Application Date: 05/04/2016 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/05/2016	Redemption Date 10/20/2016
Months	7	5
Tax Collector	$2,814.56	$2,814.56
Tax Collector Interest	$295.53	$211.09
Tax Collector Fee	$6.25	~~$6.25~~
Total Tax Collector	$3,116.34	$3,031.90 TC
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$47.25	~~$33.75~~
Total Clerk	$497.25	$483.75 CH
Postage	$20.48	$0.00
Researcher Copies	$6.00	$0.00
Total Redemption Amount	$3,640.07	$3,515.65
	Repayment Overpayment Refund Amount	$124.42

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 •

October 18, 2016

PFS FINANCIAL 1 LLC US BANK CUSTODIAN
50 SOUTH 16TH ST STE 2050
PHILADELPHIA PA 19102

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 001094	$450.00	$33.75	$483.75
2014 TD 009044	$450.00	$33.75	$483.75

TOTAL $967.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division