

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700542

Date of Tax Deed Application
Jul 28, 2017

This is to certify that **OAR LLC AND MML LLC PARTNERSHI CITIBANK, N.A., AS COLLATERAL**, holder of **Tax Sale Certificate Number 2015 / 247**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **01-2596-340**

Cert Holder:
OAR LLC AND MML LLC PARTNERSHI CITIBANK, N.A., AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510 SAN DIEGO, CA 92121

Property Owner:
MOKBEL SILVIA A
5330 POTOSI WAY
PENSACOLA, FL 32504
LT 47 BLK C SIXTH ADDN TIERRA VERDE PB 14 P 13 OR 4151 P
2007 OR 4785 P 351

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
2015/247	01-2596-340	06/01/2015	2,734.50	136.73	2,871.23

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
2017/238	01-2596-340	06/01/2017	2,733.93	6.25	136.70	2,876.88

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
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

5,748.11
0.00
0.00
200.00
175.00

6,123.11

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,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

86,704.00

6.25

Done this the 4th day of August, 2017 Scott Lunsford, Tax Collector of Escambia County County

Date of Sale: 2/5/18

By B. A.

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
01-2596-340 2015

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700542

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

OAR LLC AND MML LLC PARTNERSHI CITIBANK, N.A., AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121,

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
01-2596-340	2015/247	06-01-2015	LT 47 BLK C SIXTH ADDN TIERRA VERDE PB 14 P 13 OR 4151 P 2007 OR 4785 P 351

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
OAR LLC AND MML LLC PARTNERSHI CITIBANK, N.A.,
AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121

07-28-2017
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:	151S291002047003
Account:	012596340
Owners:	MOKBEL SILVIA A
Mail:	5330 POTOSI WAY PENSACOLA, FL 32504
Situs:	5330 POTOSI WAY 32504
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
Schools (Elem/Int/High):	CORDOVA PARK/WORKMAN/WASHINGTON
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$45,000	\$163,870	\$208,870	\$177,049
2016	\$45,000	\$160,676	\$205,676	\$173,408
2015	\$38,000	\$152,362	\$190,362	\$172,203

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data				
Sale Date	Book	Page	Value	Type
02/2001	4785	351	\$100	QC
07/1997	4151	2007	\$188,000	WD
07/1997	4151	2006	\$30,000	WD

Official Records (New Window)

[View Instr](#)

[View Instr](#)

[View Instr](#)

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

2017 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	

Legal Description
LT 47 BLK C SIXTH ADDN TIERRA VERDE PB 14 P 13 OR
4151 P 2007 OR 4785 P 351

Extra Features	
POOL	

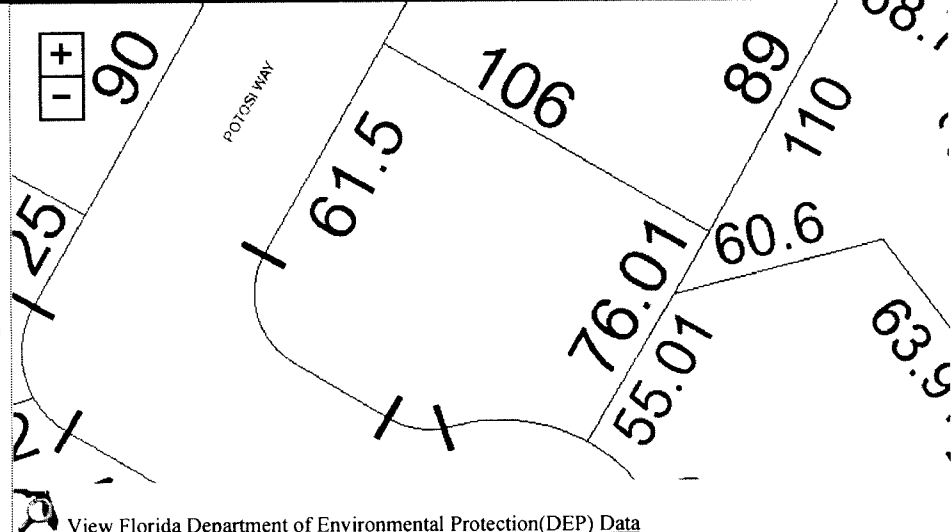
Parcel Information [Launch Interactive Map](#)

Section Map Id:
[15-1S-29-2](#)

Approx. Acreage:
0.2071

Zoned:
R-1AAA

Evacuation & Flood Information
[Open Report](#)




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

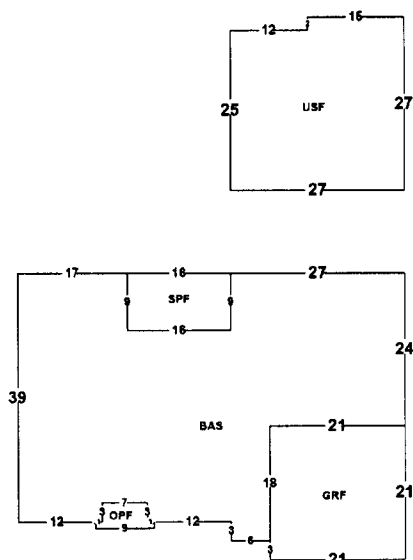
Buildings

Address: 5330 POTOSI WAY, Year Built: 1997, Effective Year: 1997

Structural Elements
DECOR/MILLWORK: ABOVE AVERAGE
DWELLING UNITS
EXTERIOR WALL: BRICK, FACE VENEER
EXTERIOR WALL: VINYL SIDING
FLOOR COVER: CARPET
FOUNDATION: SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-DECORAT
NO. PLUMBING FIXTURES-11
NO. STORIES-2
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABL/HIP HI PTC
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 **Areas - 3198 Total SF**
BASE AREA - 1878
GARAGE FIN - 441
OPEN PORCH FIN - 30
SCRN PORCH FIN - 144
UPPER STORY FIN - 705



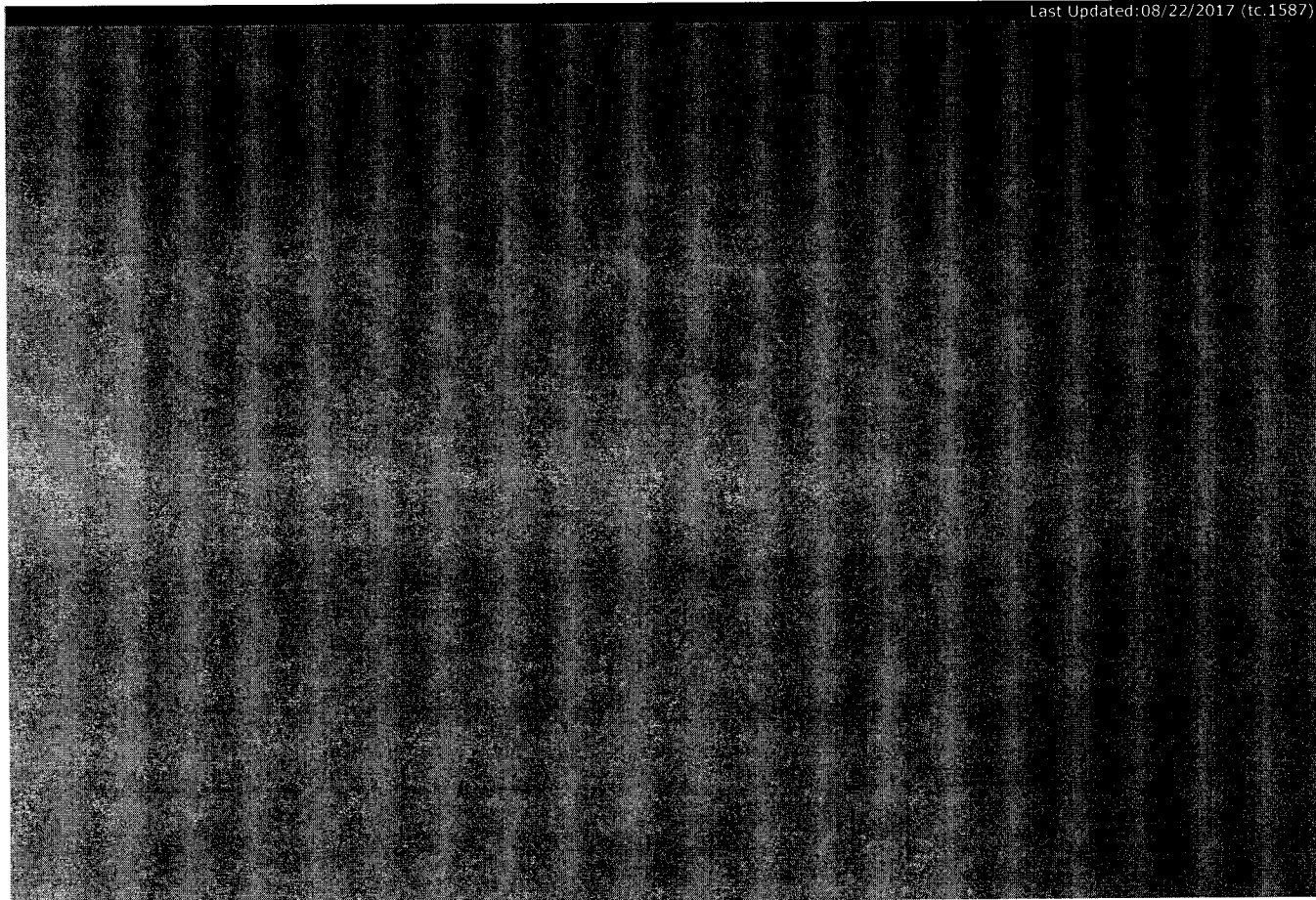
Images



8/16/13

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:08/22/2017 (tc.1587)



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

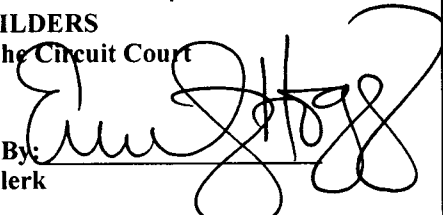
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 012596340 Certificate Number: 000247 of 2015**

Payor: SILVIA A MOKBEL 5330 POTOSI WAY PENSACOLA, FL 32504 Date 08/22/2017

Clerk's Check #	1203606805	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$6,772.29
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$7,369.54

\$6357.96

**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 # 2015 TD 000247

Redeemed Date 08/22/2017

Name SILVIA A MOKBEL 5330 POTOSI WAY PENSACOLA, FL 32504

Clerk's Total = TAXDEED	\$497.25	\$6,772.29 \$6357.96
Due Tax Collector = TAXDEED	\$6,772.29	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 012596340 Certificate Number: 000247 of 2015

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/05/2018"/>	Redemption Date <input type="text" value="08/22/2017"/>
Months	7	1
Tax Collector	<input type="text" value="\$6,123.11"/>	<input type="text" value="\$6,123.11"/>
Tax Collector Interest	\$642.93	\$91.85
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,772.29	<input type="text" value="\$6,221.21"/> 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	\$47.25	\$6.75
Total Clerk	\$497.25	<input type="text" value="\$456.75"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$7,369.54	\$6,677.96
	Repayment Overpayment Refund Amount	\$691.58

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 3, 2017

OAR LLC AND MML LLC PARTNERSHI CITIBANK NA AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO CA 92121

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.

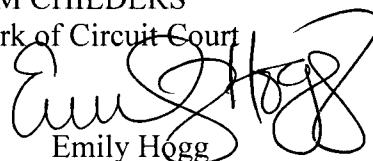
TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 003174	\$450.00	\$13.50	\$463.50
2015 TD 000247	\$450.00	\$6.75	\$456.75
2015 TD 001749	\$450.00	\$6.75	\$456.75

TOTAL \$1,377.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-069
Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 14045

November 13, 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 11-13-1997, through 11-13-2017, and said search reveals the following:

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

Silvia A. Mokbel

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

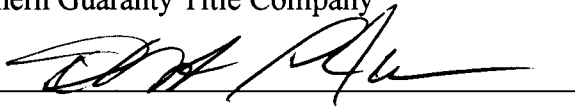
4. Taxes:

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: 

November 13, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 14045

November 13, 2017

Lot 47, Block C, Sixth Addition to Tierra Verde, as per plat thereof, recorded in Plat Book 14, Page 13, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 14045

November 13, 2017

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

1. Apparent Judgment filed by LVNV Funding, LLC recorded in O.R. Book 6356, page 1379.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$208,870.00. Tax ID 01-2596-340.

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: 2-5-2018

TAX ACCOUNT NO.: 01-2596-340

CERTIFICATE NO.: 2015-247

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

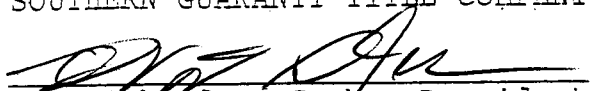
 X Homestead for 2017 tax year.

Silvia A. Mokel
5330 Potosi Way
Pensacola, FL 32504

LVNV Funding, LLC
15 South Main St., Ste 500
Greenville, SC 29601

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

OR BK 4785 PG0351
Escambia County, Florida
INSTRUMENT 2001-892696

DEED DOC STAMPS PD & ESC CO \$ 0.70
10/12/01 ERNIE LEE WASHNA, CLERK
By: *[Signature]*

RETURN TO: ~~General American-C~~ GENERAL AMERICAN CORPORATION
~~707 Grant Street~~ P O BOX 1117
~~Suite 200 Gulf Tower~~ PITTSBURGH PA 15230-1117
~~Pittsburgh, Pa 1521~~

THIS INSTRUMENT PREPARED BY:
H & R Block Mortgage Corporation
7702 Woodland Center Blvd.
Daytona Beach, Florida 32117

QUITCLAIM DEED

THIS INDENTURE, Made this *21st* day of *February* of the year 2001 ,
by and between

Silvia A. Mokbel, a Divorced and Unremarried Woman
of the County of Escambia, in the State of Florida
hereinafter collectively referred to as
"Grantor", and

Silvia A. Mokbel, An Unmarried Woman
of the County of Escambia, in the State of Florida
hereinafter collectively referred to as
"Grantee(s)",

WITNESSETH: That Grantor, for and in consideration of the sum of \$1.00 Dollars, and other valuable considerations, lawful money of the United States of America, to Grantor(s) in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee(s), Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor(s) in and to the following described land in Escambia County, Florida, to-wit:

ALL THAT CERTAIN LAND SITUATE IN ESCAMBIA COUNTY, FLORIDA, VIZ:

LOT 47, BLOCK C, SIXTH ADDITION TO TIERRA VERDE, A SUBDIVISION OF A PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 29 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 14 PAGE 13 OF THE PUBLIC RECORDS OF SAID COUNTY.

ID #01-2596-340

Sam

BEING THE SAME PROPERTY CONVEYED TO SILVIA A. MOKBEL, A
MARRIED WOMAN BY DEED FROM GARY H. BROWN CUSTOM HOMES, INC.,
RECORDED 07/18/1997 IN DEED BOOK 4151 PAGE 2007

** THE PURPOSE OF THIS DEED IS TO CHANGE THE WAY THE VESTING IS
HELD IN TITLE, FINAL DIVORCE DECREE WAS RECORDED ON MARCH 27,
2000 IN BK 4558 PG 176

To Have and to Hold, the above described premises, with the appurtenances, unto Grantee(s),
Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor(s) has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

RCD Oct 12, 2001 12:08 pm
Escambia County, Florida

Silvia A. Mokbel (Seal)
Silvia A. Mokbel

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-892696

Witness #1 Signature Lynda C. Siebelt Printed Name Lynda C. Siebelt

Witness #2 Signature Tim Moore Printed Name Tim Moore

STATE OF Florida
COUNTY OF Escambia

On this 21st day of February of the year 2001, before me,
Lynda C. Siebelt, Notary Public, personally appeared
Silvia A. Mokbel ALDL M 214 781606380
~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the
person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me
that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Lynda C. Siebelt
Notary Public

Serial Number:

My Commission expires:



Lynda C. Siebelt
MY COMMISSION # CC883307 EXPIRES
December 17, 2003
BONDED THRU TROY FARM INSURANCE, INC.

Rec 10.50 Stamp 1316.00

Prepared By: **JAMES C. TAYLOR**
Taylor & Van Matre, P.A.

4300 Bayou Blvd. Suite 16 Pensacola, FL 32503

incidental to the issuance of a title insurance policy.

File No.: **0172*L1-3092**

Parcel ID #: **01-2596-340**

Grantee(s) SS #

OR BK 4151 PG2007
Escambia County, Florida
INSTRUMENT 97-402460

DEED DOC STAMPS PD @ ESC CO \$1316.00
07/18/97 ANTE LEE MARRIHA, CLERK
By: *[Signature]*

WARRANTY DEED
(CORPORATE)

This WARRANTY DEED, dated **July 11, 1997**

by

GARY H. BROWN CUSTOM HOMES, INC.

whose post office address is

1252 BROWN'S CIRCLE GULF BREEZE, FL 32561

hereinafter called the GRANTOR, to

SILVIA A. MOKBEL, A MARRIED WOMAN

whose post office address is

5330 POTOSI WAY PENSACOLA, FL 32504

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 of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **ESCAMBIA** County, Florida, viz:

LOT 47, BLOCK C, SIXTH ADDITION TO TIERRA VERDE, A SUBDIVISION OF A PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 29 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 14 PAGE 13 OF THE PUBLIC RECORDS OF SAID COUNTY.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1997 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

GARY H. BROWN CUSTOM HOMES, INC.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: *[Signature]*

Print Name: **LESLIE YARBOROUGH**

Signature: *[Signature]*

Print Name: **JAMES C TAYLOR**

By: *[Signature]*

GARY H. BROWN
PRESIDENT

State of **Florida**
County of **ESCAMBIA**

I am a notary public of the state of Florida, and my commission expires: _____

THE FOREGOING INSTRUMENT was acknowledged before me on July 11, 1997 by

GARY H. BROWN, PRESIDENT

of

GARY H. BROWN CUSTOM HOMES, INC.

On behalf of the corporation, _____ as identification and DID NOT take an oath.

Notary Public, State of Florida
Commission No. CC 596643
My Commission Exp. 11/16/2000

1-800-3-NOTARY Public Service & Bonding Co.

(type of identification)

Signature: *[Signature]*

Print Name: _____

Notary Public

IN THE COUNTY COURT IN AND FOR ESCAMBIA
COUNTY, FLORIDA

CIVIL DIVISION

CASE NO: 2008-SC-2448

LVNV FUNDING, LLC.,

Plaintiff,

vs.

SILVIA MOKBEL,

Defendant,

DEFAULT FINAL JUDGMENT

IT IS ADJUDGED THAT, pursuant to Fla. Sm. Cl. R. 7.170(a) and (b), Plaintiff, LVNV FUNDING, LLC., (who's address is: 15 South Main St., Suite 500, Greenville, SC 29601) recover from Defendant, SILVIA MOKBEL, Social Security Number [REDACTED] the sum of \$1,674.12 on principal, \$250.00 for attorney's fees, costs in the sum of \$195.00 and prejudgment interest of \$465.18, that shall bear interest at the rate of 11%, for which let execution issue.

It is further ordered and adjudged that the Defendant shall complete Florida Small Claims Rules Form 7.343 (**Fact Information Sheet**) and return it to plaintiff's attorney within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete form 7.343 and return it to the plaintiff's attorney.

DONE AND ORDERED in ESCAMBIA County, Florida this 21st day of July

2008.


COUNTY COURT JUDGE

Copies furnished to:
Joseph F. Rosen, Esq.
Attorney for Plaintiff
Pollack & Rosen, P.A.
800 Douglas Road, Suite 450
Coral Gables, Florida 33134
Telephone No: 305-448-0006

Our File #1237738

SILVIA MOKBEL
5330 POTOSI WAY PENSACOLA FL 32504

Case: 2008 SC 002448

00017468643

Dkt: CC1033 Pg#: