

17-338

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1700115

Date of Tax Deed Application

Apr 18, 2017

This is to certify that **BRISINGER FUND 1, LLC****BRISINGER FUND 1, LLC**, holder of **Tax Sale Certificate Number 2015 / 6489**, 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: **10-3518-260****Cert Holder:****BRISINGER FUND 1, LLC
BRISINGER FUND 1, LLC
1338 S FOOTHILL DRIVE #129 SALT LAKE CITY, UT
84108****Property Owner:****SEELY LINDA C
FREEMAN KAREN S
2385 GRANTS FERRY DR
BILOXI, MS 39531
COVERED PARKING SPACE #46 WINDEMERE CONDOMINIUM OR
5555 P 1720**

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
2015/6489	10-3518-260	06/01/2015	121.81	42.02	163.83

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
2016/5917	10-3518-260	06/01/2016	136.93	6.25	22.59	165.77
2014/6215	10-3518-260	06/01/2014	116.24	6.25	38.99	161.48

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)

491.08

0.00

108.24

200.00

175.00

974.32

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

6.25

Done this the 25th day of April, 2017 Scott Lunsford, Tax Collector of Escambia County County

Date of Sale:

8/7/17

By



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

10-3518-260 2015

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700115

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account number	Certificate No.	Date	Legal Description
10-3518-260	2015/6489	06-01-2015	COVERED PARKING SPACE #46 WINDEMERE CONDOMINIUM OR 5555 P 1720

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
BRISINGER FUND 1, LLC
BRISINGER FUND 1, LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY, UT 84108

04-18-2017
Application Date

Applicant's signature

17-338

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.: 13563

May 2, 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 05-02-1997, through 05-02-2017, and said search reveals the following:

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

Linda C. Seely and Karen S. Freeman

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: 

May 2, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13563

May 2, 2017

Covered Parking Space #46, Windemere Condominium, O.R. Book 5555, page 1720, Escambia County, Florida.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13563

May 2, 2017

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

1. Subject to interest of Blake Hendrix and Allyson Hendrix per Deed recorded in O.R. Book 7071, page 524, which contains Unit 1102 of Windemere Condominiums, but not Parking Space #46 which prior owners held title to. Parking Space may have been inadvertently omitted from deed. Mortgage does not contain Parking Space #46.
2. Subject to possible interest of Windemere Condominium Association.
3. Possibly subject to Mortgage from Blake Hendrix and Allyson Hendrix to State Farm Bank in the amount of \$200,000.00 dated 08/21/2013 and recorded 09/05/2013 in O.R. Book 7071, page 526, public records of Escambia County, Florida.
4. Taxes for the year 2014-2016 delinquent. The assessed value is \$7,500.00. Tax ID 10-3518-260.

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: 8-7-2017

TAX ACCOUNT NO.: 10-3518-260

CERTIFICATE NO.: 2015-6489

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.

Linda C. Seely
Karen S. Freeman
2385 Grants Ferry Dr.
Biloxi, MS 39531

State Farm Bank
111 Corporate Office Dr., Ste 300
Earth City, MO 63045

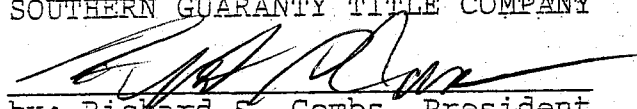
Blake Hendrix
Allyson Hendrix
149 Virginia Way
Searcy, AR 72143

Windemere Condo. Owners Assoc.
c/o 5651 Bauer Rd.
Pensacola, FL 32507

Unknown Tenants
14511 Perdido Key Dr., #1102
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 3rd day of May, 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 5555 P61720
Escambia County, Florida
INSTRUMENT 2005-320777

DEED REC STAMPS PD @ ESC CO \$4305.00
01/06/05 ERNIE LEE WARD, CLERK

This Document Prepared By:

Davage J. Runnels, III
Hall & Runnels, P.A.
4399 Commons Drive East
Suite 300
Destin, Florida 32541

Parcel ID Number: 14-3S-32-1001-000-039 (Parent Parcel)

27.00
4305.00

CONDOMINIUM WARRANTY DEED

THIS INDENTURE made this 30th day of December, 2004, between DESTINATION, INC., a Florida corporation, whose mailing address is 3512 7th Avenue South, Birmingham, Alabama 35222, hereinafter referred to as "grantor", and Linda C. Seely, a single woman, and Karen S. Freeman, a married woman, whose mailing address is 2385 Grants Ferry Dr., Biloxi, MS 39531, hereinafter referred to as "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 Ten Dollars and other good and valuable consideration to it in hand paid by the grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the grantee and the grantee's heirs and assigns forever, the following described real property situated, lying and being in Escambia County, Florida, to-wit:

See Exhibit A Attached

Grantee, by acceptance hereof, and by agreement with grantor, hereby expressly assume and agree to be bound by and to comply with all of the covenants, terms, conditions and provisions set forth and contained in the aforescribed Declaration of Condominium, and the exhibits annexed thereto, including but not limited to, the obligation to make payment of assessments for the maintenance and operation of the condominium which may be levied against the above-described unit.

This conveyance is made subject to real estate taxes for the year 2005 and subsequent years; applicable zoning regulations and ordinances; the terms, provisions, restrictions, rights, privileges, obligations, easements and liens set forth and contained in the Declaration of Condominium and all instruments therein referred to; all of the covenants, conditions, restrictions and easements of record, if any, which may now affect the aforescribed property, which are not hereby reimposed; perpetual easement for encroachments now existing or hereafter existing caused by the settlement or movement or improvement, or caused by minor inaccuracies in building or rebuilding.

TO HAVE AND TO HOLD THE SAME IN FEE SIMPLE FOREVER

And the grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

FATCO H&R WD. 1102

Signed, Sealed, and Delivered
in our presence:

Destination, Inc., a Florida corporation

By:

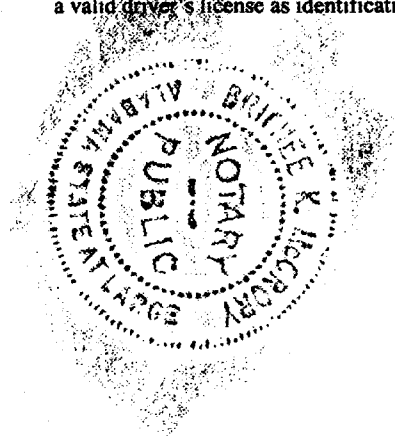
Luke Evins
Luke Evins
Its President

Jason Dunston
Type/Print Name of Witness
Gloriana Armenta
GLORIANA ARMENTA
Type/Print Name of Witness

STATE OF Alabama
COUNTY OF Selma

The foregoing instrument was acknowledged before me this 13th day of December, 2004, by Luke Evins, President of Destination, Inc, a Florida corporation, on behalf of the corporation. He is personally known to me or produced a valid driver's license as identification.

Bridgette McCray
Notary Public
My Commission Expires: 08-06-06



OR BK 5555 P61722
Escambia County, Florida
INSTRUMENT 2005-320777
RCD Jan 06, 2005 10:55 am
Escambia County, Florida

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2005-320777

Exhibit A

Unit 1102 , Windemere, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5540, Page 1525, of the Public Records of Escambia County, Florida, together with an undivided interest in the common elements if any, appurtenant thereto, subject to and in accordance with the covenants, conditions, restrictions, terms and other provisions of said Declaration.

Additionally, pursuant to Article I, Section 17, and Article IV, Section C of the Declaration of Condominium, the Grantor hereby assigns, without warranty, all of Grantor's right, title and interest in Parking Space No. 46 as shown on Exhibit A to the Declaration of Condominium of Windemere, a Condominium, recorded in Official Records Book 5540, Page 1525, of the Public Records of Escambia County, Florida.

Prepared by and return to:
Edsel F. Matthews, Jr.
308 South Jefferson Street
Pensacola, Florida 32501

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

149 Virginia Way
Searcy, AR 72143
Grantee's Address

143S32-1017-060-001
Property Reference #

KNOW ALL MEN BY THESE PRESENTS that LINDA C. SEELY and KAREN S. FREEMAN, hereafter called Grantor, for and in consideration of Ten Dollars and other valuable considerations, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto BLAKE HENDRIX and ALLYSON HENDRIX, Husband and Wife, hereafter called Grantee (but which word Grantee herein shall be construed in the plural as well as the singular if the context permits or requires), and the heirs, successors and assigns of Grantee, forever, the following described real property:

Unit 1102 of Windemere, a Condominium, according to The Declaration of Condominium recorded in OR Book 5540 at Page 1525, and all exhibits and amendments thereof, Public Records of Escambia County, Florida.

GRANTORS HEREBY WARRANT THAT THE ABOVE-DESCRIBED PROPERTY IS NOT THEIR CONSTITUTIONAL HOMESTEAD.

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil gas or other minerals.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

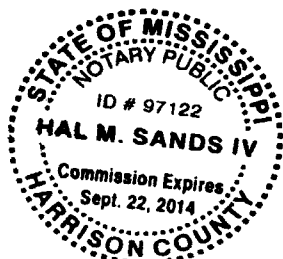
IN WITNESS WHEREOF, the said Grantor has executed this instrument this _____ day of 21 day of August, 2013.

Executed and delivered in
the presence of:

[Signature]
Print Name: FRANK GARNETT Linda C. Seely
LINDA C. SEELY
2. [Signature]
Print Name: Robert A. Summers

STATE OF Mississippi
COUNTY OF Harrison

The foregoing instrument was acknowledged before me this 21 day of August, 2013, by Linda C. Seely, who is personally known to me or who produced Drivers License as identification.



[Signature]
Notary Public:

Executed and delivered in
the presence of:

1. Jane G. Dussouy
Print Name: Jane G. Dussouy

Karen S. Freeman
KAREN S. FREEMAN

2. Barbara Jones
Print Name: Barbara Jones

STATE OF Mississippi
COUNTY OF Hinds

The foregoing instrument was acknowledged before me this 20 day of August, 2013, by Karen S. Freeman,
who is personally known to me or who produced employee id as identification.



Barbara Jones
Notary Public:



Chris Jones

Escambia County Property Appraiser

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[Sale List](#)
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[Account](#)

[Reference](#)

[Printer Friendly Version](#)

General Information

Reference: 143S321017060001
Account: 103518120
Owners: HENDRIX BLAKE &
 HENDRIX ALLYSON
Mail: 149 VIRGINIA WAY
 SEARCY, AR 72143
Situs: 14511 PERDIDO KEY DR 1102 32507
Use Code: CONDO-RES UNIT
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	\$0	\$253,000	\$253,000	\$242,194
2015	\$0	\$224,500	\$224,500	\$220,177
2014	\$0	\$200,161	\$200,161	\$200,161

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)
[★ File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/21/2013	7071	524	\$250,000	WD	View Instr
12/2004	5555	1720	\$615,000	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

UNIT 1102 WINDEMERE CONDO ALSO A 0.95% INT IN
 COMMON ELEMENTS OR 7071 P 524

Extra Features

None

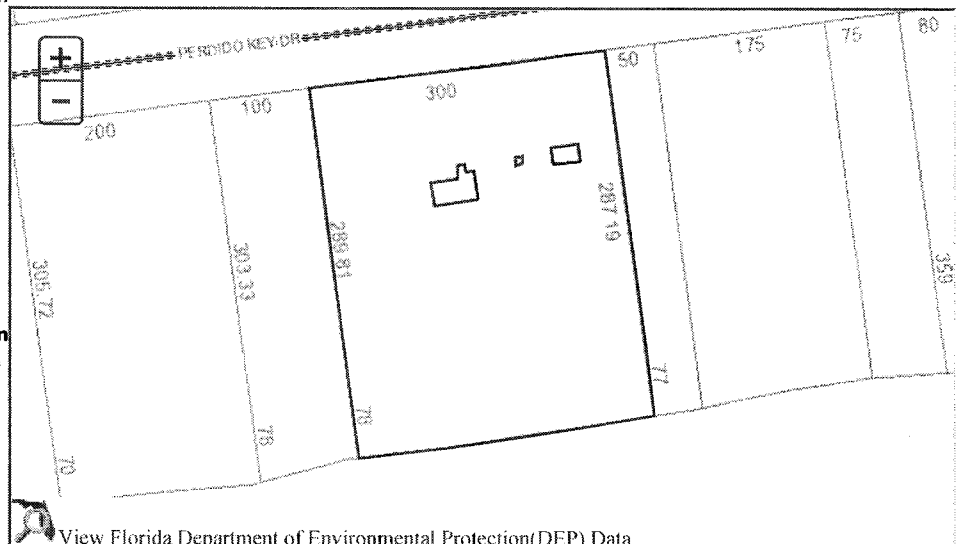
Parcel Information

Section Map Id:
 34-3S-32

Approx. Acreage:
 2.5198

Zoned:
 CC-PK

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 14511 PERDIDO KEY DR 1102, Year Built: 2004, Effective Year: 2004

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-PRECAST PAN/CON
FLOOR COVER-CARPET
FOUNDATION-STRUCTURAL
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER



Chris Jones Escambia County Property Appraiser

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General Information

Reference: 143S321017046002
Account: 103518260
Owners: SEELY LINDA C
 FREEMAN KAREN S
Mail: 2385 GRANTS FERRY DR
 BILOXI, MS 39531

Situs:

Use Code: CONDO-COVERED PARKING

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	\$0	\$7,500	\$7,500	\$6,953
2015	\$0	\$7,500	\$7,500	\$6,321
2014	\$0	\$7,500	\$7,500	\$5,747

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data

Sale Date Book Page Value Type **Official Records (New Window)**

12/2004 5555 1720 \$615,000 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

COVERED PARKING SPACE #46 WINDEMERE
 CONDOMINIUM OR 5555 P 1720

Extra Features

CONDO LIMITED PARKING SPACE

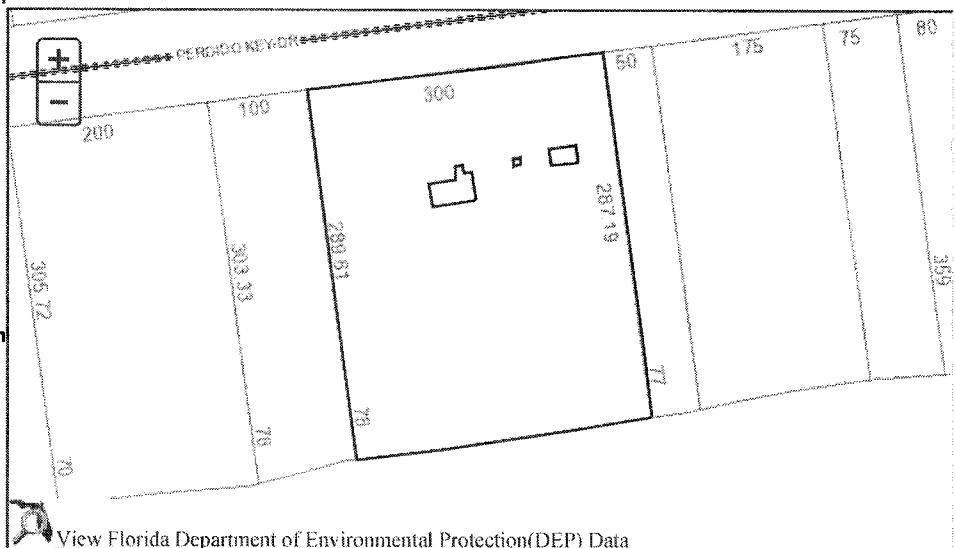
Parcel Information

Section Map Id:
 34-3S-32

Approx. Acreage:
 2.5198

Zoned:
 CC-PK

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.

After Recording Return To:
STATE FARM BANK F.S.B.
111 CORPORATE OFFICE DRIVE, SUITE
300
EARTH CITY, MO 63045-1506

ATTN: POST CLOSING

This Document Prepared By:
JILL SUHRE
STATE FARM BANK, F.S.B.
2700 S SUNLAND DR
TEMPE, AZ 852823335
888-556-3498

[Space Above This Line For Recording Data]

MORTGAGE

HENDRIX
Loan #: 0050087667
MIN: 1004032-0050087667-4
MERS Phone: 1-888-679-6377
PIN: 1435321017060001

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "**Security Instrument**" means this document, which is dated **AUGUST 21, 2013**, together with all Riders to this document.

(B) "**Borrower**" is **BLAKE HENDRIX AND ALLYSON HENDRIX**. Borrower is the mortgagor under this Security Instrument.
Husband and Wife

(C) "**MERS**" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the mortgagee under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "**Lender**" is **STATE FARM BANK, F.S.B.** Lender is a **FEDERAL THRIFT** organized and existing under the laws of **AZ**. Lender's address is **111 CORPORATE OFFICE DRIVE, SUITE 300, EARTH CITY, MO 63045**.

(E) "**Note**" means the promissory note signed by Borrower and dated **AUGUST 21, 2013**. The Note states that Borrower owes Lender **TWO HUNDRED THOUSAND AND 00/100 Dollars (U.S. \$200,000.00)** plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **SEPTEMBER 1, 2043**.

(F) "**Property**" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "**Loan**" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.



0050087667

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input checked="" type="checkbox"/> Condominium Rider | <input checked="" type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Other(s) [specify] | |

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in the COUNTY of Escambia

SEE SCHEDULE A ATTACHED HERETO AND MADE PART HEREOF

which currently has the address of 14511 PERDIDO KEY DR 1102, PENSACOLA, Florida 32507 ("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be

FLORIDA -Single Family- Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

0050087667

or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

24. Attorneys' Fees. As used in this Security Instrument and the Note, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.

25. Jury Trial Waiver. The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Blk Hdy 8/23/13
- BORROWER - BLAKE HENDRIX - DATE -

Allyson Hendrix 8/23/13
- BORROWER - ALLYSON HENDRIX - DATE -

Borrower's Mailing Address: 149 VIRGINIA WAY, SEARCY, AR 72143 UNITED STATES

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Witness

SCHEDULE "A"
LEGAL DESCRIPTION

Unit No. 1102 of Windemere, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 5540, Page 1525, and all exhibits and amendments thereof, Public Records of Escambia County, Florida.

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 06489 of 2015

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 22, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LINDA C SEELY 2385 GRANTS FERRY DR BILOXI, MS 39531	KAREN S FREEMAN 2385 GRANTS FERRY DR BILOXI, MS 39531
BLAKE HENDRIX 149 VIRGINIA WAY SEARCY AR 72143	ALLYSON HENDRIX 149 VIRGINIA WAY SEARCY AR 72143
LINDA C SEELY C/O TENANTS 14511 PERDIDO KEY DR #1102 PENSACOLA FL 32507	STATE FARM BANK 111 CORPORATE OFFICE DR STE 300 EARTH CITY MO 63045
WINDEMERE CONDO OWNERS ASSOC C/O 5651 BAUER RD PENSACOLA FL 32507	

WITNESS my official seal this 22th day of June 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 August 7, 2017, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BRISINGER FUND 1 LLC** holder of **Tax Certificate No. 06489**, 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:

COVERED PARKING SPACE #46 WINDEMERE CONDOMINIUM OR 5555 P 1720

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103518260 (17-338)

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

LINDA C SEELY and KAREN S FREEMAN

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of August, which is the **7th day of August 2017**.

Dated this 22nd day of June 2017.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LINDA C SEELY [17-338]
2385 GRANTS FERRY DR
BILOXI, MS 39531

9171 9690 0935 0129 1087 90

6-27-17 RETURNED.
UTF

KAREN S FREEMAN [17-338]
2385 GRANTS FERRY DR
BILOXI, MS 39531

9171 9690 0935 0129 1087 83

6-29-17
RETURNED.
UTF

BLAKE HENDRIX [17-338]
149 VIRGINIA WAY
SEARCY AR 72143

9171 9690 0935 0129 1087 76

ALLYSON HENDRIX [17-338]
149 VIRGINIA WAY
SEARCY AR 72143

9171 9690 0935 0129 1087 69

LINDA C SEELY [17-338]
C/O TENANTS
14511 PERDIDO KEY DR #1102
PENSACOLA FL 32507

9171 9690 0935 0129 1087 52

7-3-17 RETURNED. UTF

STATE FARM BANK [17-338]
111 CORPORATE OFFICE DR STE 300
EARTH CITY MO 63045

9171 9690 0935 0129 1087 45

WINDEMERE CONDO OWNERS
ASSOC [17-338]
C/O 5651 BAUER RD
PENSACOLA FL 32507

9171 9690 0935 0129 1087 38

6-28-17 RETURNED.
UTF

Pam Childers

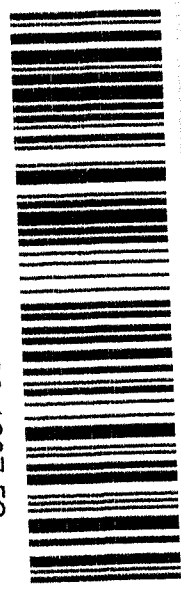
Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

2017 JUL 20 5 55 PM
OFFICIAL RECORDS
PENSACOLA, FL



9171 9690 0935 0129 1087 52

VALUANT FWD

LINDA C SEELY [17-338]

C/O TENANT

14511 PERDIDO KEY

PENSACOLA FL

2017 JUL 20 5 55 PM
OFFICIAL RECORDS
PENSACOLA, FL

Pam Childers

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

CERTIFIED MAIL™



9171 9690 0935 0129 1087 38

NEOPOST

FIRST-CLASS MAIL

06/22/2017

US POSTAGE \$005.26



ZIP 32502
041M11272965

WINDEMERE CONDO OWNERS
ASSOC [17-338]
C/O 5651 BAUER RD
PENSACOLA FL 3250

322 DE 1

0006/25/17

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

9400922787176150

3250258335

3250258335

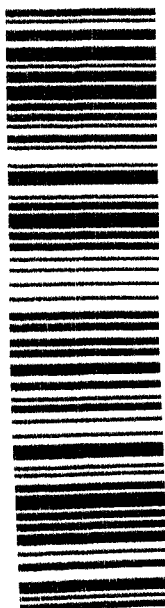
*2187-00683-22-42

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0129 1087 90

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2017 JUN 29 P 2: 28

OFFICIAL RECORDS

LINDA C SEELY [17-338]
2385 GRANTS FERRY DR
BILOXI, MS 39531

APK

NAME _____
1011-170 _____
Indicative _____
DATE _____
RETURN TO SCORER _____
DATE TO BE FORWARDED _____
DATE TO BE FORWARDED _____

355010226010045

Pensacola, FL 32502

9171 9690 0935 0129 1087 83

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2017 JUN 29 P 2: 28

OFFICIAL RECORDS

KAREN S FREEMAN [17-338]
2385 GRANTS FERRY DR
BILOXI, MS 39531

APK

355010226010045

355010226010045

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: 103518260 Certificate Number: 006489 of 2015**

Payor: BLAKE N HENDRIX 1550 W BEEBE CAPPS EXPY SEARCY AR 72143 Date 07/05/2017

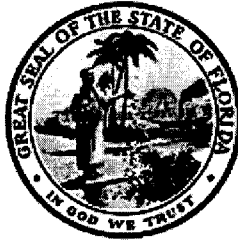
Clerk's Check #	1	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$1,039.03
		Postage	\$36.82
		Researcher Copies	\$11.00
		Total Received	\$1,563.85

**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 006489
 Redeemed Date 07/05/2017**

Name BLAKE N HENDRIX 1550 W BEEBE CAPPS EXPY SEARCY AR 72143

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$1,039.03
Postage = TD2	\$36.82
ResearcherCopies = TD6	\$11.00

• For Office Use Only

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

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 103518260 Certificate Number: 006489 of 2015

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/07/2017"/>	Redemption Date <input type="text" value="07/05/2017"/>
Months	4	3
Tax Collector	<input type="text" value="\$974.32"/>	<input type="text" value="\$974.32"/>
Tax Collector Interest	\$58.46	\$43.84
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,039.03	<input type="text" value="\$1,024.41"/> 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	\$27.00	<input type="text" value="\$20.25"/>
Total Clerk	\$477.00	<input type="text" value="\$470.25"/> CH
Postage	<input type="text" value="\$36.82"/>	<input type="text" value="\$36.82"/>
Researcher Copies	<input type="text" value="\$11.00"/>	<input type="text" value="\$11.00"/>
Total Redemption Amount	\$1,563.85	\$1,542.48
	Repayment Overpayment Refund Amount	<input type="text" value="\$21.37 + 120.00 = \$141.37"/> redeemer

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 10, 2017

BLAKE N HENDRIX
1550 W BEEBE CAPPS EXPY
SEARCY AR 72143

Dear Redeemer,

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

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

CERTIFICATE NUMBER

REFUND

2015 TD 006489

\$141.37

TOTAL \$141.37

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 10, 2017

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

Dear Certificate Holder:

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

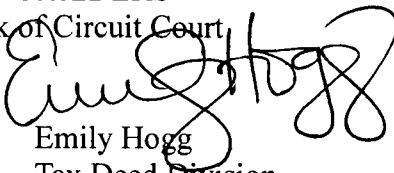
TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 008504	\$450.00	\$20.25	\$470.25
2015 TD 006489	\$450.00	\$20.25	\$470.25

TOTAL \$940.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That BRISINGER FUND 1 LLC holder of Tax Certificate No. 06489, 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:

COVERED PARKING SPACE #46 WINDEMERE CONDOMINIUM OR 5555 P 1720 SECTION 14, TOWNSHIP 3 S, RANGE 32 W TAX ACCOUNT NUMBER 103518260 (17-338) The assessment of the said property under the said certificate issued was in the name of

LINDA C SEELY and KAREN S FREEMAN

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of August, which is the 7th day of August 2017.

Dated this 22nd day of June 2017.
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

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

4WR7/5-7/26TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2015 TD 06489 in the Escambia County Court was published in said newspaper in and was printed and released on July 5th, 12th, 19th, and 26th, 2017.

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

X 

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 27th day of July 2017, by Malcolm G. Ballinger, who is personally known to me.

X 

BRIDGET A. ROBERTS, NOTARY PUBLIC



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