

# Tax Collector's Certification

19-560

CTY-513

Tax Deed Application Number

1900206

Date of Tax Deed Application

Apr 19, 2019

This is to certify that **CAZENOVIA CREEK FUNDING II LLC**, holder of **Tax Sale Certificate Number 2017 / 5800**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **10-3217-505**

Cert Holder:

**CAZENOVIA CREEK FUNDING II LLC**  
**PO BOX 54132**  
**NEW ORLEANS, LA 70154**

Property Owner:

**JACKSON DANITA LATONYA**  
**PO BOX 2821**

**GULF SHORES, AL 36547-2821**

**LOT 29 BLK 17 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 3**  
**PB 6 P 74 OR 6384 P 1573**

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
2017/5800	10-3217-505	06/01/2017	2,912.40	145.62	3,058.02
2018/5845	10-3217-505	06/01/2018	2,915.72	145.79	3,061.51

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	6,119.53
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	2,835.37
4. Property Information 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)	9,329.90

**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	12.50
19. Total Amount to Redeem	

Done this the 29th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: December 2, 2019

By

*Candice Lunsford*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
10-3217-505 2017

**APPLICATION FOR TAX DEED**  
Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900206

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
CAZENOVIA CREEK FUNDING II LLC  
PO BOX 54132  
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
10-3217-505	2017/5800	06-01-2017	LOT 29 BLK 17 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 3 PB 6 P 74 OR 6384 P 1573

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, property information 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 II LLC  
PO BOX 54132  
NEW ORLEANS, LA 70154

\_\_\_\_\_  
Applicant's signature

04-19-2019  
Application Date

**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-BRICK-FACE/VENEER**  
**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**

**RATIO - 240**



Last Updated:05/09/2019 (tc.2068)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 05800**, issued the **1st day of June, A.D., 2017** 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:

**LOT 29 BLK 17 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 3 PB 6 P 74 OR 6384 P 1573**

**SECTION 09, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 103217505 (19-560)**

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

**DANITA LATONYA JACKSON**

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 December, which is the **2nd day of December 2019**.

Dated this 13th day of May 2019.

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

**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

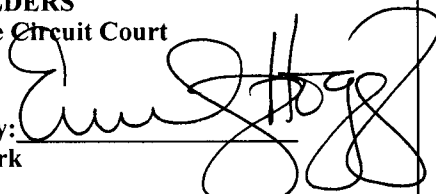
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 103217505 Certificate Number: 005800 of 2017**

**Payor: DANITA JACKSON PO BOX 2821 GULF SHORES, AL 36547-2821      Date 05/28/2019**

Clerk's Check #	5505159782	Clerk's Total	\$523.04
Tax Collector Check #	1	Tax Collector's Total	\$10,461.99
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$11,102.03</del>

9,653.36

**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



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2017 TD 005800**

**Redeemed Date 05/28/2019**

**Name DANITA JACKSON PO BOX 2821 GULF SHORES, AL 36547-2821**

Clerk's Total = TAXDEED	\$523.04	<del>\$523.04</del> \$9636.36
Due Tax Collector = TAXDEED	\$10,461.99	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets




**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 103217505 Certificate Number: 005800 of 2017**

Redemption ☐ Yes ☒ No
 Application Date 
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/02/2019"/>	Redemption Date <input type="text" value="05/28/2019"/> 
Months	8	1
Tax Collector	<input type="text" value="\$9,329.90"/>	<input type="text" value="\$9,329.90"/>
Tax Collector Interest	\$1,119.59	\$139.95
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$10,461.99	<input type="text" value="\$9,482.35"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
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	\$56.04	\$7.01
Total Clerk	\$523.04	<input type="text" value="\$474.01"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$11,102.03	\$9,973.36
	Repayment Overpayment Refund Amount	\$1,128.67
Book/Page	<input type="text"/>	<input type="text"/>

Notes



## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8094, Page 645, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05800, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 103217505 (19-560)

DESCRIPTION OF PROPERTY:

LOT 29 BLK 17 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 3 PB 6 P 74 OR 6384 P 1573

SECTION 09, TOWNSHIP 3 S, RANGE 32 W

NAME IN WHICH ASSESSED: DANITA LATONYA JACKSON

Dated this 28th day of May 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-560  
Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15326

September 3, 2019

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 09-03-1999, through 09-03-2019, and said search reveals the following:

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

Danita Latonya Jackson

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

September 3, 2019

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15326

September 3, 2019

**Lot 29, Block 17, Perdido Bay Country Club Estates, Unit No. 3, as per plat thereof, recorded in Plat Book 6, Page 74, of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15326

September 3, 2019

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

1. Mortgage executed by Danita Latonya Jackson to Richard A. Hamilton, dated 10/07/2008 and recorded in Official Record Book 6384 on page 1576 of the public records of Escambia County, Florida. given to secure the original principal sum of \$235,000.00. Mortgage Modification in O.R. Book 6549, page 1301.
2. Tax Lien filed by IRS in O.R. Book 7923, page 271, and O.R. Book 8009, page 1664.
3. All Taxes Paid. The assessed value is \$198,118.00. Tax ID 10-3217-505.

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: rcsgrt@aol.com

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

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-2-2019

TAX ACCOUNT NO.: 10-3217-505

CERTIFICATE NO.: 2017-5800

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 2019 tax year.

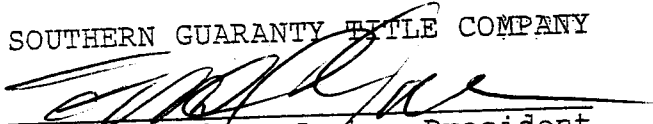
Danita Latonya Jackson  
3020 Concho Dr.  
Pensacola, FL 32507

Richard A. Hamilton  
P.O. Box 4957  
Pensacola, FL 32507

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

Certified and delivered to Escambia County Tax Collector,  
this 4th day of September, 2019.

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.

Recording Fees \* 27<sup>00</sup>  
Doc. Stamps 1,645<sup>00</sup>  
Total \* 1,672<sup>00</sup>

Processing Data Space

Recording Data Space

This Instrument Was Prepared By:  
MICHAEL L. GUTTMANN  
314 South Baylen Street  
Suite 201  
Pensacola, FL 32502  
(850) 434-7445

**WARRANTY DEED**

This Warranty Deed has been executed, on the date indicated below, by RICHARD A. HAMILTON, a married man, hereafter called the grantor, to DANITA LATONYA JACKSON, a single woman, hereafter called the grantee, whose post office address is 3020 Concho Drive, Pensacola, FL 32507.

(Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the said grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, and sell to the said grantee, and the grantee's heirs and assigns forever, the following described land, situated, lying, and being in Escambia County, Florida, to wit:

Lot 29, Block 17, Perdido Bay Country Club Estates, Unit No. 3, being a portion of Section 8 and 9, Township 3 South, Range 32 West, Escambia County, Florida, according to the Plat recorded in Plat Book 6 at Page 74 of the pulic records of Escambia County, Florida. (Parcel I. D. No. 09-3S-32-1000-029-017) This property is known as 3020 Concho Drive, Pensacola, Florida 32507.

This property is not the homestead of the Grantor. In fact, the Grantor resides at 5674 Grande Lagoon Boulevard, Pensacola, FL 32507.

The said party of the first part does hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

In witness whereof, each of the grantors signed this Warranty Deed on the date indicated next to each grantor's signature.

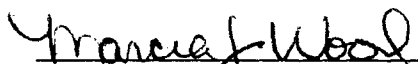
  
RICHARD A. HAMILTON

10-7-08  
Date

P. O. Box 4957, Pensacola, FL 32507  
Grantor's Post Office Address

  
Witness - Signature

Michael L. Guttman  
(Printed Or Typed Name)

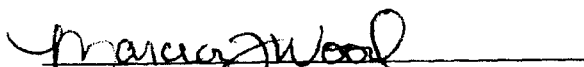
  
Witness - Signature

Marcia J. Wood  
(Printed Or Typed Name)

State Of Florida  
County Of Escambia

Affirmed before me, on October 7, 2008, by RICHARD A. HAMILTON:  
[ ☒ ] who is personally known to me, or  
[ ☐ ] who produced the following identification: \_\_\_\_\_.

RICHARD A. HAMILTON personally appeared before me at the time of notarization, and,  
after being given the oath, acknowledged signing the foregoing document.

  
Notary Public

MARCIA J. WOOD  
Notary Public-State of FL  
Comm. Exp. April 11, 2012  
Comm. No. DD 750821

**RESIDENTIAL SALES**  
**ABUTTING ROADWAY**  
**MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Concho Drive

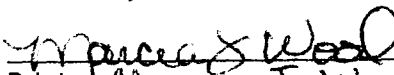
Legal Address of Property: 3020 Concho Drive, Pensacola, FL 32507 (Lot 29, Block 17, Perdido Bay Country Club Estates, Unit No. 3)


The County ( ☒ ) has accepted (     ) has not accepted the abutting roadway for maintenance.

This form completed by: Michael L. Guttman  
314 S. Baylen Street, Suite 201  
Pensacola, FL 32502

Witnesses as to Seller(s):

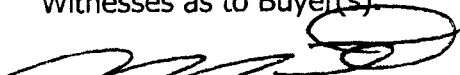
  
Print: Michael L. Guttman

  
Print: Marcia J. Wood

  
RICHARD A. HAMILTON

Date: Oct. 7, 2008

Witnesses as to Buyer(s):

  
Print: Michael L. Guttman

  
Print: Marcia J. Wood

  
DANITA LATONYA JACKSON

Date: Oct 7, 2008



Recording Fees	\$ 27. <sup>00</sup>
Doc Stamps	822. <sup>50</sup>
Intangible Tax	<u>470.<sup>00</sup></u>
Total	\$ 1,319. <sup>50</sup>

Processing Data Space	Recording Data Space
This Instrument Was Prepared By: MICHAEL L. GUTTMANN 314 South Baylen Street Suite 201 Pensacola, FL 32502 (850) 434-7445	

### MORTGAGE

This mortgage, executed by DANITA LATONYA JACKSON, a single woman, herein called the mortgagor, to RICHARD A. HAMILTON, a married man, herein called the mortgagee, represents the full and complete mortgage agreement between the parties hereto.

[The word mortgagor and the word mortgagee includes the heirs, executors, administrators, legal representatives, and assigns of individuals, and the successors and assigns of corporations, and shall denote the singular and/or plural, the masculine and/or feminine, and natural and/or artificial persons, whenever and wherever the context so requires.]

The mortgagor, for good and valuable consideration, and in consideration of the sum of TWO HUNDRED THIRTY FIVE THOUSAND DOLLARS (\$235,000.00), paid by the mortgagee to the mortgagor, the receipt whereof is hereby acknowledged, grants, bargains, sells, and conveys, in fee simple, to the mortgagee, to have and to hold, together with the tenements, hereditaments, and appurtenances thereto, and the rents, issues, and profits thereof, the following described land, owned by the mortgagor, located in Escambia County, Florida:

Lot 29, Block 17, Perdido Bay Country Club Estates, Unit No. 3, being a portion of Section 8 and 9, Township 3 South, Range 32 West, Escambia County, Florida, according to the Plat recorded in Plat Book 6 at Page 74 of the public records of Escambia County, Florida. (Parcel I. D. No. 09-3S-32-1000-029-017) This property is known as 3020 Concho Drive, Pensacola, Florida 32507.

The mortgagor fully warrants the title to the said land and will defend the same against the lawful claims of all persons whomsoever.

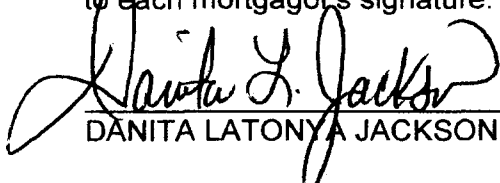
Provided, however, that if the mortgagor pays to the mortgagee the promissory note executed by the mortgagor, a copy of which is attached hereto, and shall perform, comply with, and abide by all the stipulations, agreements, conditions, and covenants of the promissory note and this mortgage, then this mortgage and the estate hereby created shall cease and be null and void.

The mortgagor further agrees to pay the interest and principal on the promissory note promptly when due; to pay the taxes and assessments on the land; to keep the buildings, now or hereafter on the land, insured against damage by fire, lightning, windstorm, or any other casualty, in a sum not less than the sum secured by this mortgage, in a company or companies satisfactory to the mortgagee, with a standard mortgage loss clause, providing for payment to the mortgagee, to the extent of the indebtedness remaining at the time of the loss, the said insurance policy to be held by the mortgagee; to keep the mortgaged property, and any buildings thereon, in good and proper repair; and to pay all costs and expenses of collection of any amounts due, with or without suit, including a reasonable attorney's fee.

If any payment provided for in the promissory note or this mortgage is not paid when due, or if any of the above covenants are broken, then the promissory note, and all money secured by this mortgage, shall, without demand, if the mortgagor so elects, at once become due and payable, and the mortgage shall be foreclosed.

As used in this paragraph, "interest in the property" means any legal or beneficial interest in the Property. If all or any part of the property or any interest in the property is sold or transferred without Mortgagee's prior written consent, Mortgagee may require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Mortgagee if such exercise is prohibited by Applicable Law. If the Mortgagee exercises this option, Mortgagee shall give Mortgagor notice of acceleration. This notice shall provide a period of not less than thirty (30) days from the date of notice within which Mortgagor must pay all sums secured by the Mortgage. If Mortgagor fails to pay these sums prior to the expiration of this period, Mortgagor may invoke any remedies permitted by this Mortgage without further notice or demand on Mortgagor.

In witness whereof, the mortgagors signed this Mortgage Deed on the date indicated next to each mortgagor's signature.

  
DANITA LATONYA JACKSON

10/7/08  
Date

3020 Concho Drive, Pensacola, FL 32507 - Mortgagor's Post Office Address

  
Witness - Signature

Michael L. Guttman  
(Printed Or Typed Name)

  
Witness - Signature

Marcia J. Wood  
(Printed Or Typed Name)

This instrument prepared by:  
Michael L. Guttman, Esquire  
314 South Baylen Street, Suite 201  
Pensacola, FL 32502

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$167,159.68, TOGETHER WITH ACCRUED INTEREST, IF ANY AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

**MODIFICATION OF MORTGAGE AND SECURITY AGREEMENT**

**THIS MODIFICATION OF MORTGAGE AND SECURITY AGREEMENT** (this "Modification") effective as of December 7, 2009, between Danita Latonya Jackson, a single woman ("Mortgagor"), whose address is 3020 Concho Drive, Pensacola, FL 32507 and Richard A. Hamilton, a married man ("Mortgagee"), whose address is P. O. Box 4957, Pensacola, FL 32507.

Mortgagee is the owner and holder of a Promissory Note given by Mortgagor dated October 1, 2008, in the original principal amount of \$235,000.00 (the "Existing Note"). The loan evidenced by the Existing Note is sometimes referred to herein as the "Existing Loan". The Existing Note is secured by a Mortgage and Security Agreement from Mortgagor in favor of Mortgagee dated October 7, 2008, and recorded in O. R. Book 6384, Page 1576, as instrument number 2008075883, Public Records of Escambia County, Florida (the "Mortgage"). Mortgagor has requested Mortgagee renew the Existing Loan. Mortgagee has agreed to such request on the terms and conditions as set forth below.

**NOW, THEREFORE**, in consideration of these premises, the parties agree as follows:

1. **Recitals.** All of the above recitals are true and correct in every respect and are incorporated herein and made a part hereof.
2. **Existing Indebtedness.** Mortgagor and Mortgagee agree and acknowledge that, as of the Effective Date hereof, the outstanding principal balance of the Existing Note is \$228,387.04.

**THIS INSTRUMENT EVIDENCES THE RENEWAL OF AN OBLIGATION AND IS EXEMPT FROM TAXATION. PURSUANT TO RULE 12b-4.054 F.A.C. DOCUMENTARY STAMP TAX AND INTANGIBLE TAX IN THE AMOUNT REQUIRED BY LAW ON THE PROMISSORY NOTE DESCRIBED ABOVE CAN BE FOUND AT THE MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 6384, PAGE 1576 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

Form 668 (Y)(c) (Rev. February 2004)	16999 Department of the Treasury - Internal Revenue Service <b>Notice of Federal Tax Lien</b>
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Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	Serial Number 311927418	For Optional Use by Recording Office
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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 DANITA L JACKSON

Residence 3020 CONCHO DR  
PENSACOLA, FL 32507-8788

**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	12/31/2015		08/14/2017	09/13/2027	82338.63
1040	12/31/2016		02/26/2018	03/27/2028	66960.64
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 149299.27

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

the 14th day of June, 2018.

Signature <i>Joan Flash</i> for S. MCQUIGAN	Title ACS SBSE (800) 829-3903	23-00-0008
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(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

<b>Form 668 (Y)(c)</b> (Rev. February 2004)	16999	Department of the Treasury - Internal Revenue Service <b>Notice of Federal Tax Lien</b>			
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050		Serial Number  333966718		For Optional Use by Recording Office	
<b>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.</b>					
Name of Taxpayer DANITA L JACKSON					
Residence 3020 CONCHO DR PENSACOLA, FL 32507-8788					
<b>IMPORTANT RELEASE INFORMATION:</b> 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).					
<b>Kind of Tax (a)</b>	<b>Tax Period Ending (b)</b>	<b>Identifying Number (c)</b>	<b>Date of Assessment (d)</b>	<b>Last Day for Refiling (e)</b>	<b>Unpaid Balance of Assessment (f)</b>
1040	12/31/2017	XXX-XX-██████	10/29/2018	11/28/2028	29491.38
Place of Filing  CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 29491.38

This notice was prepared and signed at BALTIMORE, MD, on this,  
the 21st day of November, 2018.

Signature <i>Joan Flach</i> for J. GREGORY	Title REVENUE OFFICER (850) 475-7325
	23-09-2410

(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