



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0422-14

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021
Property description	DEYTON SHEILA D 555 JACKS BRANCH RD CANTONMENT, FL 32533 555 JACKS BRANCH RD 11-2594-025 BEG AT SW COR OF SE1/4 OF NW1/4 ELY ALG S LI OF SE1/4 OF NW1/4 216 FT 90 DEG 16 MIN 0 SEC LEFT 216 F (Full legal attached.)	Certificate #	2019 / 6336
		Date certificate issued	06/01/2019

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2019/6336	06/01/2019	506.48	55.82	562.30
→ Part 2: Total*				562.30

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/6717	06/01/2020	495.43	6.25	30.65	532.33
Part 3: Total*					532.33

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,094.63
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	437.20
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,906.83

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Candice Deuss
Signature, Tax Collector or Designee

Escambia, Florida
Date April 27th, 2021

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)

8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/04/2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT SW COR OF SE1/4 OF NW1/4 ELY ALG S LI OF SE1/4 OF NW1/4 216 FT 90 DEG 16 MIN 0 SEC LEFT 216 FT 45 DEG 10 MIN 9 SEC RT 362 40/100 FT 87 DEG 51 MIN 43 SEC LEFT 183 14/100 FT 87 DEG 51 MIN 43 SEC RT BRG N 44 DEG 25 MIN 22 SEC E 58 93/100 FT TO WLY R/W LI OF C-97 (JACKS BRANCH RD 100 FT R/W) FOR POB SD PT BEING ON A CURVE CONCAVE TO NE HAVING CHORD BRG N 45 DEG 7 MIN 1 SEC W CHORD DIST 226 59/100 FT NWLY ALG CURVE OF SD ARC FOR LENGTH OF 226 73/100 FT S 0 DEG 3 MIN 9 SEC E 323 42/100 FT N 44 DEG 25 MIN 22 SEC E 228 96/100 FT TO POB LT 18 LAND O PINES UNRECORDED S/D OR 4420 P 1837

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100224

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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
11-2594-025	2019/6336	06-01-2019	BEG AT SW COR OF SE1/4 OF NW1/4 ELY ALG S LI OF SE1/4 OF NW1/4 216 FT 90 DEG 16 MIN 0 SEC LEFT 216 FT 45 DEG 10 MIN 9 SEC RT 362 40/100 FT 87 DEG 51 MIN 43 SEC LEFT 183 14/100 FT 87 DEG 51 MIN 43 SEC RT BRG N 44 DEG 25 MIN 22 SEC E 58 93/100 FT TO WLY R/W LI OF C- 97 (JACKS BRANCH RD 100 FT R/W) FOR POB SD PT BEING ON A CURVE CONCAVE TO NE HAVING CHORD BRG N 45 DEG 7 MIN 1 SEC W CHORD DIST 226 59/100 FT NWLY ALG CURVE OF SD ARC FOR LENGTH OF 226 73/100 FT S 0 DEG 3 MIN 9 SEC E 323 42/100 FT N 44 DEG 25 MIN 22 SEC E 228 96/100 FT TO POB LT 18 LAND O PINES UNRECORDED S/D OR 4420 P 1837

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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-16-2021
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

← Nav. Mode ● Account ○ Reference →

[Printer Friendly Version](#)

General Information		Assessments				
Reference:	081N312400000018	Year	Land	Imprv	Total	Cap Val
Account:	112594025	2020	\$8,113	\$13,851	\$21,964	\$21,964
Owners:	DEYTON SHEILA D	2019	\$8,113	\$13,643	\$21,756	\$21,756
Mail:	555 JACKS BRANCH RD CANTONMENT, FL 32533	2018	\$8,113	\$13,923	\$22,036	\$22,036
Situs:	555 JACKS BRANCH RD 32533	Disclaimer				
Use Code:	MOBILE HOME	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data						2020 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
11/1998	4420	1837	\$100	WD		Legal Description BEG AT SW COR OF SE1/4 OF NW1/4 ELY ALG S LI OF SE1/4 OF NW1/4 216 FT 90 DEG 16 MIN 0 SEC LEFT 216 FT 45 DEG 10...
11/1998	4340	444	\$16,000	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features CARPORT

Parcel Information		Launch Interactive Map	
Section Map Id: 08-1N-31			
Approx. Acreage: 0.6076			
Zoned: LDR			
Evacuation & Flood Information Open Report			
View Florida Department of Environmental Protection (DEP) Data			

Buildings

Address: 555 JACKS BRANCH RD, Year Built: 1988, Effective Year: 1988, PA Building ID#: 124180

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-HEAT & AIR

MH INTERIOR FINISH-DRYWALL/PLASTER

MH MILLWORK-TYPICAL

MH ROOF COVER-COMP SHINGLE/WOOD

MH ROOF FRAMING-GABLE HIP

MH STRUCTURAL FRAME-TYPICAL

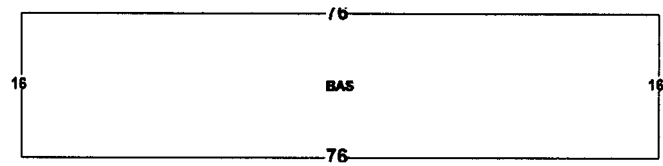
NO. PLUMBING FIXTURES-8

NO. STORIES-1

STORY HEIGHT-0

Areas - 1216 Total SF

BASE AREA - 1216



Images



10/22/20

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:04/30/2021 (tc.4753)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 06336**, issued the **1st** day of **June, A.D., 2019** 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 SW COR OF SE1/4 OF NW1/4 ELY ALG S LI OF SE1/4 OF NW1/4 216 FT 90 DEG 16 MIN 0 SEC LEFT 216 FT 45 DEG 10 MIN 9 SEC RT 362 40/100 FT 87 DEG 51 MIN 43 SEC LEFT 183 14/100 FT 87 DEG 51 MIN 43 SEC RT BRG N 44 DEG 25 MIN 22 SEC E 58 93/100 FT TO WLY R/W LI OF C-97 (JACKS BRANCH RD 100 FT R/W) FOR POB SD PT BEING ON A CURVE CONCAVE TO NE HAVING CHORD BRG N 45 DEG 7 MIN 1 SEC W CHORD DIST 226 59/100 FT NWLY ALG CURVE OF SD ARC FOR LENGTH OF 226 73/100 FT S 0 DEG 3 MIN 9 SEC E 323 42/100 FT N 44 DEG 25 MIN 22 SEC E 228 96/100 FT TO POB LT 18 LAND O PINES UNRECORDED S/D OR 4420 P 1837

SECTION 08, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112594025 (0422-14)

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

SHEILA D DEYTON

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 April, which is the **4th** day of April 2022.

Dated this 25th day of May 2021.

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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 112594025 Certificate Number: 006336 of 2019

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/16/2021"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="04/04/2022"/>	Redemption Date	<input type="text" value="12/29/2021"/>
Months		12		8	
Tax Collector		<input type="text" value="\$1,906.83"/>		<input type="text" value="\$1,906.83"/>	
Tax Collector Interest		\$343.23		\$228.82	
Tax Collector Fee		<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>	
Total Tax Collector		\$2,256.31		\$2,141.90	T.C.
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		\$84.06		\$56.04	
Total Clerk		\$551.06		\$523.04	C.H.
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="\$0.00"/>		<input type="text" value="\$0.00"/>	
Total Redemption Amount		\$2,884.37		\$2,681.94	-120-200 \$2,361.94
		Repayment Overpayment Refund Amount		\$202.43	
Book/Page		<input type="text" value="8537"/>		<input type="text" value="1051"/>	

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: 112594025 Certificate Number: 006336 of 2019**

**Payor: SHEILA BUTLER 32825 SEMINOLE ROAD WEST SEMINOLE, AL 36574 Date
12/29/2021**

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total	\$551.06	\$2,344.94
Tax Collector's Total	\$2,286.31	
Postage	\$0.00	
Researcher Copies	\$0.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	\$2,884.37	\$2,361.94

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: *N. Coppage*
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 # 2019 TD 006336

Redeemed Date 12/29/2021

Name SHEILA BUTLER 32825 SEMINOLE ROAD WEST SEMINOLE, AL 36574

Clerk's Total = TAXDEED	\$551.06	\$2,344.94
Due Tax Collector = TAXDEED	\$2,256.31	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
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

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 8537, Page 1051, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06336, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 112594025 (0422-14)

DESCRIPTION OF PROPERTY:

BEG AT SW COR OF SE1/4 OF NW1/4 ELY ALG S LI OF SE1/4 OF NW1/4 216 FT 90 DEG 16 MIN 0 SEC LEFT 216 FT 45 DEG 10 MIN 9 SEC RT 362 40/100 FT 87 DEG 51 MIN 43 SEC LEFT 183 14/100 FT 87 DEG 51 MIN 43 SEC RT BRG N 44 DEG 25 MIN 22 SEC E 58 93/100 FT TO WLY R/W LI OF C-97 (JACKS BRANCH RD 100 FT R/W) FOR POB SD PT BEING ON A CURVE CONCAVE TO NE HAVING CHORD BRG N 45 DEG 7 MIN 1 SEC W CHORD DIST 226 59/100 FT NWLY ALG CURVE OF SD ARC FOR LENGTH OF 226 73/100 FT S 0 DEG 3 MIN 9 SEC E 323 42/100 FT N 44 DEG 25 MIN 22 SEC E 228 96/100 FT TO POB LT 18 LAND O PINES UNRECORDED S/D OR 4420 P 1837

SECTION 08, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: SHEILA D DEYTON

Dated this 29th day of December 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 11-2594-025 CERTIFICATE #: 2019-6336

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: January xx, xxxx to and including January xx, xxxx Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: January 28, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 28, 2022

Tax Account #: **11-2594-025**

1. The Grantee(s) of the last deed(s) of record is/are: **SHEILA D. DEYTON AND CHRISTOPHER JOHN DEYTON**

By Virtue of Warranty Deed recorded 6/7/1999 in OR 4420/1837 , and Divorce recorded 7/17/2009 in OR 6484/1480

ABTRACTOR'S NOTE: DIVORCE/MARITAL SETTLEMENT AGREEMENT IN OR 6484/1480 APPEARS TO GRANT INTEREST IN PROPERTY TO CHRISTOPHER JOHN DEYTON

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Mortgage in favor of Greenpoint Credit Corp. recorded 11/25/1998 - OR 4340/447, as assigned to The Bank of New York Mellon Trust Company, N.A., as Trustee for Greenpoint Manufactured Housing Contract Trust, Pass-Through Certificate, Series 1999-1 by Assignment recorded 8/8/2017 – OR 7757/762**
 - b. **Tax Lien in favor of the Department of the Treasury/Internal Revenue Service recorded 1/16/2020 – OR 8232/1006**
 - c. **Judgment in favor of West Florida Regional Medical Center, Inc., dba West Florida Hospital recorded 6/12/2014 – OR 7181/333**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 11-2594-025

Assessed Value: \$21,964.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: APR 4, 2022

TAX ACCOUNT #: 11-2594-025

CERTIFICATE #: 2019-6336

In compliance with Section 197.522, 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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2020</u> tax year.

**SHEILA D. DEYTON AND
CHRISTOPHER JOHN DEYTON
AKA CHRIS DEYTON
555 JACKS BRANCH RD
CANTONMENT, FL 32533**

**SHEILA D. DEYTON AND
CHRISTOPHER JOHN DEYTON
AKA CHRIS DEYTON
4301 GULLEDGE LANE
CANTONMENT, FL 32533**

**DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
400 W BAY ST STE 35045
JACKSONVILLE, FL 32202-4437**

**WEST FLORIDA REGIONAL MEDICAL CENTER
DBA WEST FLORIDA HOSPITAL
8383 NORTH DAVIS HIGHWAY
PENSACOLA, FL 32514**

**THE BANK OF NEW YORK MELLON TRUST COMPANY N.A.,
TRUSTEE FOR GREENPOINT MANUFACTURED HOUSING
CONTRACT TRUST, PASS-THROUGH CERTIFICATE, SERIES 1999-1,
C/O DITECH FINANCIAL LLC
2100 E. ELLIOT ROAD, BLDG 94, MAIL STOP T325
TEMPE, AZ 85284**

Certified and delivered to Escambia County Tax Collector, this 28th day of January, 2022.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

January 28, 2022
Tax Account #:11-2594-025

LEGAL DESCRIPTION **EXHIBIT "A"**

BEG AT SW COR OF SE1/4 OF NW1/4 ELY ALG S LI OF SE1/4 OF NW1/4 216 FT 90 DEG 16 MIN 0 SEC LEFT 216 FT 45 DEG 10 MIN 9 SEC RT 362 40/100 FT 87 DEG 51 MIN 43 SEC LEFT 183 14/100 FT 87 DEG 51 MIN 43 SEC RT BRG N 44 DEG 25 MIN 22 SEC E 58 93/100 FT TO WLY R/W LI OF C-97 (JACKS BRANCH RD 100 FT R/W) FOR POB SD PT BEING ON A CURVE CONCAVE TO NE HAVING CHORD BRG N 45 DEG 7 MIN 1 SEC W CHORD DIST 226 59/100 FT NWLY ALG CURVE OF SD ARC FOR LENGTH OF 226 73/100 FT S 0 DEG 3 MIN 9 SEC E 323 42/100 FT N 44 DEG 25 MIN 22 SEC E 228 96/100 FT TO POB LT 18 LAND O PINES UNRECORDED S/D OR 4420 P 1837

SECTION 08, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-2594-025(0422-14)

This Warranty Deed

C O R R E C T I V E

Made this 18th day of November A.D. 19 98
by Curtis F. Jones and Margaret J. Jones,
husband and wife

hereinafter called the grantor, to
Sheila D. Deyton, a married woman

whose post office address is:
4301 Gullledge Lane
Cantonment, FL 32533
Grantees' Tax Id # :

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia** County, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

RECORDED TO CORRECT ERROR IN THE LEGAL DESCRIPTION

Parcel Identification Number: 08-1N-31-2101-000-025

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 98

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in our presence:

Name:

Holley S. Dang

Tasha Melvin

Name:

Tasha Melvin

Name:

Name:

Name & Address:

Curtis F. Jones

LS

Name & Address:

Margaret J. Jones

LS

Name & Address:

LS

Name & Address:

LS

State of **Florida**
County of **Escambia**

The foregoing instrument was acknowledged before me this 18th day of **November**, 19 98 ,
by
Curtis F. Jones and Margaret J. Jones, husband and wife

who is personally known to me or who has produced **drivers license** as identification.

Notary Public

Print Name:

My Commission Expires:

PREPARED BY: Debbie Timbie
RECORD & RETURN TO:
First American Title Insurance Company
7201 North 9th Avenue, Suite A-4
Pensacola, Florida 32504
File No: 98-009540

TASHA M. MELVIN
"Notary Public-State of FL"
Comm. Exp. September 3, 2002
Comm. No. CC772518

WD-1
5/93

OR BK 4420 PB1838
Escambia County, Florida
INSTRUMENT 99-615116

RCD Jun 07, 1999 12:11 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-615116

Schedule A

Commencing at the S.W. corner of the S.E. 1/4 of the N.W. 1/4 of Section 8, T-1-N, R-31-W, Escambia County, Florida; thence Easterly along the South line of the S.E. 1/4 of the N.W. 1/4 for 216.00'; thence 90°16'00" left for 216.00'; thence 45°10'09" (deduced 45°08'00") right for 362.40'; thence 87°51'43" left for 183.14' to an iron rod and cap; thence 87°51'43" right, bearing N. 44°25'22" E. for 58.93' to an iron rod and cap marked #3578 on the Westerly R/W line of C-97 (Jacks Branch Road) 100' R/W and Point of Beginning; said point being on a curve concave to the Northeast having a chord bearing N. 45°07'01" W. with a chord distance of 226.59'; thence Northwesterly along the curve of said arc for a length of 226.73' to an iron rod and cap marked #3578; thence S. 00°03'09" E. for 323.42' to an iron rod and cap marked #3578; thence N. 44°25'22" E. for 228.96' to the P.O.B., containing 0.50 acres, more or less, being Lot 18 of an unrecorded subdivision by Benson-Murphey surveying dated September 1956.

File No: 98-009540

WHEN RECORDED, MAIL TO:
GREENPOINT CREDIT CORP.
PO BOX 11458
PENSACOLA, FL 32524

98-9540

✓ Record & Return To
First American Title Insurance Co.
7201 N. 9th Avenue, Suite A-4
Pensacola, FL 32504

4540
24345
139.26
13732859

OR BK 4340 PG0447
Escambia County, Florida
INSTRUMENT 98-555646

MTG DOC STAMPS PD @ ESC CO \$ 243.95
11/25/98 ERNIE LEE, MAGANA, CLERK

By: Sallye Arnold

INTANGIBLE TAX PD @ ESC CO \$ 139.26
11/25/98 ERNIE LEE, MAGANA, CLERK

By: Sallye Arnold

(Space Above This Line For Recording Data)

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on NOVEMBER 18, 1998. The Mortgagor is SHEILA D. DEYTON, a married woman, joined by her spouse, CHRIS DEYTON

whose address is 4301 GULLEDGE LANE, CANTONMENT FL 32533 ("Borrower").

This Security Instrument is given to
GREENPOINT CREDIT CORP.

which is organized and existing under the laws of the United States, and whose address is PO BOX 11458, PENSACOLA FL

("Lender"). Borrower owes Lender the principal sum of

** SIXTY NINE THOUSAND SIX HUNDRED TWENTY SEVEN AND 38/100

Dollars (U.S. \$ 69,627.38). This debt is evidenced by Borrower's Note, Disclosure and Security Agreement dated the same date as this Security Instrument ("Agreement"), which provides for monthly payments, with the full debt, if not paid earlier, to be due and payable on MARCH 18, 2029
ESCAMBIA

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Agreement, with interest, and all renewals, extensions and modifications of the Agreement; (b) the payment of all other sums, with interest, advanced under paragraph 6 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Agreement. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, the following described property located in

County, Florida:

>>>> SEE ATTACHED LEGAL DESCRIPTION <<<<

INCLUDING the following Manufactured Home:

REDMAN HOMES	(make) RIVERVIEW	(model)	16X80 (size)
1999(year)	14902079		(serial number(s))

which has the address of LOT 18 JACKS BRANCH RD, CANTONMENT
Florida 32533 ("Property Address");
(Zip Code)

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the

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Initials: SDD

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OR BK 4340 PG0448
Escambia County, Florida
INSTRUMENT 98-555646

foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Agreement and any prepayment, late charges and any other charges due under the Agreement.
2. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraph 1 shall be applied: first, to interest due; second, to principal due; third, to late charges due; and last to any other charges due under the Agreement.
3. **Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph and shall promptly furnish to Lender receipts evidencing the payments. Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.
4. **Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage as described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the collateral in accordance with paragraph 6. All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given. Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraph 1 or change the amount of the payments. If under paragraph 20 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.
5. **Preservation and Maintenance of Property; Leaseholds.** Borrower shall not destroy, damage or substantially change the Property, other than in accordance with the Agreement, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower

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Initials:

CSO SOD

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OR BK 4340 P60449
Escambia County, Florida
INSTRUMENT 98-555646

- acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.
6. **Protection of Lender's Rights in the Property; Mortgage Insurance.** If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorney's fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 6, Lender does not have to do so. Any amounts disbursed by Lender under this paragraph 6 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Agreement rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.
 7. **Inspection.** Lender or its agent may make reasonable entries upon and inspections of the Property.
 8. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraph 1 or change the amount of such payments.
 9. **Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.
 10. **Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Agreement: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Agreement without that Borrower's consent.
 11. **Loan Charges.** If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Agreement or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Agreement.
 12. **Legislation Affecting Lender's Rights.** If enactment or expiration of applicable laws has the effect of rendering any provision of the Agreement or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 20.

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OR BK 4340 PG0450
Escambia County, Florida
INSTRUMENT 98-555646

- 13. Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.
- 14. Governing Law; Severability.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Agreement which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Agreement are declared to be severable.
- 15. Borrower's Copy.** Borrower shall be given one conformed copy of the Agreement and of this Security Instrument.
- 16. Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.
If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.
- 17. Prior Notice and Opportunity to Correct Broken Promise.** Lender will give Borrower prior notice and an opportunity to make up a missed payment or correct a broken promise as required by Section 501 of the Depository Institutions Deregulation and Monetary Act of 1980 (or the regulation which implements it.) The statute (and regulation) do not require Lender to give Borrower prior notice before repossession or requiring payment of the entire balance if either (a) Borrower has abandoned the manufactured home, (b) other extreme circumstances apply such as where Borrower has threatened to do damage to the manufactured home, or (c) this would be Borrower's third notice in any one year.
- 18. Sale of Note; Change of Loan Servicer.** The Agreement or a partial interest in the Agreement (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Agreement and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to the sale of the Agreement. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 13 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.
- 19. Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.
Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.
As used in this paragraph 19, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 19, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety, or environmental protection.

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Initials: ASD MD

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OR BK 4340 PG0451
Escambia County, Florida
INSTRUMENT 98-555646

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

- 20. Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument or the Agreement (but not prior to acceleration under paragraph 16 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default 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 paragraph 20, including, but not limited to, reasonable attorneys' fees and costs of title evidence.
- 21. Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument to Borrower. Borrower shall pay any recordation costs. Lender may also charge Borrower a fee for releasing this Security Instrument but only if the charging of the fee is permitted by applicable law.
- 22. Attorneys' Fees.** As used in this Security Instrument and the Note, "attorneys' fees" shall include any attorneys' fees awarded by an appellate court.
- 23. Riders to this Security Instrument.** If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.
{Check applicable box(es)}

- ☐ Adjustable Rate Rider
☐ Other(s) [specify]

- ☒ Construction Loan Rider
☐ Security Agreement

- 24. Security Agreement.** This Security Instrument is intended to be a security agreement, pursuant to the Uniform Commercial Code for any building materials, appliances, and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the Property and any of the items specified in the Security Instrument as part of the Property, which, under applicable law, may be subject to a security interest pursuant to the Uniform Commercial Code, and Borrower hereby grants Lender a first and prior security interest in said items. Borrower agrees that Lender may file this Security Instrument, or a reproduction thereof, in the real estate records or other appropriate index, as a financing statement for any of the items specified above as part of the Property. Any reproduction of this Security Instrument or of any other security agreement or financing statement shall be sufficient as well as extensions, renewals and amendments thereof, and reproductions of this Security Instrument in such form as Lender may require to perfect a security interest with respect to said items. Borrower shall pay all costs of filing such financing statements and any extensions, renewals, amendments and releases thereof, and shall pay all reasonable costs and expenses of any record searches for financing statements Lender may reasonably require. Without the prior written consent of Lender, Borrower shall not create or suffer to be created pursuant to the Uniform Commercial Code any other security interest in said items, including replacements and additions thereto. Upon Borrower's breach of any covenant or agreement of Borrower contained in this Security Instrument, including the covenants to pay when due all sums secured by this party under the Uniform Commercial Code, Lender may also invoke, at Lender's option, the remedies provided in Paragraph 20 of this Security Instrument as to such items. In exercising any of said remedies, Lender may proceed against the items of real property and any items of personal property specified above as part of the Property separately or together in any order whatsoever, without in any way affecting the availability of Lender's remedies under the Uniform Commercial Code or of the remedies provided in Paragraph 20 of this Security Instrument.

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Initials: BJD-SD PAGE 5 OF 6

OR BK 4340 PG0452
Escambia County, Florida
INSTRUMENT 98-555646

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

Signed, sealed and delivered in the presence of:

Witnesses:

Debbie Timbie
Debbie Timbie
Keith Howell
Keith Howell

Sheila D. Dayton (Seal)
SHEILA D. DEYTON - (Borrower)
Chris Dayton (Seal)
CHRIS DEYTON - (Borrower)

____ (Seal)
____ - (Borrower)

____ (Seal)
____ - (Borrower)

STATE OF FLORIDA,

Escambia

County ss:

The foregoing instrument was acknowledged before me this 18th day of November, 1998
by Sheila D. Dayton, a married woman, joined by her spouse, CHRIS DEYTON

who is personally known to me or who has produced a drivers license as identification.

Deborah A. Timbie
NOTARY PUBLIC



Prepared by or under the supervision of GREENPOINT CREDIT CORP. whose address is:
PO BOX 11458 PENSACOLA, FL 32524

DR BK 4340 PG0453
Escambia County, Florida
INSTRUMENT 98-555646



BankAmerica

BankAmerica Housing Services
A Division of Bank of America, FSB

**CONSTRUCTION LOAN RIDER TO
THE SECURITY INSTRUMENT
(MANUFACTURED HOUSING UNITS)**

TO BE RECORDED WITH THE SECURITY INSTRUMENT

LENDER: GREENPOINT CREDIT CORP.

BORROWER: SHEILA D. DEYTON

PROPERTY: LOT 18 JACKS BRANCH RD
CANTONMENT, FL 32533
LOAN NUMBER: 3732859

THIS CONSTRUCTION LOAN RIDER is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust and Security Deed, and any and all riders or amendments thereto, (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's obligations under the Note, Disclosure and Security Agreement of the same date to Lender and secured by the Property described in the Security Instrument ("Property").

AMENDED AND ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

- 1. Agreement.** For the purposes of the Security Instrument and this Construction Loan Rider, all references to the term Agreement or to Note, Disclosure and Security Agreement shall refer to the Note, Disclosure and Security Agreement, Waiver of Trial by Jury and Agreement to Arbitration or Reference or Trial by Judge Alone of even date ("Agreement").
- 2. Construction Loan Agreement.** The principal amount of the Agreement which Borrower promises to pay is the lesser of (1) the Unpaid Balance stated in the Itemization of Amount Financed section of the Agreement, or (2) the aggregate amount advanced by the Lender under the Construction Loan Agreement executed on the same date as the Agreement. Borrower agrees to comply with the covenants and conditions of the Agreement and the Construction Loan Agreement between Borrower and Lender, which is incorporated herein by this reference and made a part of this Security Instrument. The Construction Loan Agreement provides for the construction of certain improvements ("Improvements") on the Property. All advances made by Lender pursuant to the Agreement or the Construction Loan Agreement shall be an indebtedness of Borrower secured by this Security Instrument as amended, and such advances may be obligatory under the terms of the

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PAGE 1 OF 3

OR BK 4340 PG0454
Escambia County, Florida
INSTRUMENT 98-555646

Agreement or the Construction Loan Agreement. The Security Instrument secures the payment of all sums and the performance of all covenants required by the Lender in the Agreement and the Construction Loan Agreement. Upon the failure of Borrower to keep and perform all the covenants, conditions and agreements of the Agreement and the Construction Loan Agreement, the principal sum and all interest and other charges provided for in the loan documents and secured hereby shall, at the option of the Lender, become due and payable.

3. **Disbursements to Protect Security.** All sums disbursed by Lender prior to completion of the Improvements to protect the security of this Security Instrument, up to the principal amount of the Agreement and any future advances, shall be treated as disbursements pursuant to the Construction Loan Agreement. All such sums shall bear interest from the date of disbursement at the rate stated in the Agreement, unless the collection from Borrower of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate which may be collected from Borrower under applicable law and shall be payable upon notice from Lender to Borrower requesting payment therefor.
4. **Breach by Borrower.** In case of breach by Borrower of the covenants and conditions of the Agreement or the Construction Loan Agreement, Lender, at Lender's option, with or without entry upon the Property, (a) may invoke any of the rights or remedies provided in the Agreement or the Construction Loan Agreement, or (b) may accelerate the sums secured by this Security Instrument and invoke any of those remedies provided for in this Security Instrument, or (c) may do both although failure to exercise any of its rights and remedies at any one time does not mean a waiver.
5. **Property.** The property covered by this Security Instrument includes the property described or referred to in the Security Instrument, together with the following, all of which are referred to as the "Property":

The Manufactured Housing Unit and any and all buildings, Improvements (provided in the Construction Loan Agreement or otherwise), and tenements now or hereafter erected on the Property; any and all heretofore and hereafter vacated alleys and streets abutting the Property, easements, rights, appurtenances, rents (subject however to any assignment of rents to Lender), leases, royalties, mineral, oil and gas rights and profits, water, water rights and water stock appurtenant to the Property (to the extent they are included in Borrower's fee simple title); any and all fixtures, machinery, equipment, building materials, appliances, and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the Property and all replacements and accessions of them, including, but not limited to those for the purpose of supplying or distributing heating, cooling, electricity, gas, water, air and light; security and access control apparatus; plumbing and plumbing fixtures; refrigerating, cooking and laundry equipment; carpet, floor coverings and interior and exterior window treatments; furniture and cabinets; interior and exterior sprinkler plant and lawn maintenance equipment; fire prevention and extinguishing apparatus and equipment, water tanks, swimming pool, compressor, vacuum cleaning system, disposal, dishwasher, range, and oven, any shrubbery and landscaping; any and all plans and specifications for development of or construction of Improvements upon the Property; any and all contracts and subcontracts relating to the Property; any and all accounts, contract rights, instruments, documents, general intangibles, and chattel paper arising from or by virtue of any transactions related to the Property; any and all permits, licenses, franchises, certifications, and other rights and privileges obtained in connection with the Property; any and all products and proceeds arising from or by virtue of the sale, lease, or other disposition of any of the Property; any and all proceeds payable or to be payable under each policy of insurance relating to the Property; any and all proceeds arising from the taking of all or part of the Property for any public or quasi-public use under any law, or by right of eminent domain, or by private or other purchase in lieu thereof; all building permits, certificates of occupancy, certificates of compliance, any right to use utilities of any kind including water, sewage, drainage and any other utility rights, however arising whether private or public, present or future, including any reservation, permit, letter, certificate, license, order, contract or otherwise and any other permit, letter certificate, license, order, contract or other document or approval received from or issued by any governmental entity, quasi-governmental entity common carrier, or public utility in any way relating to any part of the Property or the Improvements, fixtures and equipment thereon; all other interests of every kind and character which

HSFL0658-0297

ORIGINAL COPY

PAGE 2 OF 3

DR BK 4340 PG0455
Escambia County, Florida
INSTRUMENT 98-555646

Borrower now has or at any time hereafter acquires in and to the Property.

The portion of the Property described above which constitutes real property is sometimes referred to as the "Real Property." The portion of the Property which constitutes personal property is sometimes referred to as the "Personal Property."

6. **Completion.** Lender shall not be responsible for the completion of the Improvements, and shall not in any way be considered a guarantor of performance by Contractor. In the event the Improvements are not completed by Contractor according to the drawings and specifications, and it is determined for whatever reason the Lender does not have a lien for the entire Unpaid Balance, then Lender shall have a valid lien for its Unpaid Balance, less the amount reasonably necessary to complete the Improvements, or in such event Lender, at its option, shall have the right to complete the Improvements, and the lien shall be valid for the Unpaid Balance.
7. **Invalid Provisions.** If any provision of this Security Instrument is declared invalid, illegal, or unenforceable by a court of competent jurisdiction, then such invalid, illegal or unenforceable provision shall be severed from this Security Instrument and the remainder enforced as if such invalid, illegal or unenforceable provision is not a part of this Security Instrument.


8. **Addresses.** The name and address of the Borrower is:
SHEILA D. DEYTON

4301 GULLEDGE LANE
CANTONMENT FL 32533

The name and address of the Lender/Secured Party is:
GREENPOINT CREDIT CORP.
PO BOX 11458, PENSACOLA FL 32524


Borrower SHEILA D. DEYTON

Borrower


Borrower CHRIS DEYTON

Borrower

ATTENTION COUNTY CLERK / REGISTER OF DEEDS: This instrument covers goods that are or are to become fixtures on the Property described herein and is to be filed for record in the records where liens on real estate are recorded. Additionally, this instrument should be appropriately indexed, not only as a mortgage but as a financing statement covering goods that are or are to become fixtures on the Property described herein. The mailing address of the Borrower (Debtor) and Lender (Secured Party) are set forth in this instrument.

DR BK 4340 PG0456
Escambia County, Florida
INSTRUMENT 98-555646

Schedule A

Commencing at the S.W. corner of the S.E. 1/4 of the N.W. 1/4 of Section 8, T-1-N, R-31-W, Escambia County, Florida; thence Easterly along the South line of the S.E. 1/4 of the N.W. 1/4 for 216.00'; thence 90°16'00" left for 216.00'; thence 45°10'09" (deeded 45°08'00") right for 362.40'; thence 87°51'43" left for 183.14' to an iron rod and cap; thence 87°51'43" right, bearing N. 44°25'22" E. for 58.93' to an iron rod and cap marked #3578 on the Westerly R/W line of C-97 (Jacks Branch Road) 100' R/W, said point being on a curve concave to the Northeast having a chord bearing N. 45°07'01" W. with a chord distance of 226.59'; thence Northwesterly along the curve of said arc for a length of 226.73' to an iron rod and cap marked #3578; thence S. 00°03'09" E. for 323.42' to an iron rod and cap marked #3578; thence N. 44°25'22" E. for 228.96' to the P.O.B., containing 0.50 acres, more or less, being Lot 18 of an unrecorded subdivision by Benson-Murphey surveying dated September 1956.

File No: 98-009540

AFFIXATION AFFIDAVIT REGARDING MANUFACTURED (AND FACTORY BUILT) HOUSING UNIT



OR BK 4340 PG0457
Escambia County, Florida
INSTRUMENT 98-555646

To be Recorded with the Security Instrument

This Affixation Affidavit Regarding Manufactured (and Factory Built) Housing Unit is incorporated into and shall be deemed to amend and supplement the Mortgage, Security Deed or Deed of Trust and any and all riders or amendments thereto (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's obligation under the Note, Disclosure and Security Agreement of the same date to Lender and secured by the property described in the Security Instrument (the "Property").

In addition to the covenants and agreements made in the Security Instrument, Borrower covenants and agrees as follows:

1. The manufactured housing unit located or to be located at the Property is or will be permanently affixed to a foundation and will assume the characteristic of site-built housing.
2. The wheels, axles, towbar, or hitch were or will be removed when said manufactured housing unit was or is placed on its permanent site.
3. All foundations, both perimeter and piers for said manufactured housing unit have or will have footings that are located below the frost line or in compliance with local building codes or requirements.
4. If piers are used for said manufactured housing unit, they will be placed where said housing unit manufacturer recommends.
5. If state law so requires, anchors for said manufactured housing units will be provided.
6. The manufactured housing unit is or will be permanently connected to a septic or sewage system and other utilities such as electricity, water and natural gas.
7. No other lien or financing affects said manufactured housing unit, other than those disclosed in writing to Lender.
8. Said manufactured housing unit has been built under the Federal Manufactured Home Construction and Safety Standards that were established June 15, 1976.
9. The foundation system of the manufactured housing unit has been or will be designed by an engineer, if required by state or local building codes, to meet the soil conditions of the site.
10. Borrower(s) acknowledges his or her intent that said manufactured housing unit will be a fixture and part of the Property securing the Security Instrument.
11. The manufactured housing unit will be assessed and taxed as an improvement to the Property. I/We understand that if Lender does not escrow for these taxes, that I/we will be responsible for payment of such taxes.
12. If the land is being purchased, such purchase and said manufactured housing unit represent a single real estate transaction under applicable state law.

SHEILA D. DEYTON

BORROWER

Sheila D. Dayton

BORROWER

HSUS0580-0998

BORROWER

CHRIS DEYTON

BORROWER

RCD Nov 25, 1998 09:49 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-555646

Return to and Prepared by:
Pdgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
File No. 17-003702-1

ASSIGNMENT OF MORTGAGE

For Value Received, Greenpoint Credit Corp., the undersigned holder of a Mortgage (herein "Assignor") whose address is PO Box 11458, Pensacola, FL 32524, does hereby grant, assign, transfer and convey unto The Bank of New York Mellon Trust Company, N.A., as Trustee for Greenpoint Manufactured Housing Contract Trust, Pass-Through Certificate, Series 1999-1 whose address is c/o Ditech Financial LLC 2100 E. Elliot Road, Bldg 94 Mail Stop T325 Tempe, AZ 85284, all beneficial interest under that certain Mortgage described below together with the obligations therein described and all rights accrued or to accrue under said Mortgage.

Original Lender: **Greenpoint Credit Corp.**
Original Borrower(s): **Shelia D. Deyton, a married woman, joined by her spouse, Chris Deyton**
Date of Mortgage: **November 18, 1998**
Original Loan Amount: **\$69,627.38**
Recorded in: **Escambia County, FL on: 11/25/1998, Book 4340, Page 447.**

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Mortgage to be executed on this the 4th day of August, 2017.

Ditech Financial LLC f/k/a Green Tree Servicing as attorney in fact for GreenPoint Credit, LLC successor by merger for GreenPoint Credit Corp., its successors and assigns

By: 

Amy Cockrum

As: Document Execution Representative

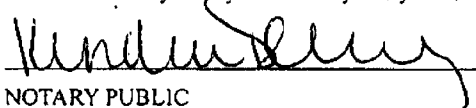
STATE OF SOUTH DAKOTA

COUNTY OF PENNINGTON

Before me personally appeared Amy Cockrum as Document Execution Representative of Ditech Financial LLC f/k/a Green Tree Servicing as attorney in fact for GreenPoint Credit, LLC successor by merger for GreenPoint Credit Corp., its successors and assigns, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notary seal the day and year is written.




NOTARY PUBLIC

Printed Name: Kindra Denny


My Commissions Expires: 4/14/2021

The Bank of New York Mellon vs. Shelia Deyton
TDP File No. 17-003702-1

Form 668 (Y)(c) <small>(Rev. February 2004)</small>	17489 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien				
Area: WAGE & INVESTMENT AREA #2 Lien Unit Phone: (800) 829-7650	Serial Number <div style="text-align: right;">400759920</div>				
For Optional Use by Recording Office					
As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.					
Name of Taxpayer CHRISTOPHER J DEYTON					
Residence 555 JACKS BRANCH RD CANTONMENT, FL 32533-9257					
IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (a), 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	12/31/2008	XXX-XX- [REDACTED]	02/18/2013	03/20/2023	25845.45
1040	12/31/2009	XXX-XX- [REDACTED]	02/18/2013	03/20/2023	45676.49
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 71521.94

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

the 07th day of January, 2020.

Signature  for LISA WILLIAMS	Title ACS W&I (800) 829-7650 <div style="text-align: right;">13-00-0000</div>
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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. 71-468, 1971-2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60028X

Recorded in Public Records 04/29/2014 at 02:30 PM OR Book 7164 Page 51,
Instrument #2014029556, Pam Childers Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

WEST FLORIDA REGIONAL MEDICAL
CENTER, INC., dba West Florida Hospital

Plaintiff,

vs.

Case No. 2013 SC 003665
Division 5

CHRISTOPHER JOHN DEYTON
555 Jacks Branch Rd.
Cantonment, FL 32533

Defendant.

FINAL JUDGMENT

At a final hearing in open court on April 25, 2014, the plaintiff appeared with counsel, but the defendant failed to appear. This case was set for final hearing at the Pre-Trial Conference on January 8, 2014, where the parties were given court cards with the agreed upon date and time as a reminder. As a result, the court proceeded with the trial.

Plaintiff proved that there is an outstanding balance due for medical services provided in the amount of \$3,498.04. The court, knowing from the pre-trial conference that the defendant admits he received the treatment, but believes he should only be responsible for a "co-pay" asked the plaintiff if they had filed for payment from his insurance company. Plaintiff testified that their records indicate he stated he was *not insured* at the time of treatment. The total bill for services rendered was \$11,284.00. However, due to his lack of insurance, he was credited with an "uninsured discount" of \$7,785.96. That is, they have no record of the defendant having provided any insurance information. Therefore it is

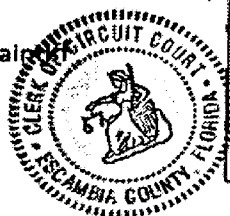
ORDERED AND ADJUDGED that plaintiff shall recover from defendant \$3,498.04 plus court costs of \$350.00 all of which shall accrue interest at the rate of 4.75% per annum for which let execution issue.

DONE AND ORDERED this 25th day of April 2014 in chambers, as announced in open court this same day, Pensacola, Escambia County, Florida.

4-29-14 MW

cc: Defendant

Pollack & Rosen, PA, Attorneys for Plaintiff



County Judge

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 & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

BY: *[Signature]* D.C.
DATE: 4-11-14