

FULL LEGAL DESCRIPTION
Parcel ID Number: 12-1132-525

October 13, 2015
Tax Year: 2012
Certificate Number: 8600.0000

BEG AT NE COR OF SEC N 89 DEG 0 MIN 43 SEC W 810 FT FOR POB S 0 DEG 59 MIN 17 SEC W 381 50/100
FT S 89 DEG 0 MIN 43 SEC E 250 FT N 0 DEG 59 MIN 17 SEC E 381 50/100 FT TO N LI OF SEC N 89 DEG 0 MIN
43 SEC W ALG N LI OF SEC 250 FT TO POB LT 6 PHASE 2 STEEPLECHASE UNRECORDED S/D OR 4326 P
145 LESS OR 4639 P 1392 RD R/W LESS MINERAL RIGHTS

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

vicor2360 (Vincent Falci)

Applicant's Signature

10/01/2015

Date

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**APEX FUNDS SERVICES C/F APOLLO TAX
RECEIVABLES LLC
PO BOX 54321
NEW ORLEANS, Louisiana, 70154**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
8600.0000	12-1132-525	06/01/2013	BEG AT NE COR OF SEC N 89 DEG 0 MIN 43 SEC W 810 FT FOR POB S 0 DEG 59 MIN 17 SEC W 381 50/100 FT S 89 DEG 0 MIN 43 SEC E 250 FT N 0 DEG 59 MIN 17 SEC E 381 50/100 FT TO N LI OF SEC N 89 DEG 0 MIN 43 SEC W ALG N LI OF SEC 250 FT TO POB LT 6 PHASE 2 STEEPLECHASE UNRECORDED S/D OR 4326 P 145 LESS OR 4 ... See attachment for full legal description.

2014 TAX ROLL
GRAHAM TONIA M

MOLINO , Florida 32577

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

vicor2360 (Vincent Falci)

Applicant's Signature

10/01/2015

Date

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

10/1/2015

FULL LEGAL DESCRIPTION
Parcel ID Number: 12-1132-525

October 13, 2015

Tax Year: 2012

Certificate Number: 8600.0000

BEG AT NE COR OF SEC N 89 DEG 0 MIN 43 SEC W 810 FT FOR POB S 0 DEG 59 MIN 17 SEC W 381 50/100
FT S 89 DEG 0 MIN 43 SEC E 250 FT N 0 DEG 59 MIN 17 SEC E 381 50/100 FT TO N LI OF SEC N 89 DEG 0 MIN
43 SEC W ALG N LI OF SEC 250 FT TO POB LT 6 PHASE 2 STEEPLECHASE UNRECORDED S/D OR 4326 P
145 LESS OR 4639 P 1392 RD R/W LESS MINERAL RIGHTS

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number**
Oct 1, 2015 / 150371

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 8600.0000**, issued the **1st day of June, 2013**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 12-1132-525**

Certificate Holder:

APEX FUNDS SERVICES C/F APOLLO TAX RECEIVABLES LLC
PO BOX 54321
NEW ORLEANS, LOUISIANA 70154

Property Owner:

GRAHAM TONIA M

MOLINO, FLORIDA 32577

Legal Description:

BEG AT NE COR OF SEC N 89 DEG 0 MIN 43 SEC W 810 FT FOR POB S 0 DEG 59 MIN 17 SEC W 381 50/100 FT S 89 DEG 0 MIN 43 SEC E 250 FT N 0 DEG 59 MIN 17 SEC ...

See attachment for full legal description.

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2013	8600.0000	06/01/13	\$443.38	\$0.00	\$22.17	\$465.55

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2015	8242.0000	06/01/15	\$457.68	\$6.25	\$22.88	\$486.81
2014	7831.0000	06/01/14	\$451.75	\$6.25	\$22.59	\$480.59

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. _____
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$1,432.95
\$0.00
\$200.00
\$125.00
\$1,757.95
\$1,757.95
\$23,160.50
\$6.25

*Done this 1st day of October, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Jenna Stewart

Date of Sale: January 4, 2014

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

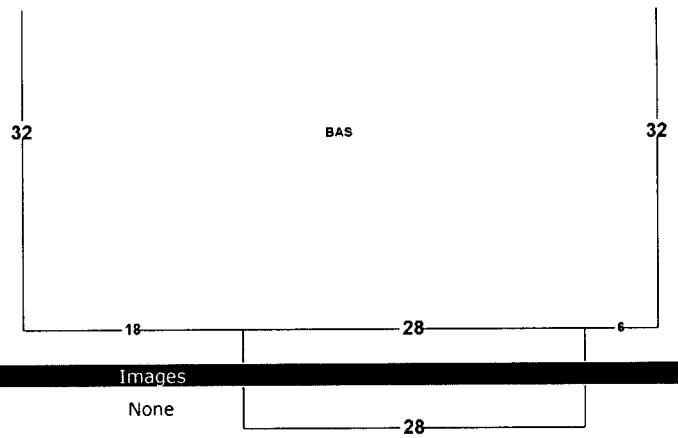
MH ROOF COVER-COMP
SHINGLE/WOOD
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-7
NO. STORIES-1
STORY HEIGHT-0



Areas - 1888 Total SF

BASE AREA - 1664

WOOD DECK FIN - 224



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: 10/19/2015 (tc.2208)



Chris Jones Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information

Reference: 333N314400006002
Account: 121132525
Owners: GRAHAM TONIA M
Mail: 1401 BRICKTON RD
MOLINO, FL 32577
Situs: 1401 BRICKTON RD 32577
Use Code: MOBILE HOME
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$23,513	\$32,883	\$56,396	\$46,691
2014	\$23,495	\$29,264	\$52,759	\$46,321
2013	\$23,495	\$28,552	\$52,047	\$45,637

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/1998	4326	145	\$17,500	WD	View Instr
08/1988	2595	276	\$100,000	WD	View Instr

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

2015 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

BEG AT NE COR OF SEC N 89 DEG 0 MIN 43 SEC W
810 FT FOR POB S 0 DEG 59 MIN 17 SEC W 381
50 /100 FT S 89 DEG 0 MIN 43 SEC...

Extra Features

None

Parcel Information

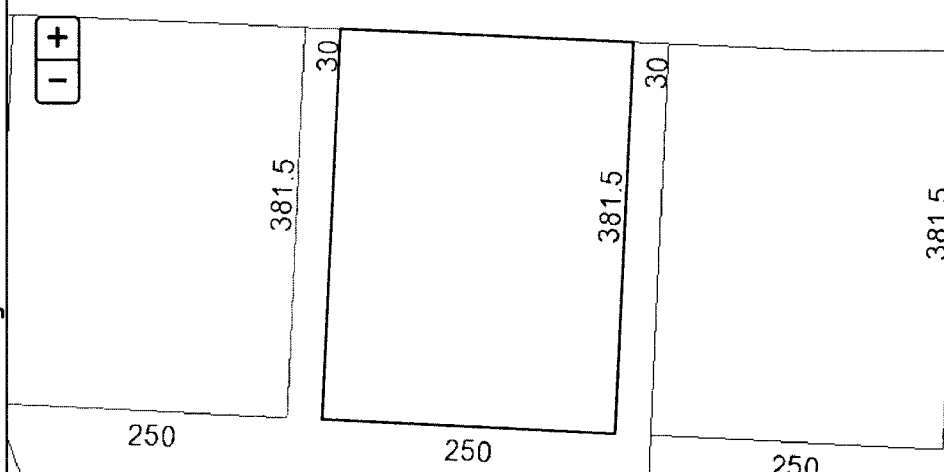
[Launch Interactive Map](#)

Section Map Id:
33-3N-31

Approx. Acreage:
1.9800

Zoned:
RMU

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 1401 BRICKTON RD, Year Built: 1999, Effective Year: 1999

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




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

Tax Deed - Redemption Calculator

Account: 121132525 Certificate Number: 008600 of 2013

Redemption Yes ▾ Application Date 10/01/2015 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 01/04/2016	Redemption Date 11/10/2015 
Months	3	1
Tax Collector	\$1,757.95	\$1,757.95
Tax Collector Interest	\$79.11	\$26.37
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,843.31	\$1,790.57 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$21.20	\$7.07
Total Clerk	\$492.20	\$478.07 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$2,435.51	\$2,268.64
	Repayment Overpayment Refund Amount	\$166.87

ACTUAL SHERIFF \$80.00

Notes 11/2/15 TONIA M GRAHAM CALLED FOR A QUOTE, TOLD HER IF SHE PAID BEFORE 11/25/15 THE PRICE WOULD BE \$1,927.64. EBH

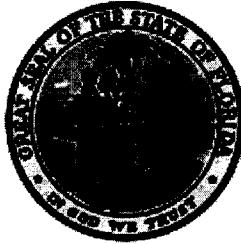


Submit

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Print Preview

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 # 2013 TD 008600
 Redeemed Date 11/10/2015**

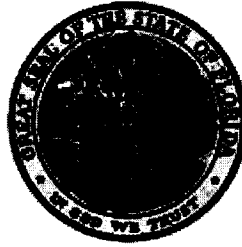
Name Tonia Wilson 1401 Brickton Rd Molino, FL 32577

Clerk's Total = TAXDEED	\$492.20
Due Tax Collector = TAXDEED	\$1,843.31
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
No Information Available - See Dockets					

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
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**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: 121132525 Certificate Number: 008600 of 2013**

Payor: Tonia Wilson 1401 Brickton Rd Molino, FL 32577 Date 11/10/2015

Clerk's Check #	4462260461	Clerk's Total	\$492.20
Tax Collector Check #	1	Tax Collector's Total	\$1,843.31
		Postage	\$60.00
		Researcher Copies	\$0.00
		Total Received	\$2,395.51

\$1927.64

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: *[Signature]*
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>**

IN THE COUNTY COURT IN AND FOR ESCAMBIA
COUNTY, FLORIDA

CIVIL DIVISION

CASE NO: 2012 SC 002963 V

PORTFOLIO RECOVERY ASSOCIATES, LLC,
Plaintiff,

vs.

TONIA WILSON,
Defendant,

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2013 JAN 16 P 2:27
COUNTY CIVIL DIVISION
FILED & RECORDED

DEFAULT FINAL JUDGMENT

IT IS ADJUDGED THAT, pursuant to Fla. Sm. Cl. R. 7.170(a) and (b), Plaintiff, PORTFOLIO RECOVERY ASSOCIATES, LLC, (who's address is: 120 CORPORATE BLVD NORFOLK VA 23502) recover from Defendant, TONIA WILSON, the sum of \$3,106.43 on principal, costs in the sum of \$350.00, and prejudgment interest of \$234.07, that shall bear interest at the prevailing statutory rate of 4.75% per year from this date through December 31 of this current year, for which let execution issue. Therefore, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 55.03, Florida Statutes.

It is further ordered and adjudged that the Defendant shall complete Florida Small Claims Rules Form 7.343 (**Fact Information Sheet**) and return it to plaintiff's attorney within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete form 7.343 and return it to the plaintiff's attorney.

DONE AND ORDERED in ESCAMBIA County, Florida this 16th day of January

2013.



COUNTY COURT JUDGE

Copies furnished to:

✓ Joseph F. Rosen, Esq.
Attorney for Plaintiff
Pollack & Rosen, P.A.
806 Douglas Road, Suite 200
Coral Gables, Florida 33134
Telephone No: 305-448-0006
LegalPleadings@Pollackrosen.com
Mail@PollackRosen.com

✓ TONIA WILSON
1401 BRICKTON RD MOLINO FL 32577

Case: 2012 SC 002963

00082060629

Dkt: CC1036 Pg#:

Our File #2006810

WUC
1/17/13

Information Sheet), including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney, within 45 days from the date of the final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

3. Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor(s) to complete form 7.343, including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida, this the 6 day of August, 2008.

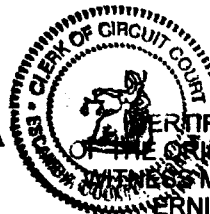

COUNTY JUDGE

Conformed copies to:

STEPHEN M. GUTTMANN, Esquire
314 South Baylen Street, Suite 203
Pensacola, FL 32502

TONIA M. WILSON
d/b/a VINYL SERVICES OF NORTHWEST FLORIDA
1401 Brickton Road
Molino, FL 32577

WILLIAM W. WILSON, JR.
d/b/a VINYL SERVICES OF NORTHWEST FLORIDA
1401 Brickton Road
Molino, FL 32577



CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY FLORIDA

BY Amber McGinn DC
DATE 8/13/08

Recorded in Public Records 08/12/2008 at 08:31 AM OR Book 6363 Page 1231,
Instrument #2008060591, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2008 AUG -7 A 9 42

COUNTY CIVIL DIVISION
FILED & RECORDED

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

GULF COAST BUILDING PRODUCTS, INC.
3350 McLemore Drive
Pensacola, FL 32514

Plaintiff,

v.

TONIA M. WILSON and WILLIAM W. WILSON, JR.
d/b/a VINYL SERVICES OF NORTHWEST FLORIDA
1401 Brickton Road
Molino, FL 32577

Defendants.

Case No: 2008 SC 004059

**FINAL JUDGMENT AS TO TONIA M. WILSON and WILLIAM W. WILSON, JR.
d/b/a VINYL SERVICES OF NORTHWEST FLORIDA**

THIS MATTER came before the Court, the defendants having
admitted that the debt is due and owing, and the Court having
reviewed the file and being otherwise fully advised in the
premises, it is therefore ORDERED AND ADJUDGED as follows:

1. That the plaintiff, GULF COAST BUILDING PRODUCTS,
INC., hereby recovers from the defendants, TONIA M.
WILSON and WILLIAM W. WILSON, JR. d/b/a VINYL SERVICES
OF NORTHWEST FLORIDA, the following:

A. Principal	\$4,400.20
B. Interest	121.01
C. Court Costs	295.00
D. Attorney's Fees	500.00
Total Due	<u>\$5,316.21</u>

which shall accrue interest at the rate of 11% per
annum, all for which let execution issue.

2. The judgment debtor(s) shall complete, under oath, the
Florida Rule of Civil Procedure Form 7.343 (Fact

STATE OF FLORIDA
MARRIAGE RECORDTYPE IN UPPER CASE
USE BLACK INKThis license not valid unless seal of Clerk,
Circuit or County Court, appears thereon.

(STATE FILE NUMBER)

OR BK 4700 P80010
Escambia County, Florida
INSTRUMENT 2001-838522RCD May 03, 2001 09:43 am
Escambia County, FloridaErnie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-838522

2001 ML 000802

APPLICATION NUMBER

APPLICATION TO MARRY

1. GROOM'S NAME (First, Middle, Last) WILLIAM WAYNE WILSON JR			2. DATE OF BIRTH (Month, Day, Year) 12/11/1971		
3a. RESIDENCE - CITY, TOWN, OR LOCATION MOLINO		3b. COUNTY ESCAMBIA		3c. STATE FLORIDA	
5a. BRIDE'S NAME (First, Middle, Last) TONIA MICHELE GRAHAM			5b. MAIDEN SURNAME (If different)		
7a. RESIDENCE - CITY, TOWN, OR LOCATION MOLINO		7b. COUNTY ESCAMBIA		7c. STATE FLORIDA	
			8. DATE OF BIRTH (Month, Day, Year) 02/01/1971		
			8. BIRTHPLACE (State or Foreign Country) FLORIDA		

WE THE APPLICANTS NAMED IN THIS CERTIFICATE, EACH FOR HIMSELF OR HERSELF, STATE THAT THE INFORMATION PROVIDED ON THIS RECORD IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF; THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR THE ISSUANCE OF A LICENSE TO AUTHORIZE THE SAME IS KNOWN TO US AND HEREBY APPLY FOR LICENSE TO MARRY.

9. SIGNATURE OF GROOM (Sign full name using black ink)
*William Wayne Wilson Jr.*10. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE)
04/11/200111. TITLE OF OFFICIAL
CLERK OF COURTS12. SIGNATURE OF OFFICIAL (Use black ink)
Cindy G Rhodes **DEPUTY CLERK**13. SIGNATURE OF BRIDE (Sign full name using black ink)
*Tonia Michele Graham*14. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE)
04/11/200115. TITLE OF OFFICIAL
CLERK OF COURTS16. SIGNATURE OF OFFICIAL (Use black ink)
Cindy G Rhodes **DEPUTY CLERK**

LICENSE TO MARRY

AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF FLORIDA AND TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS. THIS LICENSE MUST BE USED ON OR AFTER THE EFFECTIVE DATE AND ON OR BEFORE THE EXPIRATION DATE IN THE STATE OF FLORIDA IN ORDER TO BE RECORDED AND VALID.

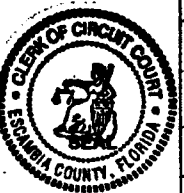
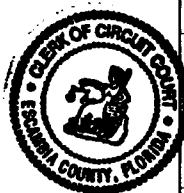
17. COUNTY ISSUING LICENSE ESCAMBIA		18. DATE LICENSE ISSUED 04/11/2001		19a. DATE LICENSE EFFECTIVE 04/14/2001		19. EXPIRATION DATE 06/13/2001	
20a. SIGNATURE OF COURT CLERK OR JUDGE <i>Ernie Lee Magaha</i>				20b. TITLE CLERK OF COURTS		20c. BY D.C. <i>CLC</i>	

CERTIFICATE OF MARRIAGE

I HEREBY CERTIFY THAT THE ABOVE NAMED GROOM AND BRIDE WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.

21. DATE OF MARRIAGE (Month, Day, Year) Apr 11 21, 2001		22. CITY, TOWN, OR LOCATION OF MARRIAGE Pensacola, Florida	
23a. SIGNATURE OF PERSON PERFORMING CEREMONY (Use black ink) <i>Rev John Kuritz</i>		23b. ADDRESS (Of person performing ceremony) 475 Kittrell Street, Cantonment, FL 32533	
23c. NAME AND TITLE OF PERSON PERFORMING CEREMONY (Or notary stamp) REVEREND JOHN KURITZ, PASTOR FARM HILL UNITED METHODIST CHURCH 1251 Muscogee Rd., Cantonment, FL 32533		24. SIGNATURE OF WITNESS TO CEREMONY (Use black ink) <i>J. A. Z.</i>	
		25. SIGNATURE OF WITNESS TO CEREMONY (Use black ink) <i>D. L. Graham</i>	

SEAL



OR BK 4326 P80153
Escambia County, Florida
INSTRUMENT 98-544835

RCD Oct 15, 1998 01:24 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-544835

EXHIBIT "A"

Lot 6, Phase 2 STEEPLECHASE:

Commencing at the Northeast corner of Section 33, Township 3 North, Range 31 West, Escambia County, Florida; thence North 89°00'43" West along the North line of Section 33 for a distance of 810.00 feet for the Point of Beginning; thence South 00°59'17" West for a distance of 381.50 feet; thence South 89°00'43" East for a distance of 250.00 feet; thence North 00°59'17" East for a distance of 381.50 feet to the said North line of Section 33, thence North 89°00'43" West along said North line a distance of 250.00 feet to the Point of Beginning.

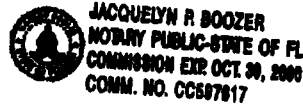
SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Mortgagor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1.

<u>Tonia M. Graham</u>		<u>9/25/98</u>	
(Signature)	TONIA M. GRAHAM	(Date)	
(Signature)		(Signature)	
(Date)		(Date)	
(Witness)		(Witness)	

ACKNOWLEDGMENT:

(Individual) STATE OF Florida, COUNTY OF Escambia, ss.
This instrument was acknowledged before me this 25th day of September, 1998
by Tonia M. Graham
~~who is personally known to me~~ or who has produced Florida Drivers License as identification.
My commission expires:

Jacquelyn R. Boozer
(Notary Public)



19. **ESCROW FOR TAXES AND INSURANCE.** Unless otherwise provided in a separate agreement, Mortgagor will not be required to pay to Lender funds for taxes and insurance in escrow.
20. **FINANCIAL REPORTS AND ADDITIONAL DOCUMENTS.** Mortgagor will provide to Lender upon request, any financial statement or information Lender may deem reasonably necessary. Mortgagor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Mortgagor's obligations under this Security Instrument and Lender's lien status on the Property.
21. **JOINT AND INDIVIDUAL LIABILITY; CO-SIGNERS; SUCCESSORS AND ASSIGNS BOUND.** All duties under this Security Instrument are joint and individual. If Mortgagor signs this Security Instrument but does not sign an evidence of debt, Mortgagor does so only to mortgage Mortgagor's interest in the Property to secure payment of the Secured Debt and Mortgagor does not agree to be personally liable on the Secured Debt. If this Security Instrument secures a guaranty between Lender and Mortgagor, Mortgagor agrees to waive any rights that may prevent Lender from bringing any action or claim against Mortgagor or any party indebted under the obligation. These rights may include, but are not limited to, any anti-deficiency or one-action laws. Mortgagor agrees that Lender and any party to this Security Instrument may extend, modify or make any change in the terms of this Security Instrument or any evidence of debt without Mortgagor's consent. Such a change will not release Mortgagor from the terms of this Security Instrument. The duties and benefits of this Security Instrument shall bind and benefit the successors and assigns of Mortgagor and Lender.
22. **APPLICABLE LAW; SEVERABILITY; INTERPRETATION.** This Security Instrument is governed by the laws of the jurisdiction in which Lender is located, except to the extent otherwise required by the laws of the jurisdiction where the Property is located. This Security Instrument is complete and fully integrated. This Security Instrument may not be amended or modified by oral agreement. Any section in this Security Instrument, attachments, or any agreement related to the Secured Debt that conflicts with applicable law will not be effective, unless that law expressly or impliedly permits the variations by written agreement. If any section of this Security Instrument cannot be enforced according to its terms, that section will be severed and will not affect the enforceability of the remainder of this Security Instrument. Whenever used, the singular shall include the plural and the plural the singular. The captions and headings of the sections of this Security Instrument are for convenience only and are not to be used to interpret or define the terms of this Security Instrument. Time is of the essence in this Security Instrument.
23. **NOTICE.** Unless otherwise required by law, any notice shall be given by delivering it or by mailing it by first class mail to the appropriate party's address on page 1 of this Security Instrument, or to any other address designated in writing. Notice to one mortgagor will be deemed to be notice to all mortgagors.
24. **WAIVERS.** Except to the extent prohibited by law, Mortgagor waives all appraisal and homestead exemption rights relating to the Property.
25. **OTHER TERMS.** If checked, the following are applicable to this Security Instrument:
- ☐ **Line of Credit.** The Secured Debt includes a revolving line of credit provision. Although the Secured Debt may be reduced to a zero balance, this Security Instrument will remain in effect until released.
 - ☒ **Construction Loan.** This Security Instrument secures an obligation incurred for the construction of an improvement on the Property.
 - ☐ **Fixture Filing.** Mortgagor grants to Lender a security interest in all goods that Mortgagor owns now or in the future and that are or will become fixtures related to the Property. This Security Instrument suffices as a financing statement and any carbon, photographic or other reproduction may be filed of record for purposes of Article 9 of the Uniform Commercial Code.
 - ☐ **Riders.** The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument. [Check all applicable boxes]
 - ☐ Condominium Rider ☐ Planned Unit Development Rider ☐ Other
 - ☐ **Additional Terms.**
- ☐ Payment of this note or mortgage is subject to the terms of a home improvement installment contract of even date between maker and payee or mortgagor and mortgagee.

15. **EXPENSES; ADVANCES ON COVENANTS; ATTORNEYS FEES; COLLECTION COSTS.** Except when prohibited by law, Mortgagor agrees to pay all of Lender's expenses if Mortgagor breaches any covenant in this Security Instrument. Mortgagor will also pay on demand any amount incurred by Lender for insuring, inspecting, preserving or otherwise protecting the Property and Lender's security interest. These expenses will bear interest from the date of the payment until paid in full at the highest interest rate in effect as provided in the terms of the Secured Debt. Mortgagor agrees to pay all costs and expenses incurred by Lender in collecting, enforcing or protecting Lender's rights and remedies under this Security Instrument. This amount may include, but is not limited to, attorneys' fees, court costs, and other legal expenses. This Security Instrument shall remain in effect until released. Mortgagor agrees to pay for any recordation costs of such release.
16. **ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES.** As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 U.S.C. 9601 et seq.), and all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substances," "hazardous waste" or "hazardous substance" under any Environmental Law.
- Mortgagor represents, warrants and agrees that:
- A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Hazardous Substances that are generally recognized to be appropriate for the normal use and maintenance of the Property.
 - B. Except as previously disclosed and acknowledged in writing to Lender, Mortgagor and every tenant have been, are, and shall remain in full compliance with any applicable Environmental Law.
 - C. Mortgagor shall immediately notify Lender if a release or threatened release of a Hazardous Substance occurs on, under or about the Property or there is a violation of any Environmental Law concerning the Property. In such an event, Mortgagor shall take all necessary remedial action in accordance with any Environmental Law.
 - D. Mortgagor shall immediately notify Lender in writing as soon as Mortgagor has reason to believe there is any pending or threatened investigation, claim, or proceeding relating to the release or threatened release of any Hazardous Substance or the violation of any Environmental Law.
17. **CONDEMNATION.** Mortgagor will give Lender prompt notice of any pending or threatened action, by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Mortgagor authorizes Lender to intervene in Mortgagor's name in any of the above described actions or claims. Mortgagor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds shall be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.
18. **INSURANCE.** Mortgagor shall keep Property insured against loss by fire, flood, tornadoes, hurricanes, earthquakes, theft and other hazards and risks reasonably associated with the Property due to its type and location. 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 Mortgagor subject to Lender's approval, which shall not be unreasonably withheld. If Mortgagor fails to maintain the coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property according to the terms of this Security Instrument.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard "mortgage clause" and, where applicable, "loss payee clause." Mortgagor shall immediately notify Lender of cancellation or termination of the insurance. Lender shall have the right to hold the policies and renewals. If Lender requires, Mortgagor shall immediately give to Lender all receipts of paid premiums and renewal notices. Upon loss, Mortgagor shall give immediate notice to the insurance carrier and Lender. Lender may make proof of loss if not made immediately by Mortgagor.

Unless otherwise agreed in writing, all insurance proceeds shall be applied to the restoration or repair of the Property or to the Secured Debt, whether or not then due, at Lender's option. Any application of proceeds to principal shall not extend or postpone the due date of the scheduled payment nor change the amount of any payment. Any excess will be paid to the Mortgagor. If the Property is acquired by Lender, Mortgagor's right to any insurance policies and proceeds resulting from damage to the Property before the acquisition shall pass to Lender to the extent of the Secured Debt immediately before the acquisition.

TMG

8. **CLAIMS AGAINST TITLE.** Mortgagor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagor's payment. Mortgagor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Mortgagor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Mortgagor may have against parties who supply labor or materials to maintain or improve the Property.
9. **DUE ON SALE OR ENCUMBRANCE.** Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, any lien, encumbrance, transfer or sale of the Property. This right is subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable. This covenant shall run with the Property and shall remain in effect until the Secured Debt is paid in full and this Security Instrument is released.
10. **PROPERTY CONDITION, ALTERATIONS AND INSPECTION.** Mortgagor will keep the Property in good condition and make all repairs that are reasonably necessary. Mortgagor shall not commit or allow any waste, impairment, or deterioration of the Property. Mortgagor will keep the Property free of noxious weeds and grasses. Mortgagor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Mortgagor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Mortgagor will notify Lender of all demands, proceedings, claims and actions against Mortgagor, and of any loss or damage to the Property.
- Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender shall give Mortgagor notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Any inspection of the Property shall be entirely for Lender's benefit and Mortgagor will in no way rely on Lender's inspection.
11. **AUTHORITY TO PERFORM.** If Mortgagor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Mortgagor appoints Lender as attorney-in-fact to sign Mortgagor's name or pay any amount necessary for performance. Lender's right to perform for Mortgagor shall not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument. If any construction on the Property is discontinued or not carried on in a reasonable manner, Lender may take all steps necessary to protect Lender's security interest in the Property, including completion of the construction.
12. **LEASEHOLDS; CONDOMINIUMS; PLANNED UNIT DEVELOPMENTS.** Mortgagor agrees to comply with the provisions of any lease if this Security Instrument is on a leasehold. If the Property includes a unit in a condominium or a planned unit development, Mortgagor will perform all of Mortgagor's duties under the covenants, by-laws, or regulations of the condominium or planned unit development.
13. **DEFAULT.** Mortgagor will be in default if any party obligated on the Secured Debt fails to make payment when due. Mortgagor will be in default if a breach occurs under the terms of this Security Instrument or any other document executed for the purpose of creating, securing or guaranteeing the Secured Debt. A good faith belief by Lender that Lender at any time is insecure with respect to any person or entity obligated on the Secured Debt or that the prospect of any payment or the value of the Property is impaired shall also constitute an event of default.
14. **REMEDIES ON DEFAULT.** In some instances, federal and/or state law will require Lender to provide Mortgagor with notice of the right to cure or other notices and may establish time schedules for foreclosure actions. Subject to these limitations, if any, Lender may accelerate the Secured Debt and foreclose this Security Instrument in a manner provided by law if Mortgagor is in default.

At the option of Lender, all or any part of the agreed fees and charges, accrued interest and principal shall become immediately due and payable, after giving notice if required by law, upon the occurrence of a default or anytime thereafter. In addition, Lender shall be entitled to all the remedies provided by law, the terms of the Secured Debt, this Security Instrument and any related documents. All remedies are distinct, cumulative and not exclusive, and the Lender is entitled to all remedies provided at law or equity, whether or not expressly set forth. The acceptance by Lender of any sum in payment or partial payment on the Secured Debt after the balance is due or is accelerated or after foreclosure proceedings are filed shall not constitute a waiver of Lender's right to require complete cure of any existing default. By not exercising any remedy on Mortgagor's default, Lender does not waive Lender's right to later consider the event a default if it continues or happens again.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$75608.98..... This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:

A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(s) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. *(When referencing the debts below it is suggested that you include items such as borrowers names, note amounts, interest rates, maturity dates, etc.)*

A Universal Note or Manufactured Home Retail Installment Contract and Security Agreement executed by Buyers/Borrowers.

The above obligation is due and payable on the date 360 months after final disbursement, if not paid earlier.

B. All future advances from Lender to Mortgagor or other future obligations of Mortgagor to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Mortgagor in favor of Lender executed after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Mortgagor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Mortgagor, or any one or more Mortgagor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.

C. All obligations Mortgagor owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Mortgagor and Lender.

D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

This Security Instrument will not secure any other debt if Lender fails to give any required notice of the right of rescission.

5. **PAYMENTS.** Mortgagor agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.

6. **WARRANTY OF TITLE.** Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to grant, bargain, convey, sell, and mortgage the Property. Mortgagor also warrants that the Property is unencumbered, except for encumbrances of record.

7. **PRIOR SECURITY INTERESTS.** With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Mortgagor agrees:

A. To make all payments when due and to perform or comply with all covenants.

B. To promptly deliver to Lender any notices that Mortgagor receives from the holder.

C. Not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written consent.

DISBURSEMENT DATE:
ACCOUNT # 78409407

330
264955
15127
This document was prepared by **GREEN TREE FINANCIAL...**
SERVICING CORP.

State of Florida's Documentary Stamp Tax required by law in
the amount of \$ has been paid to the
Clerk of the Circuit Court (or the County Comptroller, if
applicable) for the County of **ESCAMBIA**
State of Florida.

OR BK 4326 P60147
Escambia County, Florida
INSTRUMENT 98-544835

MTG DOC STAMPS PD @ ESC CO \$ 264.95
10/15/98 ERNE LEE WARD, CLERK

By: *[Signature]*
INTEREST TAX PD @ ESC CO \$ 131.22
10/15/98 ERNE LEE WARD, CLERK

By: *[Signature]*

State of Florida
GT-15-10-090 (12/97)

Space Above This Line For Recording Data

MORTGAGE

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Mortgage (Security Instrument) is September 25, 1998 and the parties, their addresses and tax identification numbers, if required, are as follows:

MORTGAGOR: TONIA M. GRAHAM , a single woman
1401 BRICKTON RD
MOLINO, FL 32577

☐ If checked, refer to the attached Addendum incorporated herein, for additional Mortgagors, their signatures and acknowledgments.

LENDER: GREEN TREE FINANCIAL SERVICING
CORPORATION
6706-B PLANTATION RD
PENSACOLA, FL 32504

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Mortgagor's performance under this Security Instrument, Mortgagor grants, bargains, conveys and mortgages to Lender the following described property:

All of the property located at 1401 BRICKTON RD,
in the City/Town/Village of MOLINO, County of ESCAMBIA,
State of FL, in which the Borrower has an ownership, leasehold or other
legal interest. This property is more particularly described on the schedule titled
"Additional Property Description" which is attached hereto as Exhibit A,
together with a security interest in that certain 1999, 56 X 32
RIVERVIEW mobile home, serial number 14902172AB.

The Borrower does hereby authorize the Lender or its assigns to obtain a
more detailed property description after the Borrower has signed the Mortgage,
and to attach Exhibit A after the Borrower has signed the Mortgage.

The property is located in ESCAMBIA at
(County)
1401 BRICKTON RD MOLINO Florida 32577
(Address) (City) (ZIP Code)

TMG

OR BK 4326 P80146
Escambia County, Florida
INSTRUMENT 98-544834

RCD Oct 15, 1998 01:24 pm
Escambia County, Florida

EXHIBIT "A"

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-544834

Lot 6, Phase 2 STEEPLECHASE:

Commencing at the Northeast corner of Section 33, Township 3 North, Range 31 West, Escambia County, Florida; thence North 89°00'43" West along the North line of Section 33 for a distance of 810.00 feet for the Point of Beginning; thence South 0°59'17" West for a distance of 381.50 feet; thence South 89°00'43" East for a distance of 250.00 feet; thence North 0°59'17" East for a distance of 381.50 feet to the said North line of Section 33, thence North 89°00'43" West along said North line a distance of 250.00 feet to the Point of Beginning.

208
1227

OR BK 4326 PG 145
Escambia County, Florida
INSTRUMENT 98-544834

This Document Prepared By:
RICHARD M. COLBERT, ESQUIRE
Clark, Partington, Hart, Larry,
Bond, Stackhouse & Stone
Post Office Box 13010
Pensacola, Florida 32591-3010

RECEIVED BY THE CLERK OF THE COURT
10/15/98 ESCAMBIA COUNTY, FLORIDA
By: *[Signature]*

Parcel ID Number: 33-3N-31-4400-006-002

STATE OF FLORIDA
COUNTY OF ESCAMBIA

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **ALBERT V. DRLICKA, Trustee, AND CARYL H. HYLAND, Trustee, DRLICKA AND HYLAND, P.A., EMPLOYEES PROFIT SHARING PLAN AND TRUST, A/K/A DRLICKA & HYLAND, M.D.'s, P.A. PROFIT SHARING PLAN AND TRUST (the "Grantor")**, whose post office address is 1717 North "E" Street, Suite 227, Pensacola, Florida 32501, for and in consideration of Ten Dollars (\$10.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, does bargain, sell, convey and grant unto **TONIA M. GRAHAM**, an unmarried woman, (the "Grantee"), whose mailing address is 1401 Brickton Road, Molino, FL 32577, Grantee's heirs and assigns, forever, the property situated, lying and being in the County of Escambia, State of Florida, more particularly described on the Exhibit "A" attached hereto and made a part hereof.

Subject to zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current year and subsequent years.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

Grantors covenant that they are lawfully seized of an indefeasible estate in fee simple in the said property and have a good right to convey the same; that said property is free from encumbrances; that said Grantees shall have the peaceable and quiet possession thereof; and that Grantors fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, this 25th day of September, 1998.

WITNESSES:

[Signature]
RICHARD M. COLBERT
Print/Type Name of Witness

[Signature]
Lorraine S. Beermann
Print/Type Name of Witness

[Signature]
ALBERT V. DRLICKA, TRUSTEE

[Signature]
CARYL H. HYLAND, TRUSTEE

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 25th day of September, 1998, by **ALBERT V. DRLICKA**, Trustee, who is personally known or ☒ has produced _____ as identification.



JACQUELYN P. BOOZER
NOTARY PUBLIC-STATE OF FL
COMMISSION EXPIRES OCT 31, 2000
COMM. NO. CC897617

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 25th day of September, 1998, by **CARYL H. HYLAND**, TRUSTEE, who is personally known or ☒ has produced _____ as identification.



JACQUELYN P. BOOZER
NOTARY PUBLIC-STATE OF FL
COMMISSION EXPIRES OCT 31, 2000
COMM. NO. CC897617

[Signature]
(Print/Type Name)
NOTARY PUBLIC
Commission Number: _____

[Signature]
(Print/Type Name)
NOTARY PUBLIC
Commission Number: _____

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgrt@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 1-6-2016

TAX ACCOUNT NO.: 12-1132-525

CERTIFICATE NO.: 2013-8600

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

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for 2015 tax year.

Tonia M. Wilson
aka Tonia M. Graham
William Wayne Wilson, Jr. (husband)
1401 Brickton Rd.
Molino, FL 32577

Gulf Coast Building Products, Inc.
3350 McLemore Dr.
Pensacola, FL 32514

Portfolio Recovery Associates, LLC
120 Corporate Blvd.
Norfolk, VA 23502

Green Tree Financial Servicing Corp.
1400 Landmark Towers
345 St. Peter St.
Saint Paul, MN 55102

Certified and delivered to Escambia County Tax Collector,
this 13th day of October, 2015.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12396

October 13, 2015

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

1. That certain mortgage executed by Tonia M. Graham in favor of Green Tree Financial Servicing Corp. dated 09/25/1998 and recorded 10/15/1998 in Official Records Book 4326, page 147 of the public records of Escambia County, Florida, in the original amount of \$75,608.98.
2. Judgment filed by Gulf Coast Building Products, Inc. recorded in O.R. Book 6365, page 1776.
3. Judgment filed by Portfolio Recovery Associates, LLC recorded in O.R. Book 6962, page 1221.
4. Taxes for the year 2012-2014 delinquent. The assessed value is \$56,396.00. Tax ID 12-1132-525.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12396

October 13, 2015

333N314400006002 - Full Legal Description

BEG AT NE COR OF SEC N 89 DEG 0 MIN 43 SEC W 810 FT FOR POB S 0 DEG 59 MIN 17 SEC W 381 50/100 FT S
89 DEG 0 MIN 43 SEC E 250 FT N 0 DEG 59 MIN 17 SEC E 381 50/100 FT TO N LI OF SEC N 89 DEG 0 MIN 43 SEC
W ALG N LI OF SEC 250 FT TO POB LT 6 PHASE 2 STEEPLECHASE UNRECORDED S/D OR 4326 P 145 LESS OR
4639 P 1392 RD R/W LESS MINERAL RIGHTS

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

16-002

Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12396

October 13, 2015

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 10-13-1995, through 10-13-2015, and said search reveals the following:

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

Tonia M. Graham AKA Tonia M. Wilson

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

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

Southern Guaranty Title Company

By: 

October 13, 2015



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

November 13, 2015

APEX FUNDS SERVICES C/F APOLLO TAX RECEIVABLES LLC
PO BOX 54321
NEW ORLEANS LA 70154

Dear Certificate Holder:

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

TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 008600	\$471.00	\$7.07	\$478.07

TOTAL \$478.07

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division