17-509

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700275

Date of Tax Deed Application
Apr 27, 2017

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 2015 / 4764**, 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: **08-4222-730**

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 2050PHILADELPHIA, PA 19102

Property Owner:
BRIONES WILLIAM
1403 LEMHURST DR
PENSACOLA, FL 32507
BEG AT INTER OF W LI OF LT 4 WITH S BOUNDARY OF BARRANCAS AVE E 155 38/100 FT TO INTER OF W BOUNDARYFull 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
2015/4764	08-4222-730	06/01/2015	642.19	32.11	674.30

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
/						

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	674.30
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	617.15
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)	1,666.45
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.	32,962.50
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	6.25
19. Total Amount to Redeem	

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

Date of Sale: October 2, 2017 By Candice Lewis

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
08-4222-730 2015

BEG AT INTER OF W LI OF LT 4 WITH S BOUNDARY OF BARRANCAS AVE E 155 38/100 FT TO INTER OF W BOUNDARY OF A 20 FT STRIP KNOWN AS LEMHURST DR SELY 57 DEG 1 MIN 20 SEC RT ALG SD W LI OF LEMHURST DR 45 62/100 FT FOR POB CONT ALG SD W LI OF LEMHURST DR 19 60/100 FT SWLY 90 DEG 0 MIN 0 SEC RT 130 27/100 FT TO W LI OF LT 4 NWLY 89 DEG 58 MIN 0 SEC RT ALG SD W LI OF LT 4 19 60/100 FT NELY 90 DEG 2 MIN 0 SEC RT 130 28/100 FT FOR POB BEING PART OF WLY 150 FT OF LT 4 FISHERS S/D OF 96 ACRES PLAT DB 11 P 349 OR 5301 P 303 CA 194

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700275

To: Tax Collector of ESCAMBIA COUNTY, Florida

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,

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
08-4222-730	2015/4764	06-01-2015	BEG AT INTER OF W LI OF LT 4 WITH S BOUNDARY OF BARRANCAS AVE E 155 38/100 FT TO INTER OF W BOUNDARY OF A 20 FT STRIP KNOWN AS LEMHURST DR SELY 57 DEG 1 MIN 20 SEC RT ALG SD W LI OF LEMHURST DR 45 62/100 FT FOR POB CONT ALG SD W LI OF LEMHURST DR 19 60/100 FT SWLY 90 DEG 0 MIN 0 SEC RT 130 27/100 FT TO W LI OF LT 4 NWLY 89 DEG 58 MIN 0 SEC RT ALG SD W LI OF LT 4 19 60/100 FT NELY 90 DEG 2 MIN 0 SEC RT 130 28/100 FT FOR POB BEING PART OF WLY 150 FT OF LT 4 FISHERS S/D OF 96 ACRES PLAT DB 11 P 349 OR 5301 P 303 CA 194

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
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

Applicant's signature

04-27-2017
Application Date

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	592S302300034004
Account:	084222730
Owners:	BRIONES WILLIAM
Mail:	1403 LEMHURST DR PENSACOLA, FL 32507
Situs:	1403 LEMHURST DR 32507
Use Code:	SINGLE FAMILY - TOWNHOME
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	$26,600	$39,325	$65,925	$65,925
2015	$26,600	$39,325	$65,925	$65,925
2014	$26,600	$39,325	$65,925	$65,417

Disclaimer

Amendment 1/Portability Calculations

★File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/2003	5301	303	$63,000	WD	View Instr
01/1994	3544	374	$100	WD	View Instr
05/1991	3013	865	$37,600	WD	View Instr
10/1987	2468	384	$219,000	WD	View Instr

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

2016 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

BEG AT INTER OF W LI OF LT 4 WITH S BOUNDARY OF BARRANCAS AVE E 155 38/100 FT TO INTER OF W BOUNDARY OF A 20 FT...

Extra Features

None

Parcel Information

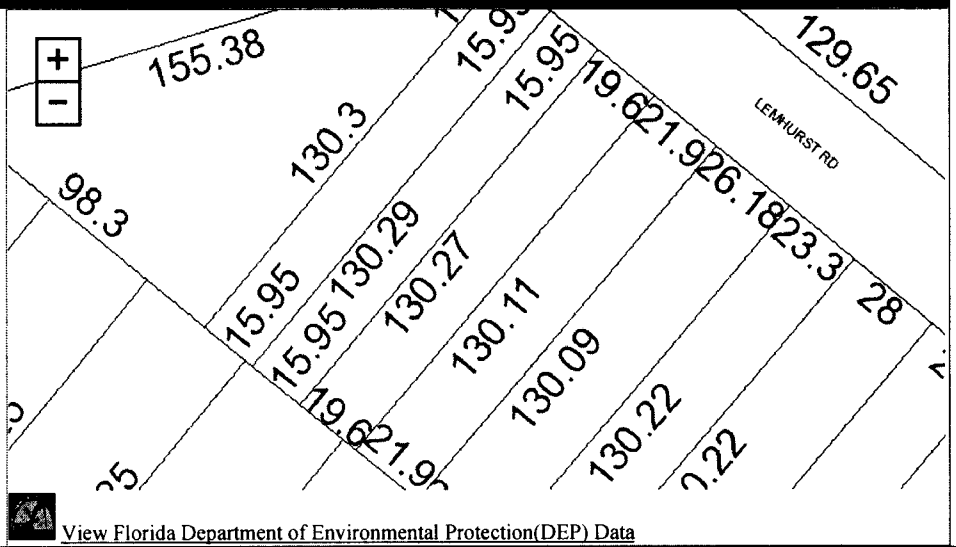
Launch Interactive Map

Section Map Id: CA194

Approx. Acreage: 0.0588

Zoned: MDR

Evacuation & Flood Information Open Report

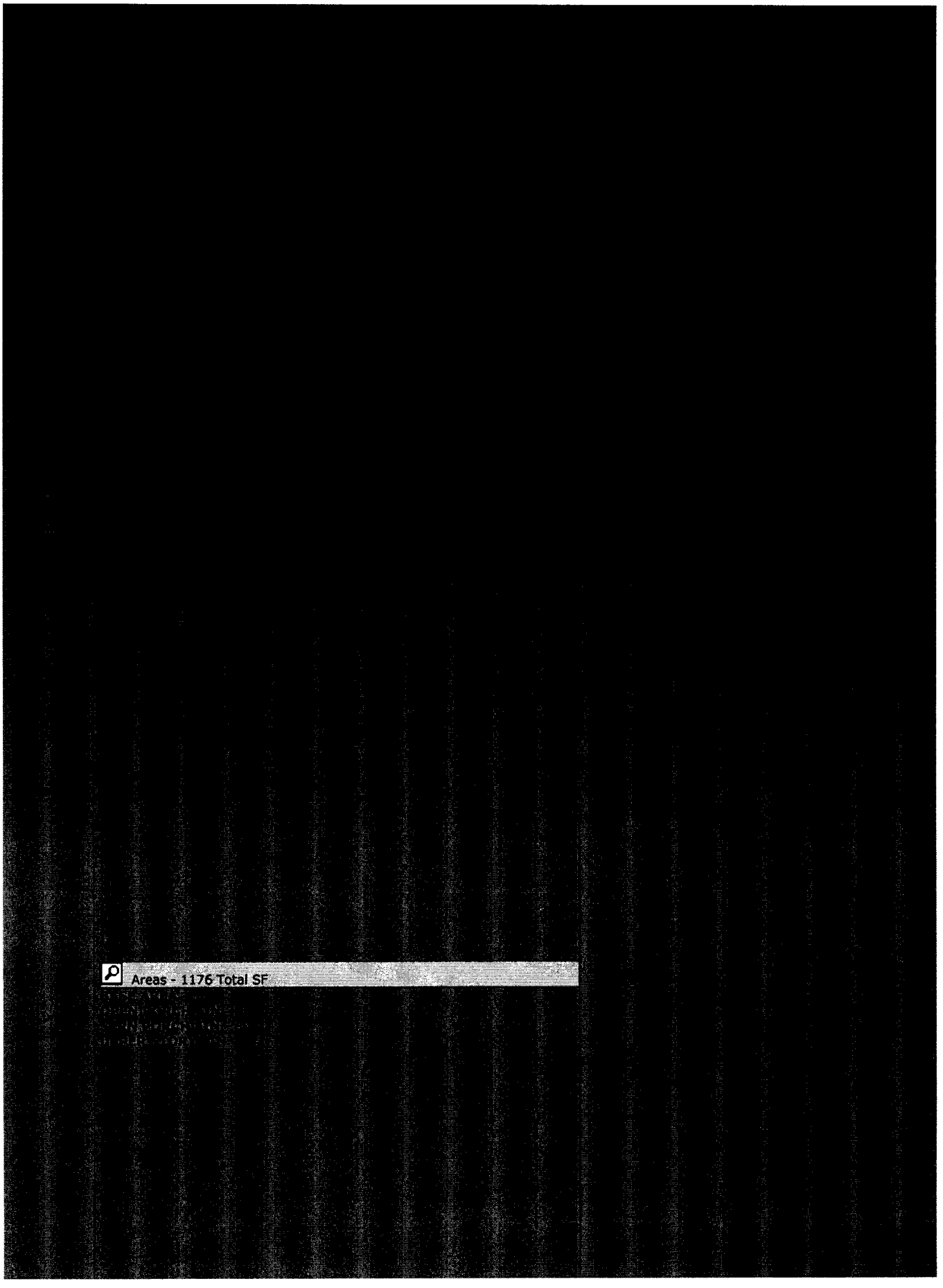


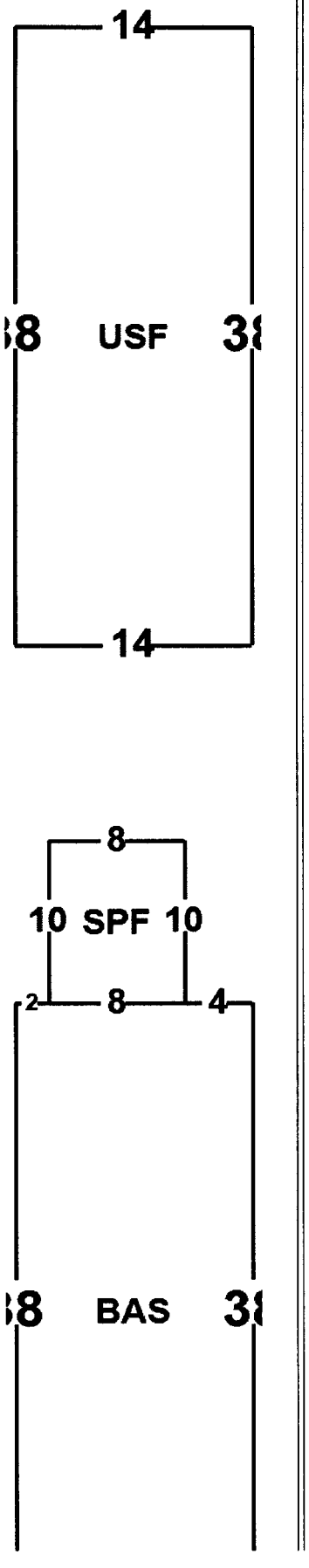
View Florida Department of Environmental Protection(DEP) Data

Buildings

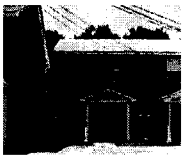
Address:1403 LEMHURST DR, Year Built: 1985, Effective Year: 1985

Structural Elements


Areas - 1176 Total SF

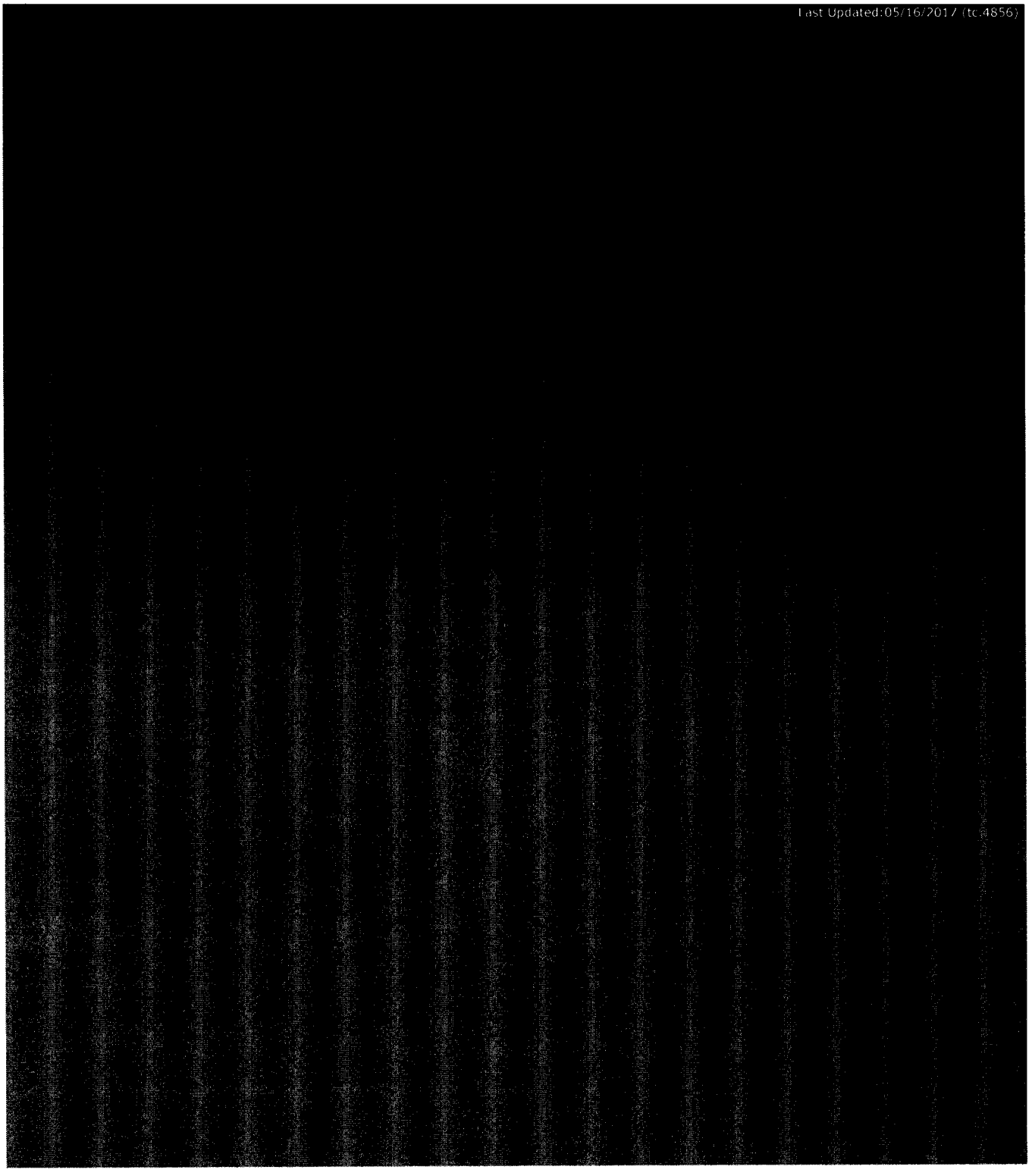

14
USF
14
8
10 SPF 10
8
4
BAS

Images



7/9/15

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.



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: 084222730 Certificate Number: 004764 of 2015

Payor: WILLIE BRIONES 1403 LEMHURST DR PENSACOLA, FL 32507 **Date** 07/17/2017

Clerk's Check #	1	Clerk's Total	$490.50
Tax Collector Check #	1	Tax Collector's Total	$1,822.68
		Postage	$60.00
		Researcher Copies	$40.00
		Total Received	~~$2,413.18~~ $1897.94

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 004764
Redeemed Date 07/17/2017
Name WILLIE BRIONES 1403 LEMHURST DR PENSACOLA, FL 32507

Clerk's Total = TAXDEED	~~$490.50~~
Due Tax Collector = TAXDEED	~~$1,822.68~~ $1897.94
Postage = TD2	~~$60.00~~
ResearcherCopies = TD6	~~$40.00~~

• 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 | Redeem | Forms | Courtview | Benchmark
Redeemed From Sale

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 084222730 Certificate Number: 004764 of 2015

Redemption Yes | Application Date 04/27/2017 | Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 10/02/2017	Redemption Date 07/17/2017
Months	6	3
Tax Collector	$1,666.45	$1,666.45
Tax Collector Interest	$149.98	$74.99
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$1,822.68	$1,747.69 TC
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$40.50	~~$20.25~~
Total Clerk	$490.50	$470.25 CH
Postage	$60.00	$0.00
Researcher Copies	$40.00	$0.00
Total Redemption Amount	$2,413.18	$2,217.94
	Repayment Overpayment Refund Amount	$195.24

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 •

July 26, 2017

PFS FINANCIAL 1 LLC US BANK
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 005381	$450.00	$20.25	$470.25
2015 TD 004764	$450.00	$20.25	$470.25

TOTAL $940.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502
Telephone 850-595-3793 • OR@EscambiaClerk.com

Redeemed
17-509

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.: 13735 July 6, 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 07-06-1997, through 07-06-2017, and said search reveals the following:

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

   William Briones

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: _____ July 6, 2017

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 13735

July 6, 2017

592S302300034004 - Full Legal Description

BEG AT INTER OF W LI OF LT 4 WITH S BOUNDARY OF BARRANCAS AVE E 155 38/100 FT TO INTER OF W BOUNDARY OF A 20 FT STRIP KNOWN AS LEMHURST DR SELY 57 DEG 1 MIN 20 SEC RT ALG SD W LI OF LEMHURST DR 45 62/100 FT FOR POB CONT ALG SD W LI OF LEMHURST DR 19 60/100 FT SWLY 90 DEG 0 MIN 0 SEC RT 130 27/100 FT TO W LI OF LT 4 NWLY 89 DEG 58 MIN 0 SEC RT ALG SD W LI OF LT 4 19 60/100 FT NELY 90 DEG 2 MIN 0 SEC RT 130 28/100 FT FOR POB BEING PART OF WLY 150 FT OF LT 4 FISHERS S/D OF 96 ACRES PLAT DB 11 P 349 OR 5301 P 303 CA 194

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 13735 July 6, 2017

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

1. That certain mortgage executed by William Briones in favor of R. Brownlee Eggart and Louise P. Eggart dated 10/10/2003 and recorded 12/05/2003 in Official Records Book 5301, page 305 of the public records of Escambia County, Florida, in the original amount of $62,400.00. Assignment to Cecil Clark and Rebecca Clark recorded in O.R. Book 7471, page 1105.

2. Tax Lien filed by Florida Dept. of Revenue recorded in O.R. Book 6195, page 1840.

3. Tax Lien filed by IRS recorded in O.R. Book 6395, page 1145; O.R. Book 6584, page 1427; and O.R. Book 6650, page 1717.

4. Taxes for the year 2014-2016 delinquent. The assessed value is $65,925.00. Tax ID 08-4222-730.

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: 10-2-2017

TAX ACCOUNT NO.: 08-4222-730

CERTIFICATE NO.: 2015-4764

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 2016 tax year.

William Briones & Tatiane Briones
1403 Lemhurst Dr.
Pensacola, FL 32507

Cecil and Rebecca Clark
604 Bayshore Dr.
Pensacola, FL 32507

Florida Dept. of Revenue
UT Collections
1379 Blountstown Hwy.
Tallahassee, FL 32304-2716

Internal Revenue Service
400 W. Bay St., Ste 35045
Jacksonville, FL 32202-4437

Certified and delivered to Escambia County Tax Collector,
this 7th day of July, 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.

INDIVID. TO INDIVID. HAMCO FORM 01

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:
Name: R. B. Eggart
Address: 7378 Peterson Lane
Pensacola, FL 32506

Property Appraisers Parcel Identification

Folio Number(s):

Grantee[s] S.S. #(s)

10.50
441.00

OR BK 5301 PG0303
Escambia County, Florida
INSTRUMENT 2003-180395

DEED DOC STAMPS PD & ESC CO $ 441.00
12/05/03 ERNIE LEE MAGAHA, CLERK

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, *Made the* 10th *day of* October, 1903, *by* R. BROWNLEE EGGART and LOUISE P. EGGART *hereinafter called the Grantor, to* WILLIAM BRIONES 464-23-4334 *whose post office address is* 1403 Lemhurst Drive Pensacola, FL 32507 *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, wherever the context so admits or requires.)

Witnesseth, *That the Grantor, for and in consideration of the sum of* $1.00 *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:*

As described in attached Exhibit "A"

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, 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 31, 19 .*

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:

Witness Signature (as to first Grantor)
Melissa L Kercher
Printed Name

Witness Signature (as to first Grantor)
Emily James
Printed Name

Witness Signature (as to Co-Grantor, if any)
Melissa L Kercher
Printed Name

Witness Signature (as to Co-Grantor, if any)
Emily James
Printed Name

R Brownlee Eggart L.S.
Grantor Signature
R. BROWNLEE EGGART
Printed Name
7378 Peterson Lane
Post Office Address
Pensacola, FL 32506

Louise P. Eggart L.S.
Co-Grantor Signature, (if any)
LOUISE P. EGGART
Printed Name
7378 Peterson Lane
Post Office Address
Pensacola, FL 32506

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared R. Brownlee Eggart and Louise P. Eggart known to me to be the person S described in and who executed the foregoing instrument, who acknowledged before me that executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the following type of identification: FLDL #'s E260762193220 & E260535196380

NOTARY SEAL / RUBBER STAMP SEAL

MELISSA L KERCHER
NOTARY PUBLIC
STATE OF FLORIDA
My Comm. Exp. JUNE 25, 2007
DD 226375

Witness my hand and official seal in the County and State last aforesaid this 10th day of October A.D. 2003

Notary Signature
Melissa L. Kercher
Printed Name

08 10 95

Design, Seminole Paper & Printing Co., Inc., 1994

OR BK 5301 PG0304
Escambia County, Florida
INSTRUMENT 2003-180395

RCD Dec 05, 2003 12:06 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-180395

EXHIBIT "A"

A part of the Westerly 150 feet of Lot 4, FISHER'S SUBDIVISION of 96 acres recorded in Deed Book 11, Page 349, of the Public Records of Escambia County, Florida (lying South of Barrancas Avenue) being more particularly described as follows: Commence at the intersection of the West line of said Lot 4 and the South boundary of Barrancas Avenue; thence Easterly along said boundary of Barrancas Avenue for a distance of 155.38 feet to the intersection of the West boundary of a 20 foot strip known as Lemhurst Drive; thence Southeasterly deflecting 57 degrees 01 minutes 20 seconds to the right along said West boundary line of Lemhurst Drive for a distance of 45.62 feet for a point of beginning; thence continue along said West boundary line of Lemhurst Drive a distance of 19.60 feet; thence Southwesterly deflecting 90 degees 00 minutes 00 seconds to the right for a distance of 130.27 feet to the aforesaid West line of Lot 4; thence Northwesterly deflecting 89 degrees 58 minutes 00 seconds to the right along said West line of Lot 4 for a distance of 19.60 feet; thence Northeasterly deflecting 90 degrees 02 minutes 00 seconds to the right for a distance of 130.28 feet to the Point of Beginning. Containing 0.06 acres more or less, subject to a 20 foot access easement as recorded in Official Record Book 1151 at Page 856 of the Public Records of Escambia County, Florida. Subject to a 20 foot sanitary sewer easement as recorded in Official Record Book 1155 at Page 826 of the Public Records of Escambia County, Florida.

1500
218.40
124.80

State of Florida
ESCAMBIA County } **MORTGAGE DEED**

Form 129
Printed and For Sale By
Mayes Printing Co.
Pensacola, Fla.
16963

OR BK 5301 PG0305
Escambia County, Florida
INSTRUMENT 2003-180396

Know all Men by these Presents, That WILLIAM BRIONES

for and in consideration of the sum of SIXTY-TWO THOUSAND FOUR HUNDRED ($62,400.00) DOLLARS, to me in hand paid by R. BROWNLEE EGGART and LOUISE P. EGGART,

the receipt whereof is hereby acknowledged, have granted bargained and sold, and by these presents do grant, bargain, sell, and convey unto the said R. Brownlee Eggart and Louise P. Eggart heirs, and assigns, forever, the following described real estate, situate, lying and being in the Escambia County of _____, State of Florida, to-wit:

As described in attached Exhibit "A"

1. As provided in the promissory note, the entire balance due shall be payable ten years from date.

2. The mortgager agrees to pay to mortgagees $100 per month from which they shall pay taxes and insurance. This amount shall be adjusted annually as needed to cover these expenses.

3. If mortgager sells the property, the mortgage balance shall become due and payable unless mortgagees give written consent to assumption of the mortgage by the buyer.

MTG DOC STAMPS PD @ ESC CO $ 218.40
12/05/03 ERNIE LEE MAGAHA, CLERK

INTANGIBLE TAX PD @ ESC CO $ 124.80
12/05/03 ERNIE LEE MAGAHA, CLERK

Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, the whole free from all exemption and right of homestead.

And I, the said mortgagor, for myself and my heirs, do _____ covenant with the said mortgagee, their heirs and assigns, that I am well seized of said property, and have a good right to convey the same; that it is free from any lien or incumbrance in law or equity, and that said mortgagor _____ shall and will warrant, and by these presents forever defend, the said premises unto the said mortgagee s, their heirs and assigns against the lawful claims of all and every person or persons whomsoever.

THE FOREGOING CONVEYANCE is intended to be, and is, a mortgage to secure the payment of one promissory note of date even herewith

for the sum of $62,400.00 Dollars made by the said William Briones payable to the order of the said R. Brownlee Eggart and Louise P. Eggart, the said mortgagee s, payable at the rate of not less than $500 per month, on the first of each month beginning November 1, 2003, after date, with interest from date until paid, at the rate of 5.5 per cent per annum, the said interest ~~payable~~ included ~~XX~~ in payments, payable at home of mortgagees.

This instrument was prepared by:

R. Brownlee Eggart

7378 Peterson Lane, Pensacola, FL 32506
Address

The mortgagor _____ covenant _____ that _____ he_____ will keep perfect and unimpaired the security hereby given; that _____ he_____ will keep the improvements upon said mortgaged property insured for a sum not less than $62,400 _____ dollars, in an insurance company, or insurance companies, to be approved by the mortgagee_____, loss, if any, payable to the mortgagee_s___ as their interest may appear, until such note _____ be fully paid; that _____ he_____ will pay all taxes, assessments and charges which may or might become liens superior to that hereby created and that if such insurance be not procured or maintained, or such taxes, assessments and charges be not paid, the mortgagee s_____ may procure and maintain such insurance, and pay such taxes, assessments and charges; and the lien hereby created shall extend to all such sums expended, with interest at the rate of 5.5 per cent, per annum.

The mortgagor_____ agrees_____ that the indebtedness covered by this mortgage shall become immediately due and payable, and this mortgage shall become immediately foreclosable, for all sums secured hereby, if the said indebtedness, or any part thereof, or the said interest, or any installment thereof, shall not be paid according to the terms of the said note _____, or if the mortgagor_____ shall omit the doing of anything herein required to be done for the protection of the mortgagee s_____, and all costs and expenses, including attorney's fee incurred in collecting this mortgage debt, shall be a part of the mortgage debt and a lien upon the mortgaged property, and if a foreclosure of this mortgage be had, or a suit to foreclose the same rightfully begun, _____he_____ will pay all cost and expenses of the said suit, including an attorney's fee, to the attorney of the complainant foreclosing, which costs and fees shall be included in the lien of this mortgage and in the sum decreed upon foreclosure.

IN WITNESS WHEREOF I have hereunto set hand and seal this 10 day of October A.D. 2003

Signed, sealed and delivered in the presence of

Melissa L Kercher

Emily E. James

WILLIAM BRIONES TXDL 05458431 Exp

SEAL.

SEAL.

SEAL.

SEAL.

State of Florida
Escambia **County**

Before the subscriber personally appeared William Briones, ~~his wife~~, known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument, and acknowledged that he executed the same for the uses and purposes therein set forth. Said person provided Driver's License as identification.

Given under my hand and official seal, this 10 day of October A.D. 2003

Notary Public.

My Commission expires 6/25/07

MELISSA L. KERCHER NOTARY PUBLIC STATE OF FLORIDA
My Comm. Exp. JUNE 25, 2007 DD 226375

OR BK 5301 PG0307
Escambia County, Florida
INSTRUMENT 2003-180396

RCD Dec 05, 2003 12:06 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-180396

EXHIBIT "A"

A part of the Westerly 150 feet of Lot 4, FISHER'S SUBDIVISION of 96 acres recorded in Deed Book 11, Page 349, of the Public Records of Escambia County, Florida (lying South of Barrancas Avenue) being more particularly described as follows: Commence at the intersection of the West line of said Lot 4 and the South boundary of Barrancas Avenue; thence Easterly along said boundary of Barrancas Avenue for a distance of 155.38 feet to the intersection of the West boundary of a 20 foot strip known as Lemhurst Drive; thence Southeasterly deflecting 57 degrees 01 minutes 20 seconds to the right along said West boundary line of Lemhurst Drive for a distance of 45.62 feet for a point of beginning; thence continue along said West boundary line of Lemhurst Drive a distance of 19.60 feet; thence Southwesterly deflecting 90 degees 00 minutes 00 seconds to the right for a distance of 130.27 feet to the aforesaid West line of Lot 4; thence Northwesterly deflecting 89 degrees 58 minutes 00 seconds to the right along said West line of Lot 4 for a distance of 19.60 feet; thence Northeasterly deflecting 90 degrees 02 minutes 00 seconds to the right for a distance of 130.28 feet to the Point of Beginning. Containing 0.06 acres more or less, subject to a 20 foot access easement as recorded in Official Record Book 1151 at Page 856 of the Public Records of Escambia County, Florida. Subject to a 20 foot sanitary sewer easement as recorded in Official Record Book 1155 at Page 826 of the Public Records of Escambia County, Florida.

Recorded in Public Records 02/01/2016 at 01:42 PM OR Book 7471 Page 1105, Instrument #2016007155, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50

Prepared by/Return to:
Robert R. McDaniel, II, P.A.
103 N. DeVilliers Street
Pensacola, Florida 32502

ASSIGNMENT OF MORTGAGE

R. Brownlee Eggart, as the surviving joint tenant with right of survivorship, whose address is 111 East Wright Street, Pensacola, FL 32501(hereinafter referred to as "Assignor", which word shall be construed in the plural where the context so requires), and who is the present owner and holder of that mortgage deed recorded at Official Record Book 5301 at Page 0305 of the Public Records of Escambia County, Florida, which mortgage and note covers the following described real property lying and being situate in Escambia County, Florida:

See attached Exhibit "A"

for and in consideration of ten dollars ($10.00), receipt of which is acknowledged does hereby grant, bargain, convey, sell, assign, and transfer to REBECCA CLARK and CECIL CLARK, Husband and Wife, whose address is 604 Bayshore Drive, Pensacola, FL 32507 (hereinafter referred to as "Assignee", which word shall be construed in the plural when the context so requires), from the date hereof for and during all the remainder of the underlying mortgage term: all of the right, title, claim, option and interest of Assignor in and to said mortgage and note, and all of the right, title, claim, option and interest which are conferred thereby or exist under or because of said mortgage and note, all of the right, title, claim, option and interest of Assignor in and to the demised premises, together with the improvements, tenements, hereditaments, and appurtenances belonging to or in any way appertaining to the demised premises.

IN WITNESS WHEREOF, Assignor has signed this Assignment on this 1st day of February, 2016.

ROBERT R. MCDANIEL, II

R. BROWNLEE EGGART

BRANDY S. WILLIAMSON

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 1st day of February, 2016, by R. Brownlee Eggart who is personally known to me.

Notary Public
My Commission Expires:

BRANDY WILLIAMSON
COMMISSION # FF216804
EXPIRES: April 2, 2019
WWW.AARONNOTARY.COM

THIS ASSIGNMENT OF MORTGAGE INTEREST HAS BEEN PREPARED WITHOUT EXAMINATION OR LEGAL OPINION OF TITLE.

OR BK 5301 PG0307
Escambia County, Florida
INSTRUMENT 2003-180396

RCD Dec 05, 2003 12:06 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-180396

EXHIBIT "A"

A part of the Westerly 150 feet of Lot 4, FISHER'S SUBDIVISION of 96 acres recorded in Deed Book 11, Page 349, of the Public Records of Escambia County, Florida (lying South of Barrancas Avenue) being more particularly described as follows: Commence at the intersection of the West line of said Lot 4 and the South boundary of Barrancas Avenue; thence Easterly along said boundary of Barrancas Avenue for a distance of 155.38 feet to the intersection of the West boundary of a 20 foot strip known as Lemhurst Drive; thence Southeasterly deflecting 57 degrees 01 minutes 20 seconds to the right along said West boundary line of Lemhurst Drive for a distance of 45.62 feet for a point of beginning; thence continue along said West boundary line of Lemhurst Drive a distance of 19.60 feet; thence Southwesterly deflecting 90 degees 00 minutes 00 seconds to the right for a distance of 130.27 feet to the aforesaid West line of Lot 4; thence Northwesterly deflecting 89 degrees 58 minutes 00 seconds to the right along said West line of Lot 4 for a distance of 19.60 feet; thence Northeasterly deflecting 90 degrees 02 minutes 00 seconds to the right for a distance of 130.28 feet to the Point of Beginning. Containing 0.06 acres more or less, subject to a 20 foot access easement as recorded in Official Record Book 1151 at Page 856 of the Public Records of Escambia County, Florida. Subject to a 20 foot sanitary sewer easement as recorded in Official Record Book 1155 at Page 826 of the Public Records of Escambia County, Florida.

. Recorded in Public Records 08/07/2007 at 02:22 PM OR Book 6195 Page 1840, Instrument #2007075327, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $10.00

DEPARTMENT OF REVENUE

$ 10.00 DUE

State of Florida
Department of Revenue
NOTICE OF TAX LIEN

UT Account No.: 2516819 Lien No.: 07-054697

WILLIE BRIONES
MONTERYS MEXICAN RESTAURANT
3811 W NAVY BLVD
PENSACOLA, FL 32507

CLERK OF THE CIRCUIT COURT
223 PALAFOX PLACE
PENSACOLA, FL 32501-5845

Pursuant to the provisions of Section 443.141(3)(a) and (g) Florida Statutes, known as the lien provisions of the Florida Unemployment Compensation Law, notice is hereby given that the above named employer is liable for the payment of unemployment tax to the Florida Department of Revenue. Pursuant to the provisions of said law, the following tax, interest, penalties, and fees which after demand for payment thereof remain unpaid, and that by virtue of the above mentioned law, the amount of said taxes together with interest, penalties, and other costs that may accrue in addition thereto, constitute a lien in favor of STATE OF FLORIDA DEPARTMENT OF REVENUE upon the title to and interest, whether legal or equitable, in any real property, chattels real, or personal property of said employer. Interest on unpaid tax will continue to accrue at 12 percent per annum until paid in full.

Please record this tax lien which has been prepared by a public officer other than a notary public. Send your invoice and docketing information to:
FLORIDA DEPARTMENT OF REVENUE
UT COLLECTIONS
1379 BLOUNTSTOWN HIGHWAY
TALLAHASSEE, FL 32304-2716

Periods for which taxes, interest, penalties, and fees have been assessed, and the amounts thereof, are as follows:

Q/YR	TAX DUE	INTEREST AS OF 08/31/2007	PENALTY DUE	SERVICE DUE	FILING FEE
3/2006		2.34	50.00		
4/2006	100.00	6.00	75.00		20.00
				TOTAL AMOUNT OF TAX LIEN	253.34

Witness my hand and official seal in this City of TALLAHASSEE , LEON County, Florida,

this 27TH day of JULY , 2007 .

Jim Zingale, Executive Director
Department of Revenue
State of Florida

This Instrument Prepared by:

Authorized Agent

UCT-18LC
N. 07/04

Recorded in Public Records 11/12/2008 at 09:38 AM OR Book 6395 Page 1145, Instrument #2008083834, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $10.00

4651

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #3
Lien Unit Phone: (800) 913-6050

Serial Number
491098508

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer WILLIE BRIONES

Residence
1403 LEMHURST RD
PENSACOLA, FL 32507-3538

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
6721	12/31/2004	33-1088205	09/10/2007	10/10/2017	899.82
941	09/30/2007	33-1088205	01/07/2008	02/06/2018	6788.02

Place of Filing
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY
PENSACOLA, FL 32595

Total $ 7687.84

This notice was prepared and signed at BALTIMORE, MD, on this,

the 03rd day of November, 2008.

Signature R. A. Mitchell
for M. TACKETT

Title
REVENUE OFFICER
(850) 430-1113

23-09-2409

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
CAT. NO 60025X

Recorded in Public Records 04/27/2010 at 02:36 PM OR Book 6584 Page 1427, Instrument #2010026375, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $10.00

3479

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #3
Lien Unit Phone: (800) 829-3903

Serial Number
645101610

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer WILLIE BRIONES

Residence 3811 W NAVY BLVD
PENSACOLA, FL 32507-1219

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
CIVP	12/31/2006	33-1088205	07/27/2009	08/26/2019	6410.08

Place of Filing
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY
PENSACOLA, FL 32595

Total $ 6410.08

This notice was prepared and signed at BALTIMORE, MD, on this,

the 15th day of April, 2010.

Signature K. A. Mitchell
for THERESA HARLEY

Title
ACS
(800) 829-3903

23-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
CAT. NO 60025X

Recorded in Public Records 10/26/2010 at 09:07 AM OR Book 6650 Page 1717, Instrument #2010070071, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $10.00

3351

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #3
Lien Unit Phone: (800) 913-6050

Serial Number
709797110

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer WILLIE BRIONES

Residence 1403 LEMHURST RD
PENSACOLA, FL 32507

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2006	XXX-XX-4334	11/10/2008	12/10/2018	89068.10
6672	12/31/2008	XXX-XX-4334	08/02/2010	09/01/2020	7896.71
6672	03/31/2009	XXX-XX-4334	08/02/2010	09/01/2020	14049.06
6672	06/30/2009	XXX-XX-4334	08/02/2010	09/01/2020	10490.27
6672	09/30/2009	XXX-XX-4334	08/02/2010	09/01/2020	10730.24

Place of Filing
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY
PENSACOLA, FL 32595

Total $ 132234.38

This notice was prepared and signed at BALTIMORE, MD, on this,

the 13th day of October, 2010.

Signature
for M. TACKETT

Title
REVENUE OFFICER
(850) 475-7339

23-09-2409

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
CAT. NO 60025X