17450

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700361

Date of Tax Deed Application
May 16, 2017

This is to certify that **CAZENOVIA CREEK FUNDING I, LLC**, holder of **Tax Sale Certificate Number 2015 / 5584**, 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:
09-4051-008

Cert Holder:
CAZENOVIA CREEK FUNDING I, LLC
PO BOX 54897NEW ORLEANS, LA 70154

Property Owner:
SMITH LESLIE A
PO BOX 3695
PENSACOLA, FL 32516
BEG AT SE COR OF SW1/4 OF SE1/4 N 89 DEG 55 MIN 16 SEC W ALG S LI OF SEC 270 FT N 0 DEG 3 MIN 37 SECFull 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
2015/5584	09-4051-008	06/01/2015	1,462.76	73.14	1,535.90

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

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2016/5032	09-4051-008	06/01/2016	1,455.85	6.25	72.79	1,534.89

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	3,070.79
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1354.78
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)	4,800.57
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	6.25
19. Total Amount to Redeem	

Done this the 16th day of May, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: September 5, 2017 By

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
09-4051-008 2015

BEG AT SE COR OF SW1/4 OF SE1/4 N 89 DEG 55 MIN 16 SEC W ALG S LI OF SEC 270 FT N 0 DEG 3 MIN 37 SEC W 200 FT S 89 DEG 55 MIN 16 SEC E 270 FT TO E LI OF SW1/4 OF SE1/4 S 0 DEG 3 MIN 37 SEC E ALG E LI 200 FT TO POB OR 4686 P 877

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700361

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CAZENOVIA CREEK FUNDING I, LLC
PO BOX 54897
NEW ORLEANS, LA 70154,
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
09-4051-008	2015/5584	06-01-2015	BEG AT SE COR OF SW1/4 OF SE1/4 N 89 DEG 55 MIN 16 SEC W ALG S LI OF SEC 270 FT N 0 DEG 3 MIN 37 SEC W 200 FT S 89 DEG 55 MIN 16 SEC E 270 FT TO E LI OF SW1/4 OF SE1/4 S 0 DEG 3 MIN 37 SEC E ALG E LI 200 FT TO POB OR 4686 P 877

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
CAZENOVIA CREEK FUNDING I, LLC
PO BOX 54897
NEW ORLEANS, LA 70154

05-16-2017
Application Date

Applicant's signature

ECPA Home

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:	192S313401000003
Account:	094051008
Owners:	SMITH LESLIE A
Mail:	PO BOX 3695 PENSACOLA, FL 32516
Situs:	8600 BLK HIGHWAY 98 W 32506
Use Code:	VACANT COMMERCIAL
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	$87,224	$0	$87,224	$87,224
2015	$87,224	$0	$87,224	$87,224
2014	$87,224	$0	$87,224	$87,224

Disclaimer

Amendment 1/Portability Calculations

★File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/2001	4686	877	$1,000	CJ	View Instr
12/1993	3498	364	$100	QC	View Instr
02/1990	2829	278	$100	WD	View Instr
11/1989	2783	510	$24,800	WD	View Instr

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

2016 Certified Roll Exemptions

None

Legal Description

BEG AT SE COR OF SW1/4 OF SE1/4 N 89 DEG 55 MIN 16 SEC W ALG S LI OF SEC 270 FT N 0 DEG 3 MIN 37 SEC W 200 FT S...

Extra Features

None

Parcel Information

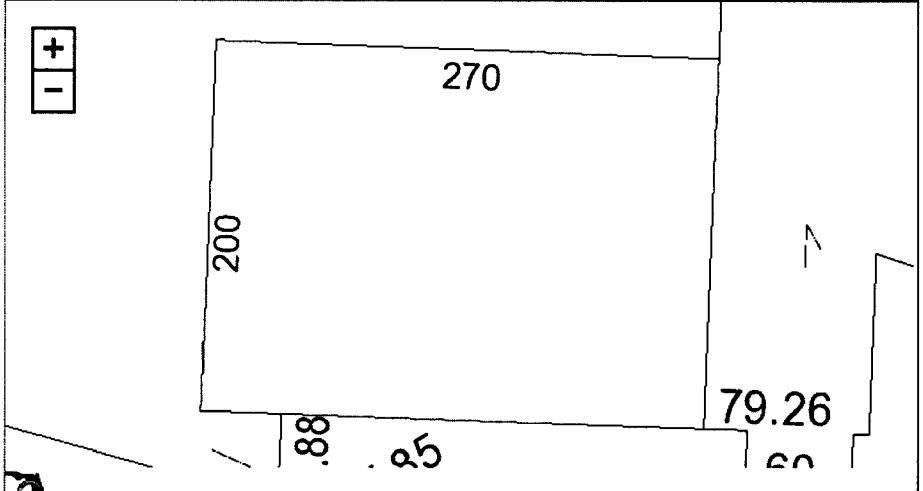
Launch Interactive Map

Section Map Id:
19-2S-31-2

Approx. Acreage:
1.2400

Zoned:
Com

Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

Images

None

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: 5/26/2017 at 15:37

17-450

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.: 13644 June 5, 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 06-05-1997, through 06-05-2017, and said search reveals the following:

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

   Leslie Alan Smith

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: _____ June 5, 2017

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 13644 June 5, 2017

192S313401000003 - Full Legal Description

BEG AT SE COR OF SW1/4 OF SE1/4 N 89 DEG 55 MIN 16 SEC W ALG S LI OF SEC 270 FT N 0 DEG 3 MIN 37 SEC W 200 FT S 89 DEG 55 MIN 16 SEC E 270 FT TO E LI OF SW1/4 OF SE1/4 S 0 DEG 3 MIN 37 SEC E ALG E LI 200 FT TO POB OR 4686 P 877

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 13644 June 5, 2017

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

1. That certain mortgage executed by Leslie Alan Smith in favor of Mark's Garden, LLC dated 02/10/2014 and recorded 02/14/2014 in Official Records Book 7134, page 1894 of the public records of Escambia County, Florida, in the original amount of $107,441.75.

2. Possible Judgment filed by Asset Acceptance LLC recorded in O.R. Book 7456, page 1312.

3. Taxes for the year 2014-2016 delinquent. The assessed value is $87,224.00. Tax ID 09-4051-008.

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: 9-5-2017

TAX ACCOUNT NO.: 09-4051-008

CERTIFICATE NO.: 2015-5584

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
___	X	Notify City of Pensacola, P.O. Box 12910, 32521
___	X	Notify Escambia County, 190 Governmental Center, 32502
___	X	Homestead for ____ tax year.

Leslie ALan Smith
P.O. Box 3695
Pensacola, FL 32516

Mark's Garden, LLC
707 East Cervantes St., Unit B-122
Pensacola, FL 32501

Asset Acceptance LLC
P.O. Box 9065
Brandon, FL 33509

Certified and delivered to Escambia County Tax Collector, this 5th day of June, 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.

8

OR BK 4686 PG0877
Escambia County, Florida
INSTRUMENT 2001-829947

PERSONAL REPRESENTATIVE'S RELEASE AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY
(corporate PR)

The undersigned, L. R. Schuerman, whose post office address is 70 North Baylen Street, Pensacola, Florida 32501, as personal representatives of the estate of Jeannette S. Smith, deceased, hereby acknowledges that title to the real property located in Escambia County, Florida, owned by the decedent at the time of death, described as follows:

See Exhibit "A" Attached

Property Appraiser's Parcel Number "See Exhibit "A" Attached (the "Property"), vested in Leslie Alan Smith, whose post office address is 6409 Myrtle Hill Circle, Pensacola, Florida 32506, (the "Beneficiary" or "Beneficiaries") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for Escambia County, Florida, Probate Division, in File No. 97-630-CP-03, subject to rights of the personal representative under Sections 733.607 and 733.608 of the Florida Probate Code to take possession or control of the Property, or to use, sell, encumber or otherwise exercise control over the Property (1) for the payment of devises, debts, family allowance, estate and inheritance taxes, claims, charges, and expenses of administration, (2) to enforce contribution and equalize advancement, or (3) for distribution.

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiary or Beneficiaries, the personal representative hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in Leslie Alan Smith free of all rights of the personal representative.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of the decedent, has executed this instrument on April 5th, 2001.

Executed in the presence of:

Ann Madden

Marie J. Reynoso

(two witnesses)

L R Schuerman

By: L. R. Schuerman
As personal representative of the estate of Jeannette S. Smith, deceased

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on April 5th, 2001, by L. R. Schuerman, Vice President of AmSouth Bank, as personal representative of the estate of Jeannette S. Smith, deceased, who is personally known to me or who produced _____ as identification.

Notary Public, State of Florida
My Commission Expires: 4-25-01
My Commission Number is

This instrument prepared by:
Kathleen K. DeMaria
Smith, Sauer & DeMaria
P.O. Box 12446
Pensacola, Florida 32582-2446

Exhibit "A"

1. Beginning at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 19, Township 2 South, Range 31 West, Escambia County, Florida; thence North 89°55'16" West along the South line of said Section 19 for 270.00 feet; thence North 00°03'37" West for 200.00 feet; thence South 89°55'16" East for 270.00 feet to the East line of the Southwest Quarter of the Southeast Quarter of said Section 19; thence South 00°03'37" East along said East line for 200.00 feet to the Point of Beginning. Containing 1.24 acres, more of less.

Parcel Identification No. 19-2S-31-3401-000-003

2. A parcel of land in Section 22, Township 2 South, Range 31 West, Escambia County, Florida, described as follows: Commence at the Northeast corner of said Section 22: thence to North 89°07'24" West along the North line of said section, a distance of 1300.20 feet to the POINT OF BEGINNING: thence go South 00°52'36" West a distance of 126.57 feet to the Northerly right of way line of U.S. Highway 98 (S.R. 298-B, 200' R/W); thence go North 72°25'30" West along the said right of way line a distance of 213.07 feet to a point of curvature of a circular curve concave to the Southwest, having a radius of 3919.83 feet; thence go Northwesterly along the said curve and right of way line, an arc distance 47.85 feet; thence go North 00°52'36" East a distance of 51.88 feet to the North line of the said Section; thence go South 89°07'24" East along the North line of the said Section, a distance of 250.00 feet to the POINT OF BEGINNING.

Parcel Identification No. 22-2S-31-1100-000-001

3. Lot 1. Block 3, Meadowbrook, a subdivision of a portion of Section 35, Township 2 South, Range 30 West, as recorded in Plat Book 4, at Page 7, of the Public Records of Escambia County, Florida.

Parcel Identification No. 35-2S-30-6100-001-003

4. Lot 14 Block 2, MYRTLE HILLS SUBDIVISION, a subdivision of a portion of Section 36, Township 2 South, Range 30 West, as per plat filed in Plat Book 4 at Page 10 of the public records of Escambia County, Florida.

Parcel Identification No. 36-2S-30-3500-014-002

5. Begin at a point on the North line of Lot 2, Section 36, Township 2 South, Range 30 West, Escambia County, Florida, 210 feet East of the Northwest corner of said Lot 2 for Point of Beginning; thence South a distance of 135.00 feet; thence East a distance of 125.00 feet; thence North a distance of 135.00 feet; thence West a distance of 125 feet to the Point of Beginning, less road right of way.

PARCEL ID NUMBER: 36-2S-30-2004-000-001

6. Lot 10, Second Addition to Pinehurst Subdivision, a Subdivision of a Portion of Section 34, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat thereof recorded in Plat Book 2, Page 99, of the public records of said county.

Parcel Identification No. 34-2S-30-1263-000-010

7. Lot 2, Block 2, Jackson Heights, being a portion of Section 34, Township 2 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 1, Page 57 of the public records of said county.

Parcel Identification No. 34-2S-30-0930-002-002

8. Commence at the Northwest corner of Lot 21, Section 36, Township 1 South, Range 30 West, Escambia County, Florida; thence South 18°09'30" East a distance of 450 feet along the East right of way line of Palafox Highway; thence North 65°52'30" East a distance of 658 feet; thence North 65°43'30" East a distance of 402 feet to the Point of Beginning; thence continue same course a distance of 80 feet, thence South 24°07' East a distance of 146.6 feet; thence South 65°53' West a distance of 80 feet; thence North 24°07' West a distance of 146.4 feet to the Point of Beginning, also being Lot 11, Majors Subdivision, an unrecorded plat of Lots 18 through 21 in Section 36, Township 1 South, Range 30 West, as made by T F Benson, lying and being in Escambia County, Florida.

Parcel Identification No. 36-1S-30-9002-012-007

9 Commence at the Northeast corner of Block T, West Pensacola Heights Subdivision, thence run South along the East line of said block 100.00 feet to the Point of Beginning; thence continue South along the East line of said Block 100.00 feet; thence run West at right angles 152.07 feet; thence run North at right angles 100.00 feet; thence run East at right angles 152.07 feet to the Point of Beginning; said property lying and being in Section 42, Township 1 South, Range 30 West, Escambia County, Florida, as recorded in Plat Book 2 at Page 34 of the public records of said County.

Parcel Identification No. 42-1S-30-2201-009-020

10. Lot 4, Bellview Pines Unit 14 as Recorded in Plat Book 12 at Page 90 of the Public Records of Escambia County, Florida.

Parcel Identification No. 39-1S-30-5300-000-004

RCD Apr 06, 2001 01:08 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-829947

Recorded in Public Records 02/14/2014 at 09:36 AM OR Book 7134 Page 1894, Instrument #2014009772, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $95.00 MTG Stamps $376.25 Int. Tax $214.88

Rec. 95.00
Doc 376.25
Intang. 215.00
686.25

Prepared by:
William V. Linne, Esquire
BEGGS & LANE
501 Commendencia Street
P. O. Box 12950
Pensacola, Florida 32591-2950

STATE OF FLORIDA
COUNTY OF ESCAMBIA

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE, made as of the 10th day of February, 2014 is between: **LESLIE ALAN SMITH,** hereinafter called "Mortgagor," whose address is 9511 Bridlewood Road, Pensacola, Florida 32506, and **MARK'S GARDEN, L.L.C,** a Florida limited liability company, hereinafter called "Mortgagee," whose address is 707 East Cervantes St., Unit B-122, Pensacola, Florida 32501.

Whereas the Mortgagor is justly indebted to Mortgagee in the principal sum of **One Hundred Seven Thousand Four Hundred Forty-one and 75/100 Dollars ($107,441.75),** together with interest thereon as evidenced by that certain promissory note (the "Note," which term shall include any modification, renewal, extension or alteration thereof hereafter executed), dated of even date.

NOW THEREFORE, in consideration of the premises, and to secure (i) the payment of the debt evidenced by the Note and any and all extensions and renewals thereof, or of any part thereof, and all interest payable on all of said debt and on any and all such extensions and renewals (such debt or any part thereof, interest thereon, and any extensions and renewals thereof is hereinafter referred to as the "Debt"), (ii) the payment and performance of any guaranty of Mortgagor of all or any portion of the Debt, and the payment and performance by Mortgagor of any security agreement, pledge or other instrument executed by Mortgagor securing all or any portion of the Debt, and any extensions, renewals or modifications of any of the foregoing, and (iii) the compliance with all the covenants, agreements, and stipulations of this Mortgage, Mortgagor does hereby grant, bargain, sell, assign and convey unto Mortgagee, and where applicable, grant a security interest in:

1. THE MORTGAGED PROPERTY

1.1 All of the land in Escambia County, Florida, described as follows:

PARCEL 1:
A PARCEL OF LAND IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE TO NORTH 89°07'24" WEST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1300.20 FEET TO THE POINT OF BEGINNING;

THENCE GO SOUTH 00°52'36" WEST A DISTANCE OF 126.57 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98 (S.R. 298-B, 200' R/W); THENCE GO NORTH 72°25'30" WEST ALONG THE SAID RIGHT OF WAY LINE A DISTANCE OF 213.07 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3919.83 FEET; THENCE GO NORTHWESTERLY ALONG THE SAID CURVE AND RIGHT OF WAY LINE, AN ARC DISTANCE OF 47.85 FEET; THENCE GO NORTH 00°52'36" EAST A DISTANCE OF 51.88 FEET TO THE NORTH LINE OF SAID SECTION; THENCE GO SOUTH 89°07'24" EAST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.
Property Appraiser Parcel I.D. No.: 22-2S-31-1100-000-001

PARCEL 2:
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 89°55'16" WEST ALONG THE SOUTH LINE OF SAID SECTION 19 FOR 270.00 FEET; THENCE NORTH 00°03'37" WEST FOR 200.00 FEET; THENCE SOUTH 89°55'16" EAST FOR 270.00 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 00°03'37" EAST ALONG SAID EAST LINE FOR 200.00 FEET TO THE POINT OF BEGINNING.
Property Appraiser Parcel I.D. No.: 19-2S–31-3401-000-003

which has the address of **8600 Highway 98 West, Pensacola, Florida 32506** ("Property Address"); together with each and every tenement, hereditament, easement, right, power, privilege, immunity and appurtenance thereunto belonging or in anywise appertaining, and any and all reversions, remainders, estates, rights, title, interests, and claims of any Mortgagor, whatsoever, in law as well as in equity in and to all or any part of the foregoing (the"Lands"), and any and all buildings and other improvements now or hereafter located on any part thereof (the "Improvements"). **The above-referenced real property is not the constitutional homestead of the Mortgagor**:

1.2 All fixtures now or hereafter located on the Lands or affixed to the improvements (the "Fixtures ");

1.3 All insurance policies maintained with respect to any of the foregoing, including all proceeds thereof and any rights to any refund of premiums thereunder;

1.4 All rents, profits, issues, leases and revenues of any of the foregoing from time to time accruing, whether under leases or tenancies now existing or hereafter created, together with all leases and rights under leases, provided however that permission is hereby given to Mortgagor, so long as

IN WITNESS WHEREOF, the undersigned Mortgagors have executed and delivered this instrument as of the date first written above.

Witnesses:

Print Name: William V. Linne

Print Name: Mary Ann Watkins

LESLIE ALAN SMITH

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10th day of February, 2014 by LESLIE ALAN SMITH, who is personally known to me.

WILLIAM V. LINNE NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires Dec. 30, 2015 No. EE 136143

NOTARY PUBLIC
Typed Name: William V. Linne
My Commission No.: EE 136143
My Commission Expires: 12/30/2015

clients\mitchell.mar\leslie smith\mortgage

Recorded in Public Records 12/30/2015 at 12:20 PM OR Book 7456 Page 1312, Instrument #2015098231, Pam Childers Clerk of the Circuit Court Escambia County, FL

Recorded in Public Records 08/23/2010 at 09:19 AM OR Book 6627 Page 424, Instrument #2010054528, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT, IN AND FOR ESCAMBIA COUNTY
STATE OF FLORIDA, CIVIL DIVISION

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2010 AUG 18 P 2:23

COUNTY CIVIL DIVISION
FILED & RECORDED

ASSET ACCEPTANCE LLC
Plaintiff,

vs. Case No: 09CC5402

LESLIE A SMITH
Defendant (s).
_____/

FINAL SUMMARY JUDGMENT

THIS CAUSE having come to be heard upon Plaintiff's Motion for Summary Final Judgment as to Defendant, LESLIE A SMITH, and the court having examined the record herein, finds that there is no genuine issue of any material fact and that the Plaintiff is entitled to a Summary Judgment as a matter of law, it is therefore, ORDERED AND ADJUDGED:

That judgment be and the same is hereby entered in favor of the Plaintiff, ASSET ACCEPTANCE LLC, and against the Defendant, LESLIE A SMITH, in the following sums:

Principal balance due	$5318.75
Interest	$1897.83
Court Costs	$420.00
Payments Received	$0.00

for a total sum of $7636.58, for which let execution issue and which sum shall hereafter draw interest at the rate of 6.00% per annum.

IT IS FURTHER ORDERED AND ADJUDGED that the judgment debtor(s) shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the judgment creditor's attorney within forty five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor(s) to complete form 1.977, including all required attachments, and serve it on the judgment creditor's attorney.

DONE AND ORDERED in chambers at Escambia County, Florida on this 18 day of _____, 2010.

JUDGE

Copies furnished to:

Plaintiff: ASSET ACCEPTANCE LLC, PO BOX 9065, BRANDON, FL 33509

Defendant: LESLIE A SMITH, 6409 MYRTLE HILL CIR PENSACOLA, FL 32506

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA
BY: _____ D.C.
DATE: 8-18-10
COMPTROLLER

Case: 2009 CC 005402
00052050428
Dkt: CC1033 Pg#: 1

39471949

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05584 of 2015

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

LESLIE A SMITH PO BOX 3695 PENSACOLA, FL 32516	MARK'S GARDEN LLC 707 EAST CERVANTES ST UNIT B-122 PENSACOLA FL 32501
ASSET ACCEPTANCE LLC PO BOX 9065 BRANDON FL 33509	LESLIE ALAN SMITH 6409 MYRTLE HILL CIRCLE PENSACOLA FL 32506
LESLIE ALAN SMITH 9511 BRIDLEWOOD ROAD PENSACOLA FL 32506	

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING I LLC** holder of **Tax Certificate No. 05584**, issued the **1st** day of **June, A.D., 2015** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT SE COR OF SW1/4 OF SE1/4 N 89 DEG 55 MIN 16 SEC W ALG S LI OF SEC 270 FT N 0 DEG 3 MIN 37 SEC W 200 FT S 89 DEG 55 MIN 16 SEC E 270 FT TO E LI OF SW1/4 OF SE1/4 S 0 DEG 3 MIN 37 SEC E ALG E LI 200 FT TO POB OR 4686 P 877

SECTION 19, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094051008 (17-450)

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

LESLIE A SMITH

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Tuesday in the month of September, which is the **5th day of September 2017.**

Dated this 20th day of July 2017.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
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Post Property:
8600 BLK HIGHWAY 98 W 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

17-450

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV037036NON **Agency Number:** 17-010352
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT #05584 2015

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE LESLIE A SMITH
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/20/2017 at 1:46 PM and served same at 7:20 AM on 7/28/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____ 923
E. HARRIS, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: DLRUPERT

WARNING

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SECTION 19, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094051008 (17-450)

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RECEIVED

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8600 BLK HIGHWAY 98 W 32506

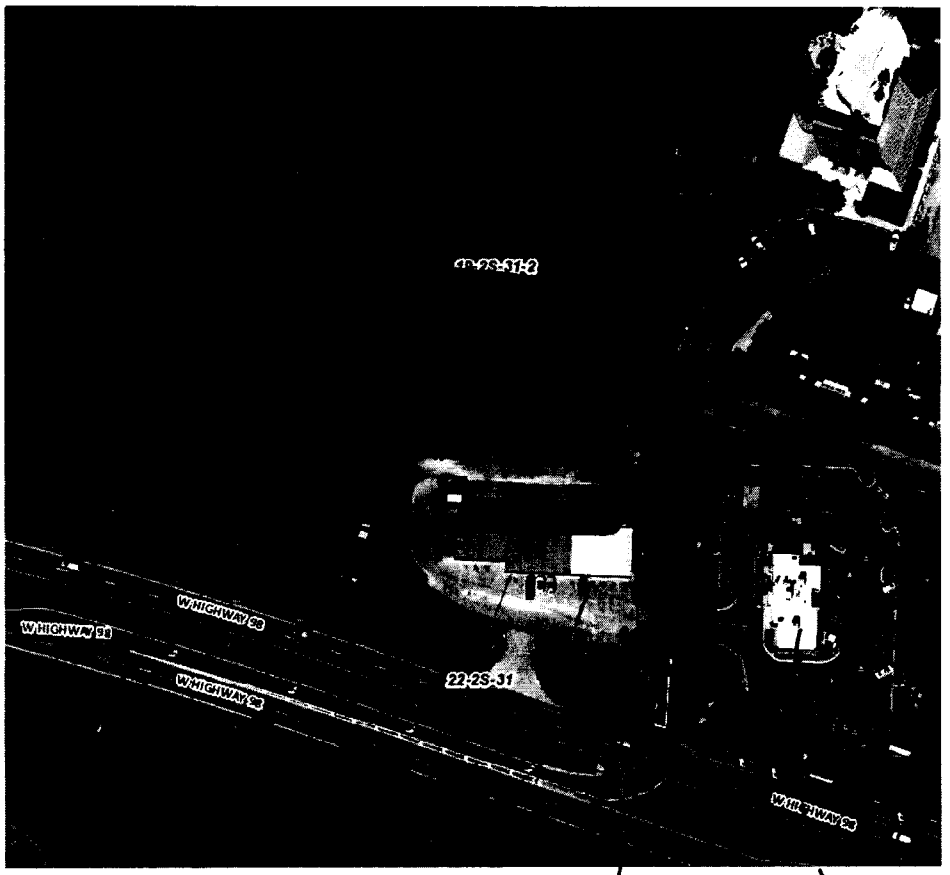
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Map attached

Chris Jones - Escambia County Property Appraiser

Account: 094051008
Refno: 1925313401000003
OName1: SMITH LESLIE A
MailingAddr: PO BOX 3695+PENSACOLA, FL 32516
Situs: 8600 BLK HIGHWAY 98 W
LastSale: 4/2001
LastSalePr: 1000
DORCd: VACANT COMMERCIAL
acreage: 1.2400
BldCnt: 0
TotHeatArea: 0
SecMapId: 19-2S-31-2
ComplexType:
ComplexDscr:
Zoned: Com
MLSNbr:
TaxAuth: COUNTY MSTU
PicCnt: 0
Schools: MYRTLE GROVE|BAILEY|ESCAMBIA



Printed: 7/18/2017 10:

Wendy

Fairfield Inn
Lakeview
Apt
RD

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: 094051008 Certificate Number: 005584 of 2015

Payor: MARK MITCHELL 2101 BANQUOS TRAIL PENSACOLA FL 32503 **Date** 08/11/2017

Clerk's Check #	6609201595	Clerk's Total	~~$477.00~~ $5413.10
Tax Collector Check #	1	Tax Collector's Total	$5,094.85
		Postage	$26.30
		Researcher Copies	$8.00
		Total Received	~~$5,606.15~~ $5447.40

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
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 005584
Redeemed Date 08/11/2017
Name MARK MITCHELL 2101 BANQUOS TRAIL PENSACOLA FL 32503

Clerk's Total = TAXDEED	$477.00 $5413.10
Due Tax Collector = TAXDEED	$5,094.85
Postage = TD2	$26.30
ResearcherCopies = TD6	$8.00

• 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 | Sold To | Redeem | Forms | Courtview | Benchmark

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 094051008 Certificate Number: 005584 of 2015

Redemption: No | Application Date: 05/16/2017 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/05/2017	Redemption Date 08/11/2017
Months	4	3
Tax Collector	$4,800.57	$4,800.57
Tax Collector Interest	$288.03	$216.03
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$5,094.85	$5,022.85 TC
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$27.00	~~$20.25~~
Total Clerk	$477.00	$470.25 CH
Postage	$26.30	$26.30
Researcher Copies	$8.00	$8.00
Total Redemption Amount	$5,606.15	$5,527.40
	Repayment Overpayment Refund Amount	$78.75

Notes

LESLIE A SMITH [17-450]
PO BOX 3695
PENSACOLA, FL 32516

9171 9690 0935 0129 1116 53

MARK'S GARDEN LLC [17-450]
707 EAST CERVANTES ST UNIT B-122
PENSACOLA FL 32501

9171 9690 0935 0129 1116 60

ASSET ACCEPTANCE LLC [17-450]
PO BOX 9065
BRANDON FL 33509

9171 9690 0935 0129 1116 77

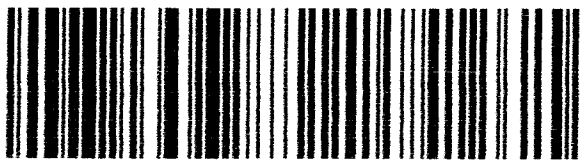
LESLIE ALAN SMITH [17-450]
6409 MYRTLE HILL CIRCLE
PENSACOLA FL 32506

9171 9690 0935 0129 1115 23

LESLIE ALAN SMITH [17-450]
9511 BRIDLEWOOD ROAD
PENSACOLA FL 32506

9171 9690 0935 0129 1115 30

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



9171 9690 0935 0129 1115 30

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

AUG 17 P 1:26

OFFICIAL RECORDS

LESLIE ALAN SMITH [17-450]
9511 BRIDLEWOOD ROAD
PENSACOLA FL 32506

32502>5233
3252684117 ROCB

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

CERTIFIED MAIL™

9171 9690 0935 0129 1116 77

NEOPOST FIRST-CLASS MAIL
07/20/2017
US POSTAGE $005.26⁰

ZIP 32502
041M11272965

2017 SEP -5 A 5:

OFFICIAL

ASSET ACCEPTANCE LLC [17-450]
PO BOX 9065
BRANDON FL 33509

E 339 FE 1 0007/25/17

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF BC: 32502583335 *2087-07350-20-45

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

CERTIFIED MAIL™

9171 9690 0935 0129 1116 53

NEOPOST FIRST-CLASS MAIL
07/20/2017
US POSTAGE $005.26⁰

ZIP 32502
041M11272965

1/24

E 322 DC 1 8083/27/17

LESLIE A SMITH [17-450]
PO BOX 3695
PENSACOLA, FL 32516

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC 2C: 325025833335 *2087-07511-20-45

32502>5833
325168695

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 29, 2017

CAZENOVIA CREEK FUNDING I LLC
PO BOX 54897
NEW ORLEANS LA 70154

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 005584	$450.00	$20.25	$470.25

TOTAL $470.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division

Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA
County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE in the matter of SALE 09-05-2017 - TAX CERTIFICATE # 05584 in the CIRCUIT Court was published in said newspaper in the issues of AUGUST 3, 10, 17 & 24, 2017

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

PUBLISHER

Sworn to and subscribed before me this 24TH day of AUGUST A.D., 2017

PAULA D. TURNER
NOTARY PUBLIC

PAULA D. TURNER
Notary Public - State of Florida
Commission #FF 999700
My Commission Expires
August 24, 2020

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TAX ACCOUNT NUMBER 094051008 (17-450)
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Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Tuesday in the month of September, which is the 5th day of September 2017.

Dated this 20th day of July 2017.

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

oaw-4w-08-03-10-17-24-2017