

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

Application
Number
1600625

TO: Tax Collector of ESCAMBIA COUNTY: SCOTT LUNSFORD

In accordance with the Florida
Statutes, I,

5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

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

Certificate No.	Date	Legal Description
2014/ 2349	06-01-2014	BEG AT SW COR OF LT 6 N ALG W LI 20 FT E 343 4/10 FT FOR POB CONTINUE E 37 5/10 FT N AT RT ANG 125 FT W 37 5/10 FT S AT RT ANG 125 FT TO POB S/D OF SECTION OR 6923 P 498 LESS OJ 28 P 885 STATE RD S-289-A R/W

I agree to pay all delinquent taxes, redeem all outstanding tax 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 report 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.

Electronic signature on file

Applicant's Signature

12-27-2016

Date

BEG AT SW COR OF LT 6 N ALG W LI 20 FT E 343 4/10 FT FOR POB CONTINUE E 37 5/10 FT N AT RT ANG 125 FT W 37 5/10 FT S AT RT ANG 125 FT TO POB S/D OF SECTION OR 6923 P 498 LESS OJ 28 P 885 STATE RD S-289-A R/W

05-2211-000 2014



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		Assessments				
Reference:	0925300600001010	Year	Land	Imprv	Total	Cap Val
Account:	052211000	2016	\$5,654	\$0	\$5,654	\$5,654
Owners:	MARTIN ARTHUR E	2015	\$5,654	\$0	\$5,654	\$5,654
Mail:	5552 CHARBAR DR PENSACOLA, FL 32526	2014	\$5,654	\$0	\$5,654	\$5,654
Situs:	FAIRFIELD DR 32505	Disclaimer				
Use Code:	VACANT INDUSTRIAL	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						
Sales Data		2016 Certified Roll Exemptions				
Sale Date	Book Page	Value	Type	Official Records (New Window)		
10/16/2012	6923 498	\$75,800	WD	View Instr	None	
08/1989	2751 111	\$11,600	WD	View Instr		
01/1967	353 48	\$500	WD	View Instr		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller				Legal Description		
				BEG AT SW COR OF LT 6 N ALG W LI 20 FT E 343 4/10 FT FOR POB CONTINUE E 37 5/10 FT N AT RT ANG 125 FT W 37 5/10 FT...		
				Extra Features		
				None		
Parcel Information		Launch Interactive Map				
Section Map Id:	09-2S-30-3					
Approx. Acreage:	0.0974					
Zoned:	HC/LI					
Evacuation & Flood Information	Open Report					
View Florida Department of Environmental Protection (DEP) Data						
Buildings						
Images						
None						

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 052211000 Certificate Number: 002349 of 2014

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 04/03/2017	Redemption Date 01/31/2017
Months	4	1
Tax Collector	\$906.02	\$906.02
Tax Collector Interest	\$54.36	\$13.59
Tax Collector Fee	\$12.50	\$12.50
Total Tax Collector	\$972.88	<u>\$932.11</u> TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$27.00	\$6.75
Total Clerk	\$477.00	<u>\$456.75</u> CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$1,549.88	\$1,388.86
	Repayment Overpayment Refund Amount	\$161.02

Notes

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 # 2014 TD 002349

Redeemed Date 01/31/2017

Name ARTHUR E MARTIN 5552 CHARBAR DR PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$972.88 \$ 1068.86
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• 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
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**

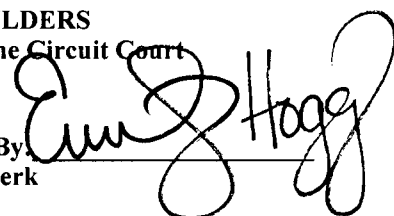
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 052211000 Certificate Number: 002349 of 2014**

Payor: ARTHUR E MARTIN 5552 CHARBAR DR PENSACOLA, FL 32526 Date 01/31/2017

Clerk's Check #	2693111	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$972.88
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$1,549.88 #1068.86

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>**

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

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 16-05-00707
Location: 616 Mills Ave
PR# 352S311000001169

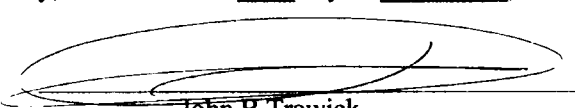
Martin, Arthur E
5552 Charbar Dr
Pensacola, FL 32526

ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of August 23, 2016; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (d) Overgrowth, Zoning Sec 5-9.2 Waste removal, and 94-51 Obstruction of County ROW . THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated August 23, 2016.

Itemized	Cost
a. Fines	\$ 0.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ <u>0.00</u>
Total:	\$ 1,100.00

DONE AND ORDERED at Escambia County, Florida on this 9th day of November, 2016.


John B Trawick
Special Magistrate
Office of Environmental Enforcement

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 23rd day of August, 2016.



John B Trawick
Special Magistrate
Office of Environmental Enforcement

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 10 . 00 per day, commencing September 7, 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.

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 place dumpster container out of view or enclose/screen container
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

- ☐ 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 Sec 5-9.2 Waste removal area not enclosed or buffered
- ☐ 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 6, 2016 to correct the violation and to bring the violation into compliance.

**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#16-05-00707
LOCATION: 616 Mills Ave
PR# 352S311000001169**

**Martin, Arthur E
5552 Charbar Dr
Pensacola, FL 32526
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

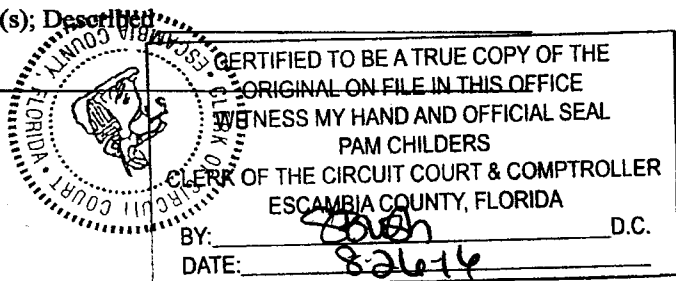


Exhibit "A"

Parcel 1:

Beginning at the Southwest corner of Lot 6, of a subdivision of Section 9, Township 2 South, Range 30 West; thence North along the West line of Lot 6 a distance of 20 feet; thence East and parallel with the South line of Lot 6 a distance of 343.4 feet to Point of Beginning; thence continue East 37.5 feet; thence North at right angles 125 feet; thence West at right angles 37.5 feet; thence South at right angles 125 feet to Point of Beginning. All lying and being in Escambia County, Florida. Less and except any portion lying within road right of way.

Parcel 2:

Begin 20 feet North of Southwest corner of Lot 6, East 318.3 feet for Point of Beginning, North 200 feet, East 100 feet, South 200 feet, West 7.9 feet, North 160 feet, West 30 feet, South 35 feet, West 37.5 feet, South 125 feet, West 25 feet to Point of Beginning, subdivision of Section 9, Township 2 South, Range 30 West. All lying and being in Escambia County, Florida. Less and except any portion lying within road right of way and less and except property described in Official Records Book 1295, Page 892.

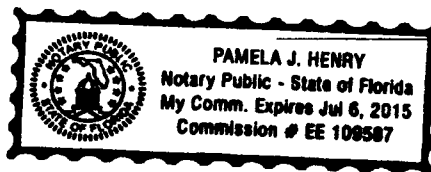
Parcel 3:

Beginning 20 feet North of Southwest corner of Lot 6, of a subdivision of Section 9, Township 2 South, Range 30 West, run 388 and eight tenths feet East for Point of Beginning; thence continue East 30 feet; thence North 160 feet, West 30 feet, South 160 feet to the Point of Beginning. Less and except any portion lying within road right of way and less and except that portion deeded in Official Records Book 505, at Page 705 of the Public Records of Escambia County, Florida.

ACKNOWLEDGMENT:

STATE OF Florida, COUNTY OF Escambia } ss.
This instrument was acknowledged before me this 16th day of October, 2012
(Individual) by Arthur E. Martin, a single man
who is personally known to me or who has produced FL D.L. as identification.
My commission expires:

Pamela J. Henry
(Notary Public)



(Printed Name of Acknowledger)

STATE OF _____, COUNTY OF _____ } ss.
(Business or Entity Acknowledgment) This instrument was acknowledged before me this _____ day of _____
by _____ (Title(s))
of _____ (Name of Business or Entity)
a _____ on behalf of the business or entity.
He/she is personally known to me or has produced _____ as identification.
My commission expires:

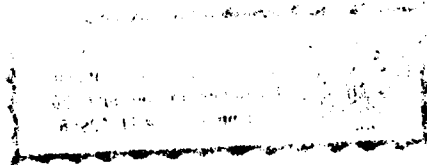
(Notary Public)

(Printed Name of Acknowledger)

the Property. The term "personal property" specifically excludes that property described as "household goods" secured in connection with a "consumer" loan as those terms are defined in applicable federal regulations governing unfair and deceptive credit practices.

30. OTHER TERMS. If checked, the following are applicable to this Mortgage:

- ☐ **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 Mortgage will remain in effect until released.
- ☒ **Separate Assignment.** The Mortgagor has executed or will execute a separate assignment of leases and rents. If the separate assignment of leases and rents is properly executed and recorded, then the separate assignment will supersede this Security Instrument's "Assignment of Leases and Rents" section.
- ☐ **Additional Terms.**



☒ IF CHECKED, THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS APPROXIMATELY \$ 46,412.04, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

☐ IF CHECKED, THIS BALLOON MORTGAGE SECURES A VARIABLE RATE OBLIGATION AND THE BALANCE DUE ASSUMES THAT THE INITIAL RATE OF INTEREST APPLIES FOR THE ENTIRE TERM OF THE MORTGAGE. THE ACTUAL BALANCE DUE UPON MATURITY MAY VARY DEPENDING ON CHANGES IN THE RATE OF INTEREST.

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

Entity Name: _____

(Signature) <u>Arthur E. Martin</u>	(Date) <u>10-16-12</u>	(Signature) _____	(Date) _____
(Signature) <u>Robert W. Munsie</u>	(Date) <u>10/16/12</u>	(Signature) <u>Patricia J. Henry</u>	(Date) <u>10/16/12</u>
(Witness) <u>[Signature]</u>		(Witness) <u>PATRICIA J. HENRY</u>	

3. SECURED DEBT DEFINED. The term "Secured Debt" includes, but is not limited to, the following:

- A. The initial indebtedness secured by this Mortgage is the debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all 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.):*

Promissory Note of even date i/n/o Arthur E. Martin i/a/o \$60,000.

- B. All future advances made within 20 years from the date of this Mortgage from Lender to Mortgagor or other future obligations of Mortgagor to Lender pursuant to Section 4 of this Mortgage under any promissory note, contract, guaranty, or other evidence of debt existing now or executed after this Mortgage whether or not this Mortgage is specifically referred to in the evidence of debt.
- C. All obligations Mortgagor owes to Lender, which now exist or 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 Mortgage, plus interest at the highest rate in effect, from time to time, as provided in the Evidence of Debt.
- E. Mortgagor's performance under the terms of any instrument evidencing a debt by Mortgagor to Lender and any Mortgage securing, guarantying, or otherwise relating to the debt.

If more than one person signs this Mortgage as Mortgagor, each Mortgagor agrees that this Mortgage will secure all future advances and future obligations described above that are given to or incurred by any one or more Mortgagor, or any one or more Mortgagor and others. This Mortgage will not secure any other debt if Lender fails, with respect to such other debt, to make any required disclosure about this Mortgage or if Lender fails to give any required notice of the right of rescission.

- 4. MAXIMUM OBLIGATION LIMIT; FUTURE ADVANCES.** The total principal amount of the Secured Debt (hereafter defined) secured by this Mortgage at any one time shall not exceed \$ 60,000.00. This limitation of amount does not include interest, loan charges, commitment fees, brokerage commissions, attorneys' fees and other charges validly made pursuant to this Mortgage and does not apply to advances (or interest accrued on such advances) made under the terms of this Mortgage to protect Lender's security and to perform any of the covenants contained in this Mortgage. Future advances are contemplated and, along with other future obligations, are secured by this Mortgage even though all or part may not yet be advanced. Nothing in this Mortgage, however, shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment would need to be agreed to in a separate writing.
- 5. PAYMENTS.** Mortgagor agrees to make all payments on the Secured Debt when due and in accordance with the terms of the Evidence of Debt or this Mortgage.
- 6. WARRANTY OF TITLE.** Mortgagor covenants that Mortgagor is lawfully seized of the estate conveyed by this Mortgage and has the right to grant, bargain, convey, sell, and mortgage the Property and warrants that the Property is unencumbered, except for encumbrances of record.
- 7. 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 Mortgage. Mortgagor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses which Mortgagor may have against parties who supply labor or materials to improve or maintain the Property.
- 8. 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 and that may have priority over this Mortgage, Mortgagor agrees:
- To make all payments when due and to perform or comply with all covenants.
 - To promptly deliver to Lender any notices that Mortgagor receives from the holder.
 - Not to make or permit any modification or extension of, and not to request or accept any future advances under any note or agreement secured by, the other mortgage, deed of trust or security agreement unless Lender consents in writing.
- 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 any lien, encumbrance, transfer, or sale, or contract for any of these on the Property. However, if the Property includes Mortgagor's residence, this section shall be subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable. For the purposes of this section, the term "Property" also includes any interest to all or any part of the Property. This covenant shall run with the Property and shall remain in effect until the Secured Debt is paid in full and this Mortgage is released.
- 10. TRANSFER OF AN INTEREST IN THE MORTGAGOR.** If Mortgagor is an entity other than a natural person (such as a corporation or other organization), Lender may demand immediate payment if (1) a beneficial interest in Mortgagor is sold

78.00 NC
210.00 doc
120.00 int
408.00

This document was prepared by Beach Community Bank
P.O. Box 4400 Ft. Walton Beach, FL 32549

State of Florida's Documentary Stamp Tax required by law in
the amount of \$ 210.00 has been paid to the Clerk of
the Circuit Court (or the County Comptroller, if applicable) for
the County of Escambia County, State of Florida.

☒ IF CHECKED, THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL
BALANCE DUE UPON MATURITY IS APPROXIMATELY \$ 46,412.04, TOGETHER WITH ACCRUED
INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS
MORTGAGE.
☐ IF CHECKED, THIS BALLOON MORTGAGE SECURES A VARIABLE RATE OBLIGATION AND THE BALANCE DUE
ASSUMES THAT THE INITIAL RATE OF INTEREST APPLIES FOR THE ENTIRE TERM OF THE MORTGAGE. THE
ACTUAL BALANCE DUE UPON MATURITY MAY VARY DEPENDING ON CHANGES IN THE RATE OF INTEREST.

State of Florida

Space Above This Line For Recording Data

REAL ESTATE MORTGAGE

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Mortgage is 10-16-2012. The parties and their addresses are:
MORTGAGOR:

Arthur E. Martin, a single man
5552 Charbar Drive
Pensacola, FL 32526

☐ Refer to the Addendum which is attached and incorporated herein for additional Mortgagors.

LENDER: Beach Community Bank
Organized and existing under the laws of the state of Florida
P.O. Box 4400
Ft. Walton Beach, FL 32549

2. **MORTGAGE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure
the Secured Debt (hereafter defined), Mortgagor grants, bargains, conveys and mortgages to Lender the following
described property:

See Exhibit "A" attached hereto and made a part hereof.

The property is located in Escambia at 3214 W Fairfield Drive
(County)
Pensacola, Florida 32505
(Address) (City) (Zip Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all
diversion payments or third party payments made to crop producers, 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"). The term Property also includes, but is not limited to, any and all water wells,
water, ditches, reservoirs, reservoir sites and dams located on the real estate and all riparian and water rights associated
with the Property, however established.

FLORIDA - AGRICULTURAL/COMMERCIAL REAL ESTATE SECURITY INSTRUMENT (NOT FOR FIMA, FHLMC, FHA OR VA USE, AND NOT FOR CONSUMER PURPOSES)

© 1993, 2001 Wolters Kluwer Financial Services - Bankers Systems™ Form AGCO-RESI-FL 8/11/2006

(page 1 of 1)

Exhibit "A"

Parcel 1:

Beginning at the Southwest corner of Lot 6, of a subdivision of Section 9, Township 2 South, Range 30 West; thence North along the West line of Lot 6 a distance of 20 feet; thence East and parallel with the South line of Lot 6 a distance of 343.4 feet to Point of Beginning; thence continue East 37.5 feet; thence North at right angles 125 feet; thence West at right angles 37.5 feet; thence South at right angles 125 feet to Point of Beginning. All lying and being in Escambia County, Florida. Less and except any portion lying within road right of way.

Parcel 2:

Begin 20 feet North of Southwest corner of Lot 6, East 318.3 feet for Point of Beginning, North 200 feet, East 100 feet, South 200 feet, West 7.9 feet, North 160 feet, West 30 feet, South 35 feet, West 37.5 feet, South 125 feet, West 25 feet to Point of Beginning, subdivision of Section 9, Township 2 South, Range 30 West. All lying and being in Escambia County, Florida. Less and except any portion lying within road right of way and less and except property described in Official Records Book 1295, Page 892.

Parcel 3:

Beginning 20 feet North of Southwest corner of Lot 6, of a subdivision of Section 9, Township 2 South, Range 30 West, run 388 and eight tenths feet East for Point of Beginning; thence continue East 30 feet; thence North 160 feet, West 30 feet, South 160 feet to the Point of Beginning. Less and except any portion lying within road right of way and less and except that portion deeded in Official Records Book 505, at Page 705 of the Public Records of Escambia County, Florida.

#18.50 Notary
+530.21 Doc Stamps
\$548.71

This instrument prepared by: Pamela J. Henry
Name: an employee of
Reliable Land Title Corporation
Address: 15 West La Rua Street
Pensacola, Florida 32501

Return to: Reliable Land Title Corporation
FILE NO. 12-07-086PP-A
Address: 15 West La Rua Street
Pensacola, Florida 32501
Property Appraisers Parcel Identification Number:

THIS WARRANTY DEED made by Micki F. Conti aka Micki Conti, an unmarried woman, whose post office address is 401 Tonawanda Drive, Pensacola, FL 32506, hereinafter called the grantor, to Arthur E. Martin, an unmarried man, whose post office address is 5552 Charbar Drive, Pensacola, FL 32526, hereinafter called the grantee:

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

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

See Exhibit "A" for legal description attached hereto.

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

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

And the grantor hereby covenants with the grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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

Signed, sealed and delivered
in the presence of:

Robert J. Martin
Witness: *Robert J. Martin*

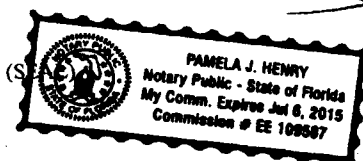
Micki F. Conti
Micki F. Conti aka Micki Conti

Pamela J. Henry
Witness: *Pamela J. Henry*

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16th day of October 2012 by Micki Conti, who is personally known to me or who has produced P.C.D.L. as identification and who did/did not take an oath.

Pamela J. Henry
Notary Public
My Commission Expires: _____



4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503
TEL. (850) 478-8121 FAX (850) 476-1437
Email: rcsqt@aol.com

CERTIFICATION: TITLE SEARCH FOR TDA

CERTIFICATE NO.: 2014-2349

YES NO

X Notify City of Pensacola, P.O. Box 12910, 32521
221 Palafox Place, 4th Floor/
X Notify Escambia County, 190 Governmental Center, 32502
X Homestead for _____ tax year.

Beach Community Bank
P.O. Box 4400
Ft. Walton Beach, FL 32549

Certified and delivered to Escambia County Tax Collector,
this 23rd day of January, 2017.

by: Richard S. Combs, President

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**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13300

January 19, 2017

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

1. That certain mortgage executed by Arthur E. Martin in favor of Beach Community Bank dated 10/16/2012 and recorded 10/22/2012 in Official Records Book 6923, page 500 of the public records of Escambia County, Florida, in the original amount of \$60,000.00. Assignment of Rents and Leases recorded in O.R. Book 6923, page 509.
2. Code Enforcement Lien filed by Escambia County recorded in O.R. Book 7580, page 1423, as amended in O.R. Book 7627, page 763.
3. Taxes for the year 2013-2016 delinquent. The assessed value is \$5,654.00. Tax ID 05-2211-000.

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.: 13300

January 19, 2017

092S300600001010 - Full Legal Description

BEG AT SW COR OF LT 6 N ALG W LI 20 FT E 343 4/10 FT FOR POB CONTINUE E 37 5/10 FT N AT RT ANG 125
FT W 37 5/10 FT S AT RT ANG 125 FT TO POB S/D OF SECTION OR 6923 P 498 LESS OJ 28 P 885 STATE RD S-289
-A R/W

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

17-119
Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13300

January 19, 2017

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 01-19-1997, through 01-19-2017, and said search reveals the following:

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

Arthur E. Martin

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: 

January 19, 2017



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

February 9, 2017

5T WEALTH PARTNERS LP
DEPARTMENT #6200
PO BOX 830539
BIRMINGHAM AL 35283

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.

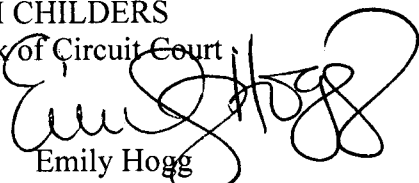
TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 002349	\$450.00	\$6.75	\$456.75

TOTAL \$456.75

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division