



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

1222-57

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 21, 2022
Property description	CAMPBELL SANDRA R 691 BECK AVE PENSACOLA, FL 32514 316 CLAY ST 05-2855-000 LT 189 HYER PLACE PB 1 P 92 OR 3714 P 952 OR 7043 P 1573 SEC 8/9 T 2S R 30	Certificate #	2020 / 2431
		Date certificate issued	06/01/2020

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)
# 2020/2431	06/01/2020	728.06	36.40	764.46
→ Part 2: Total*				764.46


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)
# 2021/1932	06/01/2021	821.37	6.25	41.07	868.69
Part 3: Total*					868.69

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)	1,633.15
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	820.21
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)	2,828.36

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:  Signature, Tax Collector or Designee

Escambia, Florida
Date May 6th, 2022

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>12/05/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200264

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
05-2855-000	2020/2431	06-01-2020	LT 189 HYER PLACE PB 1 P 92 OR 3714 P 952 OR 7043 P 1573 SEC 8/9 T 2S R 30

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

04-21-2022
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

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

[← Nav. Mode](#)
☒ Account
 ☐ Parcel ID
 [➔](#)

[Printer Friendly Version](#)

General Information

Parcel ID: 0925301100000190
Account: 052855000
Owners: CAMPBELL SANDRA R
Mail: 691 BECK AVE
 PENSACOLA, FL 32514
Situs: 316 CLAY ST 32505
Use Code: VACANT RESIDENTIAL
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2021	\$25,540	\$27,922	\$53,462	\$45,001
2020	\$22,986	\$24,457	\$47,443	\$40,910
2019	\$14,364	\$22,827	\$37,191	\$37,191

[Disclaimer](#)
[Market Value Breakdown Letter](#)
[Tax Estimator](#)
[File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/10/2013	7043	1573	\$100	OT	
01/1995	3714	952	\$18,000	WD	
05/1993	3440	1	\$100	CJ	
01/1970	477	228	\$12,000	WD	

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

2021 Certified Roll Exemptions

None

Legal Description

LT 189 HYER PLACE PB 1 P 92 OR 3714 P 952 OR 7043 P
 1573 SEC 8/9 T 2S R 30

Extra Features

None

Parcel

Information

[Launch Interactive Map](#)

Section

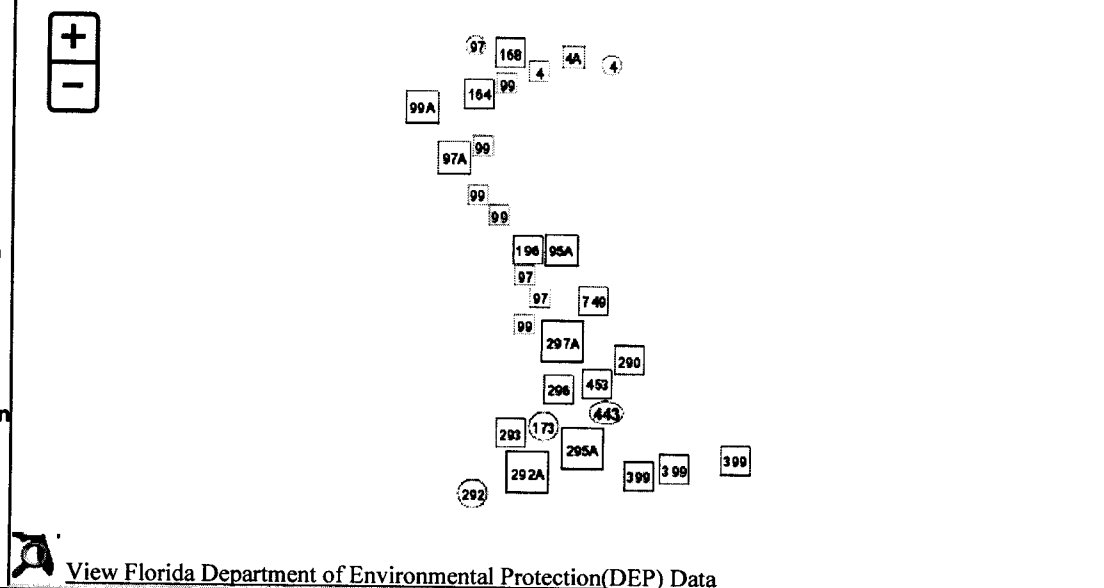
Map Id:
 09-2S-30-4

Approx.

Acreage:
 0.9772

Zoned:
 HC/LI

**Evacuation
& Flood
Information**
[Open
Report](#)



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

[Buildings](#)
[Images](#)



9/9/2021 12:00:00 AM

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:05/11/2022 (tc.4560)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDING LLC** holder of **Tax Certificate No. 02431**, issued the **1st day of June, A.D., 2020** 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:

LT 189 HYER PLACE PB 1 P 92 OR 3714 P 952 OR 7043 P 1573 SEC 8/9 T 2S R 30

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 052855000 (1222-57)

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

SANDRA R CAMPBELL

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 **5th day of December 2022**.

Dated this 13th day of May 2022.

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



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 #: 05-2855-000 CERTIFICATE #: 2020-2431

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: 8/17/2002 to and including 8/17/2022 Abstractor: BYRON BROWN

BY

Michael A. Campbell,
As President
Dated: September 18, 2022

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

September 18, 2022
Tax Account #: **05-2855-000**

1. The Grantee(s) of the last deed(s) of record is/are: **SANDRA R. CAMPBELL**

By Virtue of Warranty Deed recorded 1/30/1995 in OR 3714/952 and Death Certificate recorded 7/10/2013 - OR 7043/1573

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 Reliant Liquidity Fund, LLC recorded 8/5/2003 OR 5205/1698, together with subsequent Assignment of Mortgage recorded 7/6/2022 OR 8816/1194**
- b. **Mortgage in favor of the Administrator of the Small Business Administration recorded 5/27/2005 OR 5649/113**
- c. **Mortgage in favor of the Administrator of the Small Business Administration recorded 8/1/2005 OR 5694/1390**
- d. **Lien in favor of Emerald Coast Utilities Authority recorded 6/1/2018 OR 7910/918**
- e. **Code Enforcement Order in favor of Escambia County recorded 8/12/2016 OR 7572/1727**
- f. **Judgment in favor of Escambia County recorded 6/22/2010 OR 6605/718**

4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent. ☐ Mark if paid

Tax Account #: 05-2855-000

Assessed Value: \$23,647.00

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: NOVEMBER 7, 2022
TAX ACCOUNT #: 05-2855-000
CERTIFICATE #: 2020-2431

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>2021</u> tax year.

SANDRA R CAMPBELL
691 BECK AVE
PENSACOLA FL 32505

RELIANT LIQUIDITY FUND LLC
920 CASSATT RD SUITE 210
BERWYN PA 19312

**ADMINISTRATOR OF THE
SMALL BUSINESS ADMINISTRATION**
2120 RIVERFRONT DR #100
LITTLE ROCK ARK 72202

**ADMINISTRATOR OF THE
SMALL BUSINESS ADMINISTRATION**
801 TOM MARTIN DR SUITE 120
BIRMINGHAM AL 35211

**EMERALD COAST
UTILITIES AUTHORITY**
9255 STURDEVANT ST
PENSACOLA FL 32514-0311

**ESCAMBIA COUNTY CODE ENFORCEMENT
AND ESCAMBIA COUNTY ANIMAL CONTROL**
3363 W PARK PLACE
PENSACOLA FL 32505

Certified and delivered to Escambia County Tax Collector, this 18th day of August, 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

September 18, 2022
Tax Account #:05-2855-000

LEGAL DESCRIPTION
EXHIBIT "A"

LT 189 HYER PLACE PB 1 P 92 OR 3714 P 952 OR 7043 P 1573 SEC 8/9 T 2S R30

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-2855-000(1222-57)

This instrument was prepared by S PO Dead \$126.00
 William E. Farrington, II Mort \$0.00 ASUM \$0.00
 Wilson, Harrell & Smith, P.A. JANUARY 30, 1995
 307 South Palafox Street Joe A. Flowers, Comptroller
 Pensacola, Florida 32501 Cert. Reg. 58-2043328-01
Handwritten: ST: Carter D.C.

Doc Stamps: \$126.00
 Recording Fee: 19.50
 Total: \$136.50

WARRANTY DEED

PARCEL ID #09-2S-30-1100-000-190

State of Florida
Escambia CountyOR Bk3714 Pg0952
INSTRUMENT 00184968

KNOW ALL MEN BY THESE PRESENTS, That LOUISE TRAWICK, AND EDNA MARTIN, grantors, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and warrant unto FREDDIE L. CAMPBELL AND SANDRA R. CAMPBELL, husband and wife, 691 Beck Ave. Pensacola, Florida 32514, hereinafter called grantees, their heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia, State of Florida to-Wit:

LOT 189, HYER PLACE, A SUBDIVISION OF A PORTION OF LOT 2, SECTION 8, AND LOTS 11 AND 16, SECTION 9, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA ACCORDING TO PLAT OF THAT SUBDIVISION RECORDED IN PLAT BOOK 1 AT PAGE 92 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

THE ABOVE DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS.

Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead. And the grantor covenants that they are well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that it is free of lien or encumbrance, and that they, their heirs, executors and administrators, the said grantee, his heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever fully warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24th

day of January A.D. 1995.

Signed, Sealed and delivered
 in the presence of

Kristen Oxendine
 Witness KIRSTEN OXENDINE

Henry Foreyna
 Witness HENRY FOREYNA

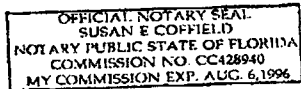
Louise Trawick (SEAL)
 LOUISE TRAWICK

Edna Martin (seal)
 EDNA MARTIN

OR Bk3714 Pg0953
INSTRUMENT 00184968

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 24th day of January, 1995, by LOUISE TRAWICK, AND EDNA MARTIN, who are personally known to me or who have produced FL Drivers Licenses as identification and who did not take an oath.



Susan E. Coffield
Notary Public
Printed Name SUSAN E. COFFIELD
My Commission Expires _____
Commission Number _____

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

OR Bk3714 Pg0954
INSTRUMENT 00184968

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, and if not, what person or entity will be responsible for maintenance. 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: CLAY STREET (316 N. Clay St.)
Legal Address of Property: LOT 189 BAYER PLACE

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

If not, it will be the responsibility of _____ to maintain, repair and improve the roadway.

This form completed by: [Signature]
Name CINDY W. ANDERSON
1190 W. LEONARD ST.
Address Pensacola, FL 32501-429
City, State, Zip Code

AS TO SELLER(S):

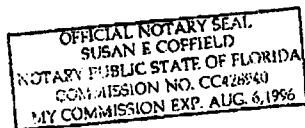
[Signature]
Seller's Name: LOUISE TRAWICK

[Signature]
Seller's Name: EDNA MARTIN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 24th day of Jan, 1995, by Louise Trawick (individual) and Edna Martin (corporation)
and/by _____ (if corporation, title: _____, who signs (individual or corporate official)
this document on behalf of the corporation), who did not take an oath and who:
☒ is/are personally known to me.
☒ produced current Florida driver's license as identification; or
_____ produced current _____ as identification.

(Notary Seal must be affixed)



Signature of Notary Public [Signature]
Name of Notary Printed _____
My Commission Expires: _____
Commission Number: _____

OR Bk3714 Pg0955
INSTRUMENT 00184968

AS TO BUYER(S):

Freddie L. Campbell
Buyer's Name: FREDDIE L CAMPBELL

Sandra R. Campbell
Buyer's Name: SANDRA R CAMPBELL

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 24th day of Jan, 1995, by
Freddie L. Campbell (individual) Sandra R. Campbell (Corporation)
(corporation or individual)

and/by _____ (if corporation, title: _____, who signs
(individual or corporate official)

this document on behalf of the corporation), who did not take an oath and who:

☐ is/are personally known to me.

☒ produced current Florida driver's license as identification; or

☐ produced current _____ as identification.

(Notary Seal must be affixed)

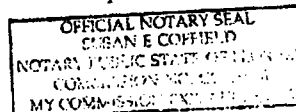
Signature of Notary Public

Name of Notary Printed

My Commission Expires: _____

Commission Number: _____

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS - 10/94



Instrument 00184968

Filed and recorded in the
public records
JANUARY 30, 1995
at 09:46 A.M.
in Book and Page noted
above or hereon
and record verified
JOE A. FLOWERS,
COMPTROLLER
Escambia County,
Florida

OR BK 5205 P61698
Escambia County, Florida
INSTRUMENT 2003-129886

MTB REC STAMP PD & ESC CO \$ 181.65
08/05/03 EMMIE LEE WARD, CLERK
By: R COWAN

INTRINSIC TKN PD & ESC CO \$ 103.70
08/05/03 EMMIE LEE WARD, CLERK
By: R COWAN

428-1
181-70
105-70

311.35700

✓ WILSON, HARRELL, SMITH
BOLES & FARRINGTON, P.A.
107 SOUTH PALAFOX STREET
POST OFFICE DRAWER 13430
PENSACOLA, FLORIDA 32501-3430

Prepared by: The Mortgage Outlet, Inc.
1800 Sandy Plains Pky Ste.304
Marietta, GA 30066
1 (770) 795-9959

[Space Above This Line For Recording Date]

MORTGAGE

Loan ID: CAFR02

THIS MORTGAGE ("Security Instrument") is given on July 29th, 2003 . The mortgagor is
Freddie L. Campbell, and
Sandra R. Campbell, Husband and Wife
, whose address is

691 Beck Avenue, Pensacola, FL 32514
("Borrower"). This Security Instrument is given to
The Mortgage Outlet, Inc., A Georgia Corporation DBA The Money Outlet

which is organized and existing under the laws of The State of Georgia , and whose
address is 1800 Sandy Plains Pky Ste.304, Marietta, GA 30066

("Lender"). Borrower owes Lender the principal sum of
Fifty One Thousand Eight Hundred Fifty and no/100 --- dollars
Dollars (U.S. \$ 51,850.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for
monthly payments, with the full debt, if not paid earlier, due and payable on August 1st, 2018
This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals,
extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to
protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this
Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following
described property located in Escambia County, Florida:
SEE ATTACHED LEGAL DESCRIPTION OR EXHIBIT "A"

which has the address of 316 West Clay Street, Pensacola
Florida 32505 [Zip Code] ("Property Address");

[Street, City],

FLORIDA-Single Family-FNMA/FHLMC UNIFORM
INSTRUMENT Form 3010 8/30
Amended 6/01

Page 1 of 8

Initials: FLC/SRC

Laser form by: Prime Services (770) 516-8025 - flmtg1

OR BK 5205 PG1703
Escambia County, Florida
INSTRUMENT 2003-129886

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

21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 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 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

23. Attorneys' Fees. As used in this Security Instrument and the Note, "attorneys' fees" shall include any attorneys' fees awarded by an appellate court.

24. 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
☐ Graduated Payment Rider
☐ Balloon Rider
☐ VA Rider

- ☐ Condominium Rider
☐ Planned Unit Development Rider
☐ Rate Improvement Rider
☐ Other(s) [specify]

- ☐ 1-4 Family Rider
☐ Biweekly Payment Rider
☐ Second Home Rider

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:

Freddie L. Campbell (Seal)
Freddie L. Campbell -Borrower

William E. Farrington, II
William E. Farrington, II

Sandra R. Campbell (Seal)
Sandra R. Campbell -Borrower

Brenda M. Demet (Seal)
BRENDA M. DEMET -Borrower

_____ (Seal)
-Borrower

STATE OF FLORIDA,

Escambia County ss:

The foregoing instrument was acknowledged before me this 29th day of July, 2003
Freddie L. Campbell - Sandra R. Campbell

by

who is personally known to me or who has produced

DA L. L. L.

as identification.



William E. Farrington, II
Notary Public-State of FL
Comm. Exp. Nov 1, 2006
Comm. No. 00140973

William E. Farrington, II
Notary Public

Page 6 of 8

Form 3010 9/90

Laser forms by: Prime Services (770) 518-8025 - flm1g6

File Number: 311.35700

FULL LEGAL

Exhibit "A" to

OR BK 5205 PB1706
Escambia County, Florida
INSTRUMENT 2003-129886

RCD Aug 05, 2003 01:59 pm
Escambia County, Florida

ERNIE LEE MABANA
Clerk of the Circuit Court
INSTRUMENT 2003-129886

**LOT 189, HYER PLACE, A SUBDIVISION OF A PORTION OF LOT 2, SECTION 8, AND LOTS 11
AND 16, SECTIN 9, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA
ACCORDING TO PLAT OF THAT SUBDIVISION RECORDED IN PLAT BOOK 1 AT PAGE 92 OF
THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

Recorded in Public Records 7/6/2022 10:22 AM OR Book 8816 Page 1194,
Instrument #2022068291, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Prepared By and Return To:
PPR Note Co
920 Cassatt Road, Suite 210
Berwyn, PA 19312

ASSIGNMENT OF MORTGAGE

Assignment Effective: December 2, 2020

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **PARTNERS FOR PAYMENT RELIEF DE IV, LLC**, whose address is **920 CASSATT ROAD, SUITE 210, BERWYN, PA 19312 (ASSIGNOR)**, does hereby grant, assign, and transfer to **RELIANT LIQUIDITY FUND, LLC**, whose address is **920 CASSATT ROAD, SUITE 210, BERWYN, PA 19312, (ASSIGNEE)**, its successors, transferees and assigns forever, all beneficial interest under that certain mortgage, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon.

Date of Mortgage: July 29, 2003

Original Loan Amount: \$51,850.00

Executed by (Borrower(s)): **FREDDIE CAMPBELL and SANDRA R CAMPBELL DBA**

Original Lender: **THE MORTGAGE OUTLET, INC, A GEORGIA CORPORATION DBA THE MONEY OUTLET**

Filed of Record: In Book/Liber/Volume 5205, Page 1698 Document/Instrument Number: 2003-129886 in the Recording District of **ESCAMBIA COUNTY, FL**, Recorded on August 05, 2003.

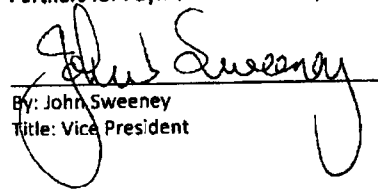
Legal Description: SEE EXHIBIT "A" ATTACHED

Property more commonly described as: **316 CLAY STREET, PENSACOLA, FL 32505**

IN WITNESS THEREOF, the undersigned by its duly elected officers and pursuant to proper authority of its board of directors has duly executed, sealed, acknowledged, and delivered this assignment.

Date: December 20, 2020

Partners for Payment Relief DE IV, LLC


By: John Sweeney
Title: Vice President


Witness Name: Chelsea Procopio

BK: 8816 PG: 1195

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

State of **PENNSYLVANIA**
County of **CHESTER**

On December 20, 2020, before me, Andrea Smith, a Notary Public, personally appeared, **JOHN SWEENEY, VICE PRESIDENT of/for Partners for Payment Relief DE IV, LLC**, personally known to me, or who proved to me on the basis of satisfactory evidence to the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me the 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. I certify under PENALTY OF PERJURY under the laws of the State of **PENNSYLVANIA** that the foregoing paragraph is true and correct. I further certify **JOHN SWEENEY**, signed, sealed, attested and delivered this document as a voluntary act in my presence.

Witness my hand and official seal.

Andrea Smith
(Notary Name): **ANDREA SMITH**
My commission expires: 9.17.2023

Commonwealth of Pennsylvania - Notary Seal
ANDREA SMITH, Notary Public
Chester County
My Commission Expires September 17, 2023
Commission Number 1355532

BK: 8816 PG: 1196 Last Page

**EXHIBIT A
LEGAL DESCRIPTION**

**LOT 189, HYER PLACE, A SUBDIVISION OF A PORTION OF LOT 2, SECTION 8, AND LOTS 11
AND 16, SECTIN 9, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA
ACCORDING TO PLAT OF THAT SUBDIVISION RECORDED IN PLAT BOOK 1 AT PAGE 92 OF
THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

Recorded in Public Records 05/27/2005 at 03:40 PM OR Book 5649 Page 113,
Instrument #2005377862, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$44.00 MTG Stamps \$103.25

MAIL ANY NOTICE OF DEFAULT TO:
U.S. SMALL BUSINESS ADMINISTRATION
2120 Riverfront Drive # 100
Little Rock, Arkansas, 72202

THIS INSTRUMENT PREPARED BY AND MAIL TO:
Meghan Munger, Attorney/Advisor
U.S. SMALL BUSINESS ADMINISTRATION
14925 Kingsport Road
Fort Worth, Texas 76155-2243
(817)868-2300

CAMPBELL, Sandra R. and Freddie L.
3627-25172 Loan No. DLB 86904940-05

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MORTGAGE (Direct)

This mortgage made and entered into this 17th day of May 2005, by and between Freddie L. Campbell and Sandra R. Campbell, husband and wife, 691 Beck Avenue, Pensacola, Florida 32514 (hereinafter referred to as mortgagor) and the Administrator of the Small Business Administration, an agency of the Government of the United States of America (hereinafter referred to as mortgagee), who maintains an office and place of business at 2120 Riverfront Drive # 100, Little Rock, Arkansas, 72202

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Escambia, State of Florida:

Described in Exhibit "A" attached hereto and made a part hereof.

It is hereby agreed between the parties hereto, that if the mortgagor, subsequent to the date of this mortgage, conveys, contracts, or attempts to sell the above described mortgaged property in any way or manner whatsoever, while said property is mortgaged to the mortgagee, and without the written consent of the mortgagee, then and in such event the whole sum of principal and interest of the debt secured by this mortgage shall, at the option of the mortgagee, become immediately due and payable, and this mortgage may be foreclosed at once if said debt is not paid in full.

"This transaction is exempt from the Florida Intangible Tax since a governmental agency is holder of the indebtedness".

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated May 17, 2005 in the principal sum of \$29,500.00 and maturing on March 12, 2027.

1. The mortgagor covenants and agrees as follows:

BK: 5649 PG: 116

8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.

9. In compliance with section 101.106 of the Rules and Regulations of the Small Business Administration [13 C.F.R. 101.106], this instrument is to be construed and enforced in accordance with applicable Federal law.

10. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.

11. Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be addressed to the mortgagor at 691 Beck Avenue, Pensacola, Florida 32514 and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at 2120 Riverfront Drive # 100 Little Rock, Arkansas, 72202.

IN WITNESS WHEREOF, the mortgagor has executed this instrument and the mortgagee has accepted delivery of this instrument as of the day and year aforesaid.

STATE OF FLORIDA

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this

21st day of May, 2005 byFreddie L. Campbell

who produced a

personally known to me as identification.

Notary Public, State of Florida at Large

My Commission Expires:

Freddie L. Campbell
Freddie L. Campbell

STATE OF FLORIDA

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this

21st day of May, 2005 bySandra R. Campbell

who produced a

personally known to me as identification.

Notary Public, State of Florida at Large

My Commission Expires:

LONZO CONNER
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # 00281900
EXPIRES 01/18/2008
RENEWED THRU 1-888-NOTARY

Sandra R. Campbell
Sandra R. Campbell

LONZO CONNER
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # 00281900
EXPIRES 01/18/2008
RENEWED THRU 1-888-NOTARY

BK: 5649 PG: 117 Last Page

Name: CAMPBELL, Sandra R. and Freddie L.

Control No. / Loan No: 3627-25172 / DLB 86904940-05

EXHIBIT "A"

LOT 189, HYER PLACE, A SUBDIVISION OF A PORTION OF LOT 2, SECTION 8, AND LOTS 11 AND 16, SECTIN 9, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA ACCORDING TO PLAT OF THAT SUBDIVISION RECORDED IN PLAT BOOK 1 AT PAGE 92 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

More commonly known as: 316 West Clay, Pensacola, Florida, 32514

Recorded in Public Records 08/01/2005 at 04:13 PM OR Book 5694 Page 1390,
Instrument #2005402089, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$44.00 MTG Stamps \$49.00

MAIL AND NOTICE OF DEFAULT TO:
U.S. SMALL BUSINESS ADMINISTRATION
801 Tom Martin Drive, Suite 120
Birmingham, Alabama, 35211

THIS INSTRUMENT PREPARED BY AND MAIL TO:
Meghan Munger, Attorney/Advisor
U.S. SMALL BUSINESS ADMINISTRATION
14925 Kingsport Road
Fort Worth, Texas 76155-2243
(817)868-2300

CAMPBELL, Sandra R. and Freddie L.
3627-25174 Loan No. DLH 86904840-02

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MORTGAGE (Direct)

This mortgage made and entered into this 18th day of May 2005, by and between Freddie L. Campbell and Sandra R. Campbell, husband and wife, 691 Beck Avenue, Pensacola, Florida 32514 (hereinafter referred to as mortgagor) and the Administrator of the Small Business Administration, an agency of the Government of the United States of America (hereinafter referred to as mortgagee), who maintains an office and place of business at 801 Tom Martin Drive, Suite 120, Birmingham, Alabama, 35211

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Escambia, State of Florida:

Described in Exhibit "A" attached hereto and made a part hereof.

It is hereby agreed between the parties hereto, that if the mortgagor, subsequent to the date of this mortgage, conveys, contracts, or attempts to sell the above described mortgaged property in any way or manner whatsoever, while said property is mortgaged to the mortgagee, and without the written consent of the mortgagee, then and in such event the whole sum of principal and interest of the debt secured by this mortgage shall, at the option of the mortgagee, become immediately due and payable, and this mortgage may be foreclosed at once if said debt is not paid in full.

"This transaction is exempt from the Florida Intangible Tax since a governmental agency is holder of the indebtedness".

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated March 12, 2005 in the principal sum of \$14,000.00 and maturing on March 12, 2035.

1. The mortgagor covenants and agrees as follows:

BK: 5694 PG: 1393

8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.

9. In compliance with section 101.106 of the Rules and Regulations of the Small Business Administration [13 C.F.R. 101.106], this instrument is to be construed and enforced in accordance with applicable Federal law.

10. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.

11. Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be addressed to the mortgagor at 691 Beck Avenue, Pensacola, Florida 32514 and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at 801 Tom Martin Drive, Suite 120 Birmingham, Alabama, 35211.

IN WITNESS WHEREOF, the mortgagor has executed this instrument and the mortgagee has accepted delivery of this instrument as of the day and year aforesaid.

STATE OF FLORIDA)

COUNTY OF Escambia)

Freddie L. Campbell
Freddie L. Campbell

The foregoing instrument was acknowledged before me this

27th day of May, 2025 by

Freddie L. Campbell

who produced a

personally known to me as identification.

Notary Public, State of Florida at Large

My Commission Expires:

LONZO CONNER
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD281900
EXPIRES 01/19/2008
BONDED THRU 1-888-NOTARY1

STATE OF FLORIDA)

COUNTY OF Escambia)

Sandra R. Campbell
Sandra R. Campbell

The foregoing instrument was acknowledged before me this

27th day of May, 2025 by

Sandra R. Campbell

who produced a

personally known to me as identification.

Notary Public, State of Florida at Large

My Commission Expires:

LONZO CONNER
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD281900
EXPIRES 01/19/2008
BONDED THRU 1-888-NOTARY1

BK: 5694 PG: 1394 Last Page

Name: CAMPBELL, Sandra R. and Freddie L.

Control No. / Loan No: 3627-25174 / DLH 86904840-02

EXHIBIT "A"

LOT 189, HYER PLACE, A SUBDIVISION OF A PORTION OF LOT 2, SECTION 8, AND LOTS 11 AND 16, SECTIN 9, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA ACCORDING TO PLAT OF THAT SUBDIVISION RECORDED IN PLAT BOOK 1 AT PAGE 92 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

More commonly known as: 316 West Clay, Pensacola, Florida, 32514

Recorded in Public Records 6/1/2018 4:22 PM OR Book 7910 Page 918,
Instrument #2018042925, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:
PROCESSING DEPT,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:
LT 189 HYER PLACE PB 1 P 92 OR 3714 P 952 OR 7043 P 1573 SEC 8/9 T 2S R 30

Customer: SANDRA CAMPBELL

Account Number: 39862-17984

Amount of Lien: \$374.01, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

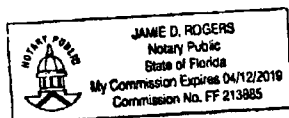
Dated: 052218

EMERALD COAST UTILITIES AUTHORITY

BY: *Loretta M Lee*

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 29th day of May, 2018, by LORETTA M LEE of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie D. Rogers
Notary Public - State of Florida

RWK:ls
Revised 03/31/11

Recorded in Public Records 08/12/2016 at 11:04 AM OR Book 7572 Page 1727,
Instrument #2016061944, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 08/12/2016 at 10:12 AM OR Book 7572 Page 1654,
Instrument #2016061924, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

VS.

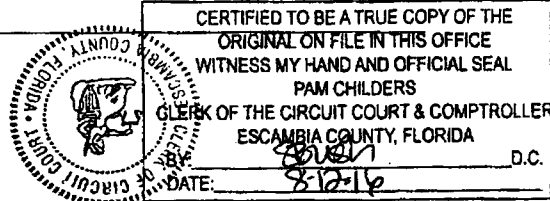
**CASE NO: CE#16-01-00144
LOCATION: 316 Clay St
PR# 092S301100000190**

**Campbell, Sandra R
691 Beck Ave
Pensacola, FL 32514
RESPONDENT**

ORDER

This CAUSE having come before the Office of Environmental
Enforcement Special Magistrate on the Petition of the Environmental Enforcement
Officer for alleged violation of the ordinances of the County of Escambia, State of
Florida, and the Special Magistrate having considered the evidence before him in the
form of testimony by the Enforcement Officer and the Respondent or representative,
thereof, NAMED ABOVE, as well as evidence submitted and after consideration of the
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate
finds that a violation of the following Code of Ordinance(s) has occurred and continues

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described _____
- ☒ 42-196 (d) Overgrowth



BK: 7572 PG: 1728

BK: 7572 PG: 1655

- ☒ 30-203 Unsafe Building; Described as ☒ Main Structure ☐ Accessory Building(s)
- ☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☒ (m) ☒ (n) ☐ (o)
- ☐ (p) ☐ (q) ☐ (r) ☐ (s) ☒ (t) ☒ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Chapter 3 Commercial in residential and non permitted use
- ☐ LDC Chapter 2 Article 3 Land Disturbance without permits
- ☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that RESPONDENT shall have until September 8, 2016 to correct the violation and to bring the violation into compliance.

BK: 7572 PG: 1729

BK: 7572 PG: 1656

Corrective action shall include:

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☒ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

BK: 7572 PG: 1730

BK: 7572 PG: 1657

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 25.00 per day, commencing September 9th, 2016. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT**.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

BK: 7572 PG: 1731 Last Page

BK: 7572 PG: 1658 Last Page

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 9th day of August, 2016.



John B Trawick
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 06/22/2010 at 02:14 PM OR Book 6605 Page 718,
Instrument #2010039977, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY
190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

STATE OF FLORIDA

CASE NO: 2010 CO 022541 A

CITATION NO: 19734

vs.

/ F DOB:

SANDRA CAMPBELL
8411 CHERRY AVE
PENSACOLA FL 32534

Case: 2010 CO 022541 A
00055709721
Dkt: ACLIEN Pg#:

ERNE LEE MAGAHA
CLERK OF CIRCUIT COURT
IN AND FOR ESCAMBIA COUNTY
2ND JUN 21 P 2:15
UNIT CRIMINAL DIVISION
FILED & RECEIVED

JUDGMENT AGAINST DEFENDANT FOR ANIMAL CONTROL FINES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$ 70.00, plus \$10.00 delinquent fee payable to the Clerk of the Court, for a total of \$ \$80.00, which the Court has determined to be the defendant's liability for civil infraction under animal control law per FS 828.27, and related costs.

It is further ordered and adjudged that, in accordance with Section 828.27, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 17 day of June, 2010.

Thomas E. Johnson
JUDGE THOMAS E. JOHNSON

ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of hereof has been furnished to defendant by delivery/mail, this 22nd day of June, 2010.



ERNE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

By: *[Signature]*
Deputy Clerk

MMANLIEN

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

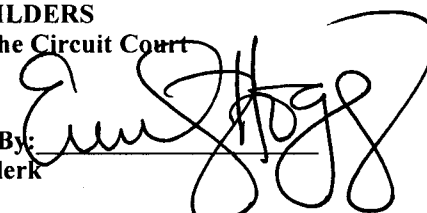
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 052855000 Certificate Number: 002431 of 2020**

Payor: SANDRA R CAMPBELL 691 BECK AVE PENSACOLA, FL 32514 Date 10/19/2022

Clerk's Check #	455350996	Clerk's Total	\$510.72 \$3,266.20
Tax Collector Check #	1	Tax Collector's Total	\$3,174.01
		Postage	\$46.20
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,747.93

\$3,283.20

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
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 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 # 2020 TD 002431

Redeemed Date 10/19/2022

Name SANDRA R CAMPBELL 691 BECK AVE PENSACOLA, FL 32514

Clerk's Total = TAXDEED	\$510.72	\$3,266.20
Due Tax Collector = TAXDEED	\$3,174.01	
Postage = TD2	\$46.20	
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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 052855000 Certificate Number: 002431 of 2020

Redemption
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/5/2022"/>	Redemption Date <input type="text" value="10/19/2022"/>
Months	8	6
Tax Collector	<input type="text" value="\$2,828.36"/>	<input type="text" value="\$2,828.36"/>
Tax Collector Interest	\$339.40	\$254.55
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,174.01	<input type="text" value="\$3,089.16"/> <i>TC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$54.72	\$41.04
Total Clerk	\$510.72	<input type="text" value="\$497.04"/> <i>CL</i>
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="\$46.20"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,747.93	\$3,603.20
	Repayment Overpayment Refund Amount	\$144.73
Book/Page	<input type="text" value="8785"/>	<input type="text" value="214"/>

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 8785, Page 214, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02431, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **052855000 (1222-57)**

DESCRIPTION OF PROPERTY:

LT 189 HYER PLACE PB 1 P 92 OR 3714 P 952 OR 7043 P 1573 SEC 8/9 T 2S R 30

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: SANDRA R CAMPBELL

Dated this 19th day of October 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk