

# Tax Collector's Certification

CTY-513

Tax Deed Application Number  
1600267

Date of Tax Deed Application  
Apr 25, 2016

This is to certify that **CAPITAL ONE CLTRL ASSIGNEE OF**, holder of **Tax Sale Certificate Number 2014 / 8172**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **12-3831-250**

Cert Holder:  
**CAPITAL ONE CLTRL ASSIGNEE OF**  
**PO BOX 54418**  
**NEW ORLEANS, LA 70154**

Property Owner:  
**HASTINGS BETTY ANN PACE**  
**6130 PINEVILLE RD**  
**WALNUT HILL, FL 32568**  
BEG AT SW COR OF SW 1/4 OF NW 1/4 N 610 FT FOR POB N 662 FT E 530 FT S 488 FT W 310 FT S 174 FT W 22Full legal attached.  
has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/8172	12-3831-250	06-01-2014	187.08	59.16	246.24

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2015/8591	12-3831-250	06-01-2015	193.60	6.25	31.94	231.79

## Amounts Certified by Tax Collector (Lines 1-7):

## Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	478.03
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	160.10
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	1,013.13

## Amounts Certified by Clerk of Court (Lines 8-15):

## Total Amount Paid

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	1,019.38

Done this the 27th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: October 3, 2016 By Jenna Stewart

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
12-3831-250 2014

BEG AT SW COR OF SW 1/4 OF NW 1/4 N 610 FT FOR POB N 662 FT E 530 FT S 488 FT W 310 FT S 174 FT W 220 FT TO POB LESS S 15 FT OR 3603 P 655 OR 3777 P 471

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

CAPITAL ONE CLTRL ASSIGNEE OF  
PO BOX 54418  
NEW ORLEANS, LA 70154

, 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/ 8172	06-01-2014	BEG AT SW COR OF SW 1/4 OF NW 1/4 N 610 FT FOR POB N 662 FT E 530 FT S 488 FT W 310 FT S 174 FT W 220 FT TO POB LESS S 15 FT OR 3603 P 655 OR 3777 P 471

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

04-25-2016

Date

4/27/2016

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

<b>Reference:</b>	055N332301000003
<b>Account:</b>	123831250
<b>Owners:</b>	HASTINGS BETTY ANN PACE
<b>Mail:</b>	6130 PINEVILLE RD WALNUT HILL, FL 32568
<b>Situs:</b>	PINEVILLE RD 32568
<b>Use Code:</b>	VACANT RESIDENTIAL 
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>

Tax Inquiry link courtesy of Janet Holley  
Escambia County Tax Collector

## Assessments

Year	Land	Imprv	Total	<i>Cap Val</i>
2015	\$9,665	\$0	\$9,665	\$9,665
2014	\$9,665	\$0	\$9,665	\$9,665
2013	\$9,665	\$0	\$9,665	\$9,665

### Disclaimer

### Amendment 1/Portability Calculations

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/1995	3777	471	\$100	QC	<a href="#">View Instr</a>
07/1982	3603	655	\$100	WD	<a href="#">View Instr</a>

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

## 2015 Certified Roll Exemptions

### Legal Description

BEG AT SW COR OF SW 1/4 OF NW 1/4 N 610 FT  
FOR POB N 662 FT E 530 FT S 488 FT W 310 FT S  
174 FT W 220 FT TO...

## Extra Features

None

### Parcel Information

**Launch Interactive Map**

**Section**  
**Map Id:**  
05-5N-33

**Approx.  
Acreage:**  
6.8100

**Zoned:** 

**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.

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B  
Pensacola, Florida 32503  
Telephone: 850-478-8121  
Facsimile: 850-476-1437

16-313

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 12850

July 5, 2016

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 07-05-1996, through 07-05-2016, and said search reveals the following:

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

Betty Ann Pace Hastings AKA Betty Ann Pace Hasting

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: 

July 5, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12850

July 5, 2016

**055N332301000003 - Full Legal Description**

BEG AT SW COR OF SW 1/4 OF NW 1/4 N 610 FT FOR POB N 662 FT E 530 FT S 488 FT W 310 FT S 174 FT W 220 FT TO POB LESS S 15 FT OR 3603 P 655 OR 3777 P 471

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12850

July 5, 2016

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

1. That certain mortgage executed by Betty Ann Pace Hastings and Jerry Hastings in favor of Commercial Credit Consumer Services, Inc. NKA Citifinancial Equity Services, Inc. dated 06/22/1998 and recorded 06/25/1998 in Official Records Book 4274, page 97 of the public records of Escambia County, Florida, in the original amount of \$10,000.00.
2. That certain mortgage executed by Betty Ann Pace Hastings and Jerry Hastings in favor of Citifinancial Equity Services, Inc. dated 01/31/2006 and recorded 02/01/2006 in Official Records Book 5830, page 897 of the public records of Escambia County, Florida, in the original amount of \$63,185.86.
3. Taxes for the year 2013-2015 delinquent. The assessed value is \$9,665.00. Tax ID 12-3831-250.

PLEASE NOTE THE FOLLOWING:

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

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE  
PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-3-2016

TAX ACCOUNT NO.: 12-3831-250

CERTIFICATE NO.: 2014-8172

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

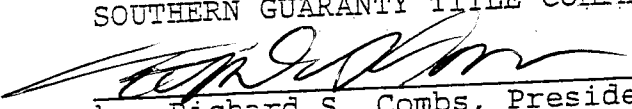
- X   Notify City of Pensacola, P.O. Box 12910, 32521  
      X   Notify Escambia County, 190 Governmental Center, 32502  
      X   Homestead for        tax year.

Betty Ann Pace Hastings aka  
Betty Ann Pace Hasting  
Jerry Hasting  
6130 Pineville Rd.  
Walnut Hill, FL 32568

Citifinancial Equity Services, Inc.  
fka Commercial Credit Consumer Services, Inc.  
5007 N. Davis Hwy., Ste 37  
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,  
this 6th day of July, 2016.

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.

This instrument prepared by:  
Charles L. Hoffman, Jr., Esq.  
Shell, Fleming, Davis & Menge  
Seventh Floor, Seville Tower  
226 Palafox Place (32501)  
Post Office Box 1831  
Pensacola, Florida 32598-1831

D S PD Deed \$0.70  
Mort \$0.00 ASUM \$0.00  
MAY 31, 1995  
Jim Moye, Comptroller  
Cert. Reg. 59-2043328-27-01  
BY: *M. Whay* D.C.

\_\_\_\_ Recording Fee  
\_\_\_\_ Stamps  
\_\_\_\_ TOTAL

STATE OF FLORIDA

COUNTY OF ESCAMBIA

QUITCLAIM DEED

6130 N. Pineville Rd.  
Walnut Hill FL 32568  
Grantee's Address

Parcel ID Number 05-5N-33-2301-000-001

KNOW ALL BY THESE PRESENTS: That Carlie Mae Pace Gunn, Mary Lou Pace Edwards, and Mildred Louise Pace Greene, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, do remise, release, and quitclaim to Betty Ann Pace Hastings, her heirs, executors, administrators, successors and assigns, forever, the real property in Escambia County, Florida, described as:

Beginning at the SW corner of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Sec. 5, T5N, R33W, run North 610 feet parallel with road to a Point of Beginning. Thence North 662 feet parallel with road, thence East 530 feet, thence South 488 feet, thence West 310 feet, thence South 174 feet, thence West 220 feet to the POB, being 8 (eight) acres, more or less. Less 15 feet along the South lines for easement right of way. ✓

AND

Beginning at the Southwest corner of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Sec. 5, T5N, R33W, run North 210 feet along the West line of school property to a Point of Beginning, thence North 400 feet parallel with road, thence East 220 feet, thence South 400 feet, thence West 220 feet to the Point of Beginning, being two (2) acres, more or less, including all improvements thereon, less 15 feet along the North line for easement right-of-way. ✓

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

To have and to hold, unto the said Grantee, her heirs and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 10<sup>th</sup> day of February, 1995.

Signed, sealed and delivered in the presence of:

1. *Steth C. Butler*

2. *Kimberly A. Casley*

Witnesses as to Gunn

*Carlie Mae Pace Gunn*  
CARLIE MAE PACE GUNN



1. Stephen C. Botter

Mary Lou Pace Edwards  
MARY LOU PACE EDWARDS

2. Kimberly A. Canley

Witnesses as to Edwards

1. Stephen C. Botter

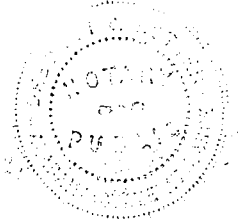
Mildred Louise Pace Greene  
MILDRED LOUISE PACE GREENE

2. Kimberly A. Canley

Witnesses as to Greene

STATE OF ~~FLORIDA~~ Alabama  
COUNTY OF ~~ESCAMBIA~~ Baldwin

The foregoing instrument was acknowledged before me this  
10<sup>th</sup> day of February, 1995, by Carlie Mae Pace Gunn, who is  
personally known to me or who produced Drivers License  
as identification.



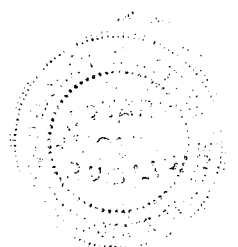
Deborah G. Botter  
Signature of Notary Public

Deborah G. Botter  
Printed name of Notary Public  
Commission number  
Commission expiration date

STATE OF ~~FLORIDA~~ Alabama  
COUNTY OF ~~ESCAMBIA~~ Baldwin

MY COMMISSION EXPIRES AUGUST 31, 1998

The foregoing instrument was acknowledged before me this  
10<sup>th</sup> day of February, 1995, by Mary Lou Pace Edwards who is  
personally known to me or who produced Drivers License  
as identification.



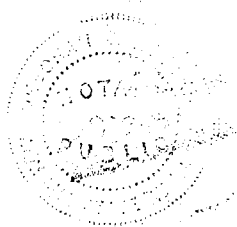
Deborah G. Botter  
Signature of Notary Public

Deborah G. Botter  
Printed name of Notary Public  
Commission number  
Commission expiration date

STATE OF Alabama  
COUNTY OF Baldwin

MY COMMISSION EXPIRES AUGUST 31, 1998

The foregoing instrument was acknowledged before me this  
10<sup>th</sup> day of February, 1995, by Mildred Louise Pace Greene who is  
personally known to me or who produced Drivers License  
as identification.



Instrument 00210970  
Filed and recorded in the  
public records  
MAY 31, 1995  
at 11:06 A.M.  
In Book and Page noted  
above or hereon  
and record verified  
JIM MOYE,  
COMPTROLLER  
Escambia County,  
Florida

Deborah G. Botter  
Signature of Notary Public

Deborah G. Botter  
Printed name of Notary Public  
Commission number  
Commission expiration date

20 140

This Instrument prepared by: Sallie Pace  
Star Rt. B. Box 99  
McDavid, Fl. 32568

Form 140  
PRINTED AND FOR SALE  
MAYES PRINTING CO.  
PENSACOLA, FLA.

State of Florida  
Escambia County

## WARRANTY DEED

OR Bk3603 Pg0655  
INSTRUMENT 00139394

Know All Men by These Presents: That  
Sallie Pace or Carlisle Mae Pace Gunn

for and in consideration of One dollar and other good and valuable considerations  
DOLLARS  
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto  
Betty Ann Pace Hastings.

her heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the County of Escambia State of Florida  
to-wit:

Beginning at the SW corner of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Sec. 5, Twn. 5 $\frac{1}{2}$  Rg. 33 W.  
Run North 610 ft. parallel with road to a Point of Beginning. Thence North 662 ft.  
parallel with road, Thence East 530 ft. Thence South 488 ft. Thence West 310 ft.  
Thence South 174 ft. Thence West 220 ft. to the P O B . being 8 (eight) acres  
more or less. Less 15 ft. along the South lines for easement Right of way.

D.S. PD. \$ 70  
DATE 6-28-89  
JOE A. FLOWERS, COMPTROLLER  
BY: [Signature] D.C.  
CERT. REG. # 204332827-01

Instrument 00139394  
Filed and recorded in the  
public records  
JUNE 28, 1994  
at 11:07 A.M.  
in Book and Page noted  
above or hereon  
and record verified  
JOE A. FLOWERS,  
COMPTROLLER  
Escambia County,  
Florida

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 we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that our heirs, executors and administrators, the said grantees, their 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 warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 23<sup>rd</sup> day of July A. D. 1982

Signed, sealed and delivered in the presence of

[Signature]  
[Signature]

Sallie Pace (SEAL)  
Carlisle Mae Pace Gunn (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

State of Florida  
Escambia County

Before the subscriber personally appeared Sallie Pace  
and Carlisle Mae Pace Gunn

~~known~~ known to me, and known to me to be the individual ~~a~~ described by said names in and who executed the foregoing instrument and acknowledged that ~~he~~ executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 23<sup>rd</sup> day of July 1982

[Signature]  
Notary Public

My commission expires  
Notary Public, State of Florida  
My Commission Expires July 4, 1985  
Bonded Thru Troy Fain Insurance, Inc.

OR BK 4274 PG0097  
Escambia County, Florida  
INSTRUMENT 98-496506

MTG DOC STAMPS PD @ ESC CO \$ 35.00

06/25/98 ERNIE LEE WARDEN, CLERK

By: *[Signature]*

INTANGIBLE TAX PD @ ESC CO \$ 20.00

06/25/98 ERNIE LEE WARDEN, CLERK

By: *[Signature]*

24.00  
35.00  
20.00

This instrument was prepared by:

COMMERCIAL CREDIT

CONSUMER SERVICES, INC.

5007 N DAVIS HWY SUITE 37

PENSACOLA FL 32503

## MORTGAGE

THIS MORTGAGE is made this 22nd day of June, 1998, between the Mortgagor,  
BETTY ANN PACE HASTINGS JERRY HASTINGS HUSBAND AND WIFE

(herein "Borrower").

and the Mortgagee, COMMERCIAL CREDIT CONSUMER SERVICES, INC.

a corporation organized and existing under the laws of Oklahoma

whose address is 5007 N DAVIS HWY SUITE 37 PENSACOLA FL 32503

(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U. S. \$ 10,000.00, or so much thereof as may be advanced from time to time pursuant to Borrower's Home Equity Line of Credit Agreement and Disclosure Statement dated 06/22/1998 and extensions, renewals and modification thereof (herein "Note"), providing for monthly installments, and interest at the rate and under the terms specified in the Note, including any adjustments in the interest rate, if that rate is variable, and providing for a credit limit stated in the principal sum above, with the balance of the indebtedness, if not sooner paid, due and payable on the maturity date stated in the Note;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with the interest thereon; the payment the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of ESCAMBIA, State of Florida:

ALL THAT PARCEL OF LAND IN ESCAMBIA COUNTY, STATE OF FLORIDA, AS MORE FULLY DESCRIBED IN OR BOOK 3777, PAGE 471, ID#12-3831-325, BEING KNOWN AND DESIGNATED AS BEGINNING AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SEC.5, T5N, R33W, RUN NORTH 610 FEET PARALLEL WITH ROAD TO A POINT OF BEGINNING. THENCE NORTH 662 FEET PARALLEL WITH ROAD, THENCE EAST 530 FEET, THENCE SOUTH 488 FEET, THENCE WEST 310 FEET, THENCE SOUTH 174 FEET, THENCE WEST 220 FEET TO THE POB, BEING 8 (EIGHT) ACRES, MORE OR LESS, LESS 15 FEET ALONG THE SOUTH LINES FOR EASEMENT RIGHT OF WAY.

AND BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SEC 5, T5N, R33W, RUN NORTH 210 FEET ALONG THE WEST LINE OF SCHOOL PROPERTY TO A POINT OF BEGINNING, THENCE NORTH 400 FEET PARALLEL WITH ROAD, THENCE EAST 220 FEET, THENCE SOUTH 400 FEET, THENCE WEST 220 FEET TO THE POINT OF BEGINNING, BEING TWO (2) ACRES, MORE OR LESS, INCLUDING ALL IMPROVEMENTS THEREON, LESS 15 FEET ALONG THE NORTH LINE FOR EASEMENT RIGHT OF WAY. RIGHT OF WAY.

which has the address of 6130 NORTH PINEVILLE RD, WALNUT HILL  
Florida 32568 (herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

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

BETTY ANN PACE HASTINGS  
JERRY W HASTINGS  
9018309

06/22/1998

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

**1. Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

**2. Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of the Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by the Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

**3. Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

**4. Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

**5. Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

**6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

**7. Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment

BETTY ANN PACE HASTINGS  
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9018309

06/22/1998

thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. **Inspection.** Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lenders' interest in the Property.

9. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

10. **Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrowers's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. **Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. **Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. **Governing Law; Severability.** The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs", "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. **Borrower's Copy.** Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

15. **Rehabilitation Loan Agreement.** Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

16. **Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

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

17. **Acceleration; Remedies.** Except as provided in paragraph 16 hereof, upon Borrower's breach of covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by the Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceedings, 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 nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees, court costs, and costs of documentary evidence, abstracts and title reports.

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**18. Borrower's Right to Reinstate.** Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgement enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lenders's remedies as provided in Paragraph 17 hereof, including, but not limited to, reasonable attorney's fees and court costs; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

**19. Assignment of Rents; Appointment of Receiver.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

**20. Release.** Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

**21. Attorneys' Fees.** As used in this Mortgage and in the Note, "attorneys' fees" shall include attorneys' fees, if any, which may be awarded by an appellate court.

**22. Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 22, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 22, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

(Intentionally Left Blank)

RCD Jun 25, 1998 11:23 am  
Escambia County, Florida

BETTY ANN PACE HASTINGS  
JERRY W HASTINGS  
9018309

06/22/1998

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-496506

**REQUEST FOR NOTICE OF DEFAULT  
AND FORECLOSURE UNDER SUPERIOR  
MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, with a copy to P. O. Box 17170, Baltimore, MD 21203, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.


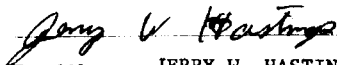
**NOTICE TO BORROWER**

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.

Signed, sealed and delivered in the presence of:

  (Seal)  
Borrower

Typed Name: T.P. DANTZ  
Typed Name: BETTY ANN PACE HASTINGS  
Address: 6130 N. PINEVILLE RD.  
WALNUT HILL, FL 32568

  (Seal)  
Borrower  
Typed Name: R.L. BEASLEY  
Typed Name: JERRY W. HASTINGS  
Address: 6130 N. PINEVILLE RD.  
WALNUT HILL, FL 32568

STATE OF FLORIDA ESCAMBIA County ss:

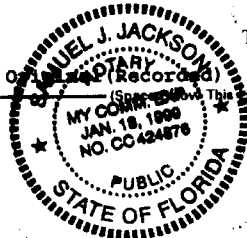
I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared BETTY ANN PACE HASTINGS AND JERRY W. HASTINGS HUSBAND AND WIFE who is personally known to me or who has produced FLORIDA DRIVERS LICENSES as identification of THEIR identity and who executed the foregoing instrument and acknowledged before me that THEY executed the same for the purpose therein expressed.

WITNESS my hand and official seal in the county and state aforesaid this 22ND day of JUNE 1998.

My Commission expires: 1/18/1999  
(SEAL)

  
Notary Public  
Typed Name: SAMUEL J. JACKSON

Florida 29730-3 1/98



Copy (Branch) Copy (Customer)  
Page 5 of 5

After recording, please return to:  
CITIFINANCIAL EQUITY  
SERVICES, INC.  
5007 N DAVIS HWY SUITE 17  
PENSACOLA FL 32503

This instrument was prepared by:  
CITIFINANCIAL EQUITY  
SERVICES, INC.  
5007 N DAVIS HWY SUITE 17  
PENSACOLA FL 32503

## MORTGAGE

THIS MORTGAGE is made this 31st day of January, 2006, between the Mortgagor,  
BETTY ANN PACE HASTINGS A/K/A BETTY ANN PACE HASTING  
JERRY HASTING WIFE AND HUSBAND (herein "Borrower"),  
and the Mortgagee, CITIFINANCIAL EQUITY SERVICES, INC.,  
a corporation organized and existing under the laws of Oklahoma,  
whose address is 5007 N DAVIS HWY SUITE 17 PENSACOLA FL 32503  
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 63,185.86,  
which indebtedness is evidenced by Borrower's note dated 01/31/2006 and extensions and renewals  
thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of  
indebtedness, if not sooner paid, due and payable on 02/06/2036;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with the interest thereon;  
the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of  
this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower  
does hereby mortgage, grant and convey to Lender the following described property located in the County of  
ESCAMBIA, State of Florida:

THE REAL PROPERTY IN ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS:  
BEGINNING AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SEC. 5, T5N,  
R33W, RUN NORTH 610 FEET PARALLEL WITH ROAD TO A POINT OF BEGINNING.  
THENCE NORTH 662 FEET PARALLEL WITH ROAD, THENCE EAST 530 FEET, THENCE  
SOUTH 488 FEET, THENCE WEST 310 FEET, THENCE SOUTH 174 FEET, THENCE  
WEST 220 FEET TO THE POB, BEING 8 (EIGHT) ACRES, MORE OR LESS. LESS  
THAN 15 FEET ALONG THE SOUTH LINES FOR EASEMENT RIGHT OF WAY, AND  
BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SEC.  
5, T5N, R33W, RUN NORTH 210 FEET ALONG THE WEST LINE OF SCHOOL  
PROPERTY TO A POINT OF BEGINNING, THENCE NORTH 400 FEET PARALLEL WITH  
ROAD, THENCE EAST 220 FEET, THENCE SOUTH 400 FEET, THENCE WEST 220  
FEET TO THE POINT OF BEGINNING, BEING TWO (2) ACRES, MORE OR LESS,  
INCLUDING ALL IMPROVEMENTS THEREON, LESS 15 FEET ALONG THE NORTH LINE  
FOR EASEMENT RIGHT-OF-WAY.

BEING THE SAME PROPERTY CONVEYED BY FEE SIMPLE DEED FROM CARLIE MAE  
PACE GUNN, MARY LOU PACE EDWARDS AND MILDRED LOUISE PACE GREENE TO  
BETTY ANN PACE HASTINGS, DATED 02/10/1995 RECORDED ON 05/31/1995 IN  
OR BOOK 3777, PAGE 471 IN ESCAMBIA COUNTY RECORDS, STATE OF FL.

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights,  
appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this  
Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a  
leasehold) are hereinafter referred to as the "Property."

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



BETTY ANN PACE HASTING  
JERRY W HASTING

01/31/2006

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

**1. Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

**2. Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of the Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by the Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

**3. Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

**4. Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

**5. Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

**6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

**7. Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment

BETTY ANN PACE HASTING  
JERRY W HASTING

01/31/2006

thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

**8. Inspection.** Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lenders' interest in the Property.

**9. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

**10. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrowers' successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

**11. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

**12. Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property address as indicated below Borrower's signature or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

**13. Governing Law; Severability.** The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs", "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

**14. Borrower's Copy.** Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

**15. Rehabilitation Loan Agreement.** Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

**16. Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

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

**17. Acceleration; Remedies.** Except as provided in paragraph 16 hereof, upon Borrower's breach of covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by the Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceedings, 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 nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees, court costs, and costs of documentary evidence, abstracts and title reports.

BETTY ANN PACE HASTING  
JERRY W HASTING

01/31/2006

**18. Borrower's Right to Reinstate.** Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgement enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lenders's remedies as provided in Paragraph 17 hereof, including, but not limited to, reasonable attorney's fees and court costs; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

**19. Assignment of Rents; Appointment of Receiver.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

**20. Release.** Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

**21. Attorneys' Fees.** As used in this Mortgage and in the Note, "attorneys' fees" shall include attorneys' fees, if any, which may be awarded by an appellate court.

**22. Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 22, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 22, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

(Intentionally Left Blank)

BETTY ANN PACE HASTING  
JERRY W HASTING

01/31/2006

**REQUEST FOR NOTICE OF DEFAULT  
AND FORECLOSURE UNDER SUPERIOR  
MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, with a copy to P. O. Box 17170, Baltimore, MD 21203, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

**NOTICE TO BORROWER**

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.

Signed, sealed and delivered in the presence of:

*Angela Barnett*  
Typed Name: ANGELA BARNETT

*Betty Ann Pace Hastings AKA Betty Ann Pace Hastings* (Seal)  
-Borrower

Typed Name: BETTY ANN PACE HASTINGS AKA BETTY ANN PACE HASTING

Address: 6130 NORTH PINEVILLE ROAD

WALNUT HILL, FLORIDA 32568

*Reba Strength*  
Typed Name: REBA STRENGTH

*Jerry W Hastings* (Seal)  
-Borrower

Typed Name: JERRY HASTING

Address: 6130 NORTH PINEVILLE ROAD

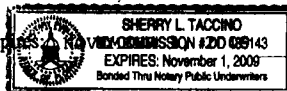
WALNUT HILL, FLORIDA 32568

STATE OF FLORIDA ESCAMBIA County ss:

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared  
BETTY ANN PACE HASTINGS AKA BETTY ANN PACE HASTING AND JERRY HASTING WIFE AND HUSBAND  
who is personally known to me or who has produced VALID FLORIDA IDENTIFICATION  
as identification of THEIR identity and who executed the foregoing instrument and acknowledged before me that THEY executed the same for the purpose therein expressed.

WITNESS my hand and official seal in the county and state aforesaid this 31st day of JANUARY, 2006.

My Commission expires  
(SEAL)



*Sherry L. Taccino*  
Notary Public

Typed Name: SHERRY L. TACCINO

FL 27230-7 5/99

Original (Recorded) Copy (Branch) Copy (Customer)

(Space Below This Line Reserved For Lender and Recorder)

Page 5 of 5

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 08172 of 2014**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 18, 2016, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

BETTY ANN PACE HASTINGS 6130 PINEVILLE RD WALNUT HILL, FL 32568	CITIFINANCIAL EQUITY SERVICES INC FKA COMMERCIAL CREDIT CONSUMER SERVICES INC 5007 N DAVIS HWY STE 37 PENSACOLA FL 32503
BETTY ANN PACE HASTING 6130 PINEVILLE RD WALNUT HILL, FL 32568	JERRY HASTING 6130 PINEVILLE RD WALNUT HILL, FL 32568

WITNESS my official seal this 18th day of August 2016.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 3, 2016, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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**BEG AT SW COR OF SW 1/4 OF NW 1/4 N 610 FT FOR POB N 662 FT E 530 FT S 488 FT W 310 FT S 174 FT W 220 FT TO POB LESS S 15 FT OR 3603 P 655 OR 3777 P 471**

**SECTION 05, TOWNSHIP 5 N, RANGE 33 W**

**TAX ACCOUNT NUMBER 123831250 (16-313)**

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

**BETTY ANN PACE HASTINGS**

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 October, which is the 3rd day of October 2016.

Dated this 18th day of August 2016.

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

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### Post Property:

PINEVILLE RD 32568



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**BETTY ANN PACE HASTINGS**  
6130 PINEVILLE RD  
WALNUT HILL, FL 32568

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



By:  
Emily Hogg  
Deputy Clerk



BETTY ANN PACE HASTINGS [16-313]  
6130 PINEVILLE RD  
WALNUT HILL, FL 32568

9171 9690 0935 0128 0457 75

8.22.16 DELIVERED

CITIFINANCIAL EQUITY SERVICES  
INC [16-313]  
5007 N DAVIS HWY STE 37  
PENSACOLA FL 32503

9171 9690 0935 0128 0457 82

8.27.16  
RETURNED - IA

BETTY ANN PACE HASTING [16-313]  
6130 PINEVILLE RD  
WALNUT HILL, FL 32568

9171 9690 0935 0128 0457 99

8.22.16 DELIVERED

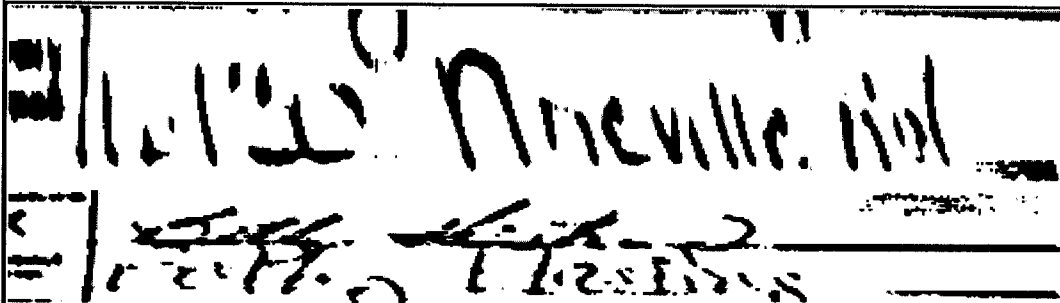
JERRY HASTING [16-313]  
6130 PINEVILLE RD  
WALNUT HILL, FL 32568

9171 9690 0935 0128 0458 05

8.22.16  
DELIVERED

**Status History ?****Tracking Number Information**

<b>Meter:</b>	11272965	<b>Mailing Date:</b>	08/18/16 01:22 PM
<b>Tracking Number:</b>	9171969009350128045775	<b>Sender:</b>	OR
<b>Current Status:</b>	OK : Delivered	<b>Recipient:</b>	
<b>Class of Mail</b>	FC	<b>Zip Code:</b>	32568
<b>Service:</b>	ERR	<b>City:</b>	WALNUT HILL
<b>Value</b>	\$0.465	<b>State:</b>	FL

Proof of Delivery**Status Details**

▼ Status Date

**Status**

Mon, 08/22/16, 02:11:00 PM	OK : Delivered
Fri, 08/19/16, 11:57:00 AM	Delayed: No Authorized Recipient Available
Fri, 08/19/16, 01:06:00 AM	Processed (processing scan)
Thu, 08/18/16, 10:53:00 PM	Dispatched from Sort Facility
Thu, 08/18/16, 10:03:00 PM	Processed (processing scan)
Thu, 08/18/16, 08:48:00 PM	Origin Acceptance
Thu, 08/18/16, 05:23:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

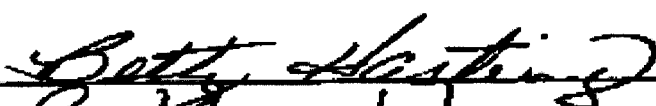
[Equipment](#)[Reports](#)[Tracking](#)[Supplies](#)[Home](#) > [Tracking](#) > Status History

## Status History ?

## Tracking Number Information

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Tracking Number:	9171969009350128045799	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32568
Service:	ERR	City:	WALNUT HILL
Value	\$0.465	State:	FL

[Proof of Delivery](#)

Signature	
Printed Name	Betty Hastings
Delivery Address	16130 Aineville Rd

## Status Details

▼ Status Date

Status

Mon, 08/22/16, 02:11:00 PM	OK : Delivered
Fri, 08/19/16, 11:57:00 AM	Delayed: No Authorized Recipient Available
Fri, 08/19/16, 01:06:00 AM	Processed (processing scan)
Thu, 08/18/16, 10:53:00 PM	Dispatched from Sort Facility
Thu, 08/18/16, 10:02:00 AM	Processed (processing scan)

**Status History :**

**Tracking Number Information**

<b>Meter:</b>	11272965	<b>Mailing Date:</b>	08/18/16 01:22 PM
<b>Tracking Number:</b>	9171969009350128045805	<b>Sender:</b>	OR
<b>Current Status:</b>	OK : Delivered	<b>Recipient:</b>	
<b>Class of Mail</b>	FC	<b>Zip Code:</b>	32568
<b>Service:</b>	ERR	<b>City:</b>	WALNUT HILL
<b>Value</b>	\$0.465	<b>State:</b>	FL

**Proof of Delivery**

16130 Aineville Rd

Betty Hastings

Betty Hastings

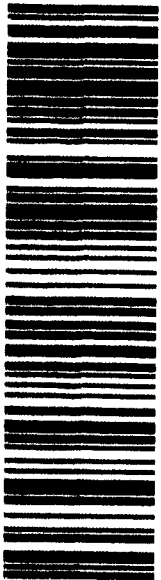
**Status Details**

▼ Status Date	Status
Mon, 08/22/16, 02:10:00 PM	OK : Delivered
Fri, 08/19/16, 11:57:00 AM	Delayed: No Authorized Recipient Available
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**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

**CERTIFIED MAIL™**



9171 9690 0935 0128 0457 82

NEOPOST  
08/18/2016  
**US POSTAGE \$005.15**

FIRST-CLASS MAIL



ZIP 32502  
041M11272965

CITIFINANCIAL EQUITY SERVICES

INC [16-313]  
5007 N DAVIS HWY S  
PENSACOLA FL 325

NIXIE

322 DE 1

0008/27/16

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

RT: 3250205833

\*7187-00005-1R-4A

3250205833  
3250382305 CO1

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

16-313

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO16CIV040829NON

**Agency Number:** 16-011293

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 08172 2014

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE BETTY ANN PACE HASTINGS

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/18/2016 at 1:37 PM and served same at 10:50 AM on 8/31/2016 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

R Preston 927

R. PRESTON, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: JLBRYANT

**WARNING**

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**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, That **CAPITAL ONE CLTRL ASSIGNEE** OF holder of **Tax Certificate No. 08172**, issued the **1st** day of **June, A.D., 2014** 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:

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**TAX ACCOUNT NUMBER 123831250 (16-313)**

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Dated this 18th day of August 2016.

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.

**Post Property:**

**PINEVILLE RD 32568**



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

By:  
Emily Hogg  
Deputy Clerk

*Map attached*



# Chris Jones - Escambia County Property Appraiser

Reference: 055N332301000003 88

Account: 123831250

Section Map: 05-5N-33

Situs: PINEVILLE RD

Complex:

Owner: HASTINGS BETTY ANN PACE

Mailing Address:

6130 PINEVILLE RD

WALNUT HILL, FL 32568

Last Sale: 2/1995, \$100

Property Use: VACANT RESIDENTIAL

Approx. Acreage: 6.8100

Bldg. Count: 0

Total heated Area: 0

Zoned: RR

Taxing Auth: COUNTY MSTU

06-5N-33

TULLIS RD

06-5N-33

PINEVILLE RD

90m

200ft



ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

Cert

16-313

**Document Number:** ECSO16CIV040849NON

**Agency Number:** 16-011356

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 08172 2014

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: BETTY ANN PACE HASTINGS

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 8/18/2016 at 1:42 PM and served same on BETTY ANN PACE HASTINGS , at 4:05 PM on 8/29/2016 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*[Signature]* 104

MASHBURN, S SGT

Service Fee: \$40.00

Receipt No: BILL

Printed By: JLBRYANT

**W A R N I N G**

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**BETTY ANN PACE HASTINGS**  
6130 PINEVILLE RD  
WALNUT HILL, FL 32568

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



By:  
Emily Hogg  
Deputy Clerk




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

**Tax Deed - Redemption Calculator**

**Account: 123831250 Certificate Number: 008172 of 2014**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/03/2016"/>	Redemption Date <input type="text" value="09/27/2016"/> 
Months	6	5
Tax Collector	<input type="text" value="\$1,013.13"/>	<input type="text" value="\$1,013.13"/>
Tax Collector Interest	\$91.18	\$75.98
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,110.56	<input type="text" value="\$1,095.36"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$40.50	\$33.75
Total Clerk	\$490.50	<input type="text" value="\$483.75"/> CH
Postage	<input type="text" value="\$20.48"/>	<input type="text" value="\$20.48"/>
Researcher Copies	<input type="text" value="\$13.00"/>	<input type="text" value="\$13.00"/>
Total Redemption Amount	\$1,634.54	\$1,612.59
	Repayment Overpayment Refund Amount	\$21.95

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 008172**

**Redeemed Date 09/27/2016**

**Name BETTY HASTINGS 6130 PINEVILLE RD WALNUT HILL, FL 32568**

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$1,110.56
Postage = TD2	\$20.48
ResearcherCopies = TD6	\$13.00

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

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

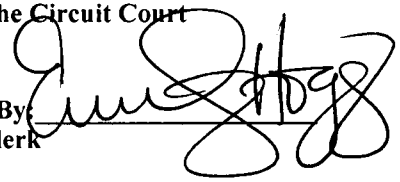
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 123831250 Certificate Number: 008172 of 2014**

**Payor: BETTY HASTINGS 6130 PINEVILLE RD WALNUT HILL, FL 32568      Date 09/27/2016**

Clerk's Check #	1	Clerk's Total	<del>\$490.50</del>	1539.11
Tax Collector Check #	1	Tax Collector's Total	<del>\$1,110.56</del>	
		Postage	\$20.48	
		Researcher Copies	\$13.00	
		Total Received	<del>\$1,634.54</del>	\$1572.59

**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 SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CAPITAL ONE CLTRL ASSIGNEE OF holder of Tax Certificate No. 08172, issued the 1st day of June, A.D., 2014 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT SW COR OF SW 1/4 OF NW 1/4 N 610 FT FOR POB N 662 FT E 530 FT S 488 FT W 310 FT S 174 FT W 220 FT TO POB LESS S 15 FT OR 3603 P 655 OR 3777 P 471 SECTION 05, TOWNSHIP 5 N, RANGE 33 W  
TAX ACCOUNT NUMBER 123831250 (16-313)

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

BETTY ANN PACE HASTINGS

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 October, which is the 3rd day of October 2016.

Dated this 18th day of August 2016.

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

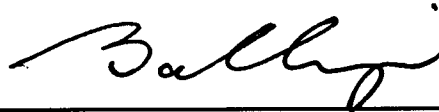
By: Emily Hogg  
Deputy Clerk

4wr9/7-9/28TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2014 TD 08172 in the Esc. County Court was published in said newspaper in and was printed and released on the start date of 9/17/16 and end date of 9/28/16.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X

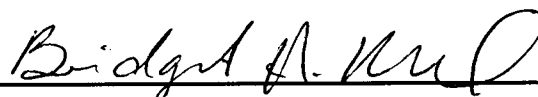


MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 1st day of September 2016, by Malcolm G. Ballinger, who is personally known to me.

X



BRIDGET A. ROBERTS, NOTARY PUBLIC



Bridget A. Roberts  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG023500  
Expires 8/22/2020



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

October 4, 2016

CAPITAL ONE CLTRL ASSIGNEE OF  
PO BOX 54418  
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
2014 TD 008172	\$450.00	\$33.75	\$483.75
2014 TD 009621	\$450.00	\$33.75	\$483.75
2014 TD 008985	\$450.00	\$33.75	\$483.75
2014 TD 008720	\$450.00	\$33.75	\$483.75
2014 TD 009136	\$450.00	\$33.75	\$483.75
2014 TD 009142	\$450.00	\$33.75	\$483.75
2014 TD 008212	\$450.00	\$33.75	\$483.75

**TOTAL \$3,386.25**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division