

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800378

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST  
723 OVERBROOK DRIVE  
FORT WALTON BEACH, FL 32547,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

| Account Number | Certificate No. | Date       | Legal Description                                                                        |
|----------------|-----------------|------------|------------------------------------------------------------------------------------------|
| 06-2258-000    | 2016/3107       | 06-01-2016 | LT 130 KANEN PLACE NO 1 AND 2 PB 1/2 P 96/9 LESS O R 561 P 885 LEONARD ST OR 4702 P 1233 |

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST  
723 OVERBROOK DRIVE  
FORT WALTON BEACH, FL 32547

05-09-2018  
Application Date

\_\_\_\_\_  
Applicant's signature

18-593

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1800378

**Date of Tax Deed Application**  
May 09, 2018

This is to certify that **BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST**, holder of **Tax Sale Certificate Number 2016 / 3107**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **06-2258-000**

**Cert Holder:**  
**BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST**  
**723 OVERBROOK DRIVE**  
**FORT WALTON BEACH, FL 32547**

**Property Owner:**  
**UNITED SURETY SERVICES INC**  
**800 JOHNSTON ST**  
**ALEXANDRIA, LA 71301**  
LT 130 KANEN PLACE NO 1 AND 2 PB 1/2 P 96/9 LESS O R 561 P  
885 LEONARD ST OR 4702 P 1233

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  |
|-------------------------|----------------|------------|----------------------------|----------|--------|
| 2016/3107               | 06-2258-000    | 06/01/2016 | 357.16                     | 83.93    | 441.09 |

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  |
|-------------------------|----------------|------------|----------------------------|---------------------|----------|--------|
| 2017/3053               | 06-2258-000    | 06/01/2017 | 360.25                     | 6.25                | 27.92    | 394.42 |
| 2015/3435               | 06-2258-000    | 06/01/2015 | 348.49                     | 6.25                | 17.42    | 372.16 |

**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
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

1,207.67  
0.00  
335.02  
200.00  
175.00  
  
1,917.69

**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, If Applicable Per Florida Statutes
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
18. Redemption Fee
19. Total Amount to Redeem

6.25

Done this the 15th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: **3rd December 2018**

By

*Shirley Rich, CFC*  
**Senior Deputy Tax Collector**

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
06-2258-000 2016



Chris Jones  
Escambia County Property Appraiser

ECPA Home

Real Estate  
Search

Tangible Property  
Search

Sale  
List

Amendment 1/Portability  
Calculations

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☒ Navigate Mode ☒ Account ☐ Reference

[Printer Friendly Version](#)

**General Information**

**Reference:** 172S301600130130  
**Account:** 062258000  
**Owners:** UNITED SURETY SERVICES  
INC  
**Mail:** 800 JOHNSTON ST  
ALEXANDRIA, LA 71301  
**Situs:** ST MARY AVE 32501  
**Use Code:** VACANT COMMERCIAL   
**Taxing Authority:** COUNTY MSTU  
**Schools (Elem/Int/High):** WEIS/WOODHAM/PENSACOLA  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
Tax Inquiry link courtesy of Scott Lunsford  
Escambia County Tax Collector

**Assessments**

| Year | Land     | Imprv | Total    | Cap Val  |
|------|----------|-------|----------|----------|
| 2017 | \$19,622 | \$0   | \$19,622 | \$19,622 |
| 2016 | \$19,622 | \$0   | \$19,622 | \$19,622 |
| 2015 | \$19,622 | \$0   | \$19,622 | \$19,622 |

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

[File for New Homestead Exemption Online](#)

**Sales Data**

| Sale Date | Book | Page | Value     | Type | Official Records (New Window) |
|-----------|------|------|-----------|------|-------------------------------|
| 05/2001   | 4702 | 1233 | \$110,000 | WD   | <a href="#">View Instr</a>    |
| 01/1997   | 4095 | 906  | \$60,000  | WD   | <a href="#">View Instr</a>    |
| 09/1992   | 3237 | 97   | \$16,700  | QC   | <a href="#">View Instr</a>    |
| 05/1991   | 3038 | 800  | \$17,500  | QC   | <a href="#">View Instr</a>    |

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

**2017 Certified Roll Exemptions**

None

**Legal Description**

LT 130 KANEN PLACE NO 1 AND 2 PB 1/2 P 96/9 LESS OR  
561 P 885 LEONARD ST OR 4702 P 1233

**Extra Features**

None

**Parcel Information**

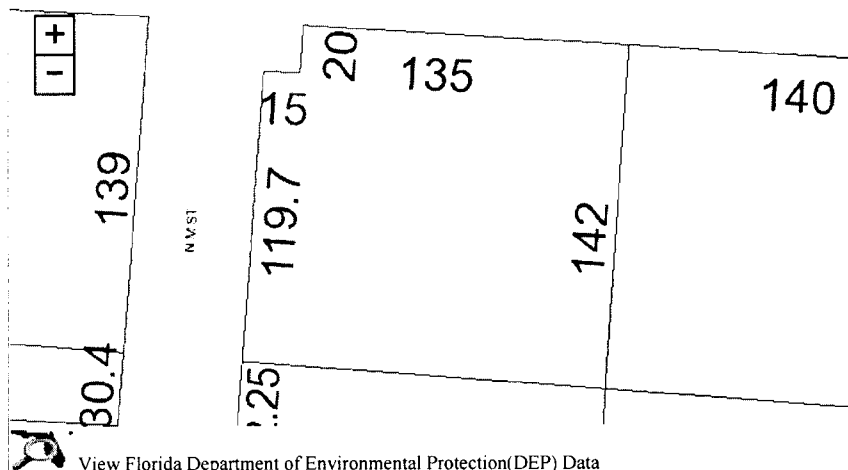
[Launch Interactive Map](#)

**Section Map Id:**  
17-2S-30-1

**Approx. Acreage:**  
0.4742

**Zoned:**   
Com

**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.

Last Updated: 05/23/2018 (tc.4751)



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

**Tax Deed - Redemption Calculator**  
**Account: 062258000 Certificate Number: 003107 of 2016**

Redemption ☐ Yes ☒ No     
 Application Date      
 Interest Rate

|                         | Final Redemption Payment ESTIMATED                   | Redemption Overpayment ACTUAL                                |
|-------------------------|------------------------------------------------------|--------------------------------------------------------------|
|                         | Auction Date <input type="text" value="12/03/2018"/> | Redemption Date <input type="text" value="07/02/2018"/>      |
| Months                  | 7                                                    | 2                                                            |
| Tax Collector           | <input type="text" value="\$1,917.69"/>              | <input type="text" value="\$1,917.69"/>                      |
| Tax Collector Interest  | \$201.36                                             | \$57.53                                                      |
| Tax Collector Fee       | <input type="text" value="\$6.25"/>                  | <input type="text" value="\$6.25"/>                          |
| Total Tax Collector     | \$2,125.30                                           | <input type="text" value="\$1,981.47"/> 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       | \$47.25                                              | \$13.50                                                      |
| Total Clerk             | \$497.25                                             | <input type="text" value="\$463.50"/> CH                     |
| Postage                 | <input type="text" value="\$60.00"/>                 | <input type="text" value="\$0.00"/>                          |
| Researcher Copies       | <input type="text" value="\$40.00"/>                 | <input type="text" value="\$0.00"/>                          |
| Total Redemption Amount | \$2,722.55                                           | \$2,444.97                                                   |
|                         | Repayment Overpayment Refund Amount                  | <input type="text" value="\$277.58 + 120 + 200 = \$597.58"/> |

redeemer

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 # 2016 TD 003107**

**Redeemed Date 07/02/2018**

**Name SOUTHERN HERITAGE BANK 5211 JACKSON ST ALEXANDRIA LA 71303**

|                             |            |
|-----------------------------|------------|
| Clerk's Total = TAXDEED     | \$497.25   |
| Due Tax Collector = TAXDEED | \$2,125.30 |
| Postage = TD2               | \$60.00    |
| ResearcherCopies = TD6      | \$40.00    |

• For Office Use Only

| Date | Docket | Desc | Amount Owed | Amount Due | Payee Name |
|------|--------|------|-------------|------------|------------|
|------|--------|------|-------------|------------|------------|

**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**

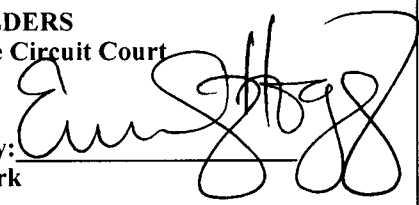
CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 062258000 Certificate Number: 003107 of 2016**

**Payor: SOUTHERN HERITAGE BANK 5211 JACKSON ST ALEXANDRIA LA 71303      Date  
 07/02/2018**

|                       |        |                       |            |
|-----------------------|--------|-----------------------|------------|
| Clerk's Check #       | 968507 | Clerk's Total         | \$497.25   |
| Tax Collector Check # | 1      | Tax Collector's Total | \$2,125.30 |
|                       |        | Postage               | \$60.00    |
|                       |        | Researcher Copies     | \$40.00    |
|                       |        | Total Received        | \$2,722.55 |

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:   
 Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 9, 2018

EDDIE BLACKWELL TTEE/BLACKWELL LIVING TRUST  
296 HARRISON CIR  
HIAWASSEE GA 30546

Dear Certificate Holder:

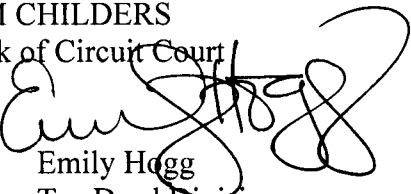
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

| TAX CERT       | APP FEES | INTEREST | TOTAL    |
|----------------|----------|----------|----------|
| 2016 TD 003107 | \$450.00 | \$13.50  | \$463.50 |
| 2016 TD 006289 | \$450.00 | \$6.75   | \$456.75 |
| 2016 TD 000623 | \$450.00 | \$6.75   | \$456.75 |

**TOTAL \$1,377.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:   
Emily Hogg  
Tax Deed Division



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 9, 2018

SOUTHERN HERITAGE BANK  
5211 JACKSON ST  
ALEXANDRIA LA 71303

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2016 TD 003108

\$362.83

2016 TD 003107

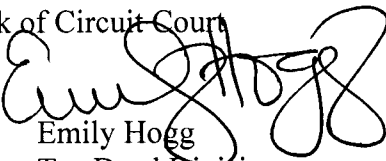
\$597.58

**TOTAL \$960.41**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division



**Exhibit "A"**

**Legal Description**

Lots 130 & 131, Kanen Place Unit No. 2, a subdivision of a portion of Section 17, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat Book 2, at Page 9, of the Public Records of said County, Less and Except any portion thereof, if any, taken for the widening of St. Mary Avenue.

**OF THIS MORTGAGE.**

IN WITNESS WHEREOF, the undersigned has executed this instrument the day and year above first written.

*Signed, sealed and delivered  
in the presence of:*

**UNITED SURETY SERVICES, INC.,  
a Louisiana corporation**

*Donna Lyons*  
Printed Name: Donna Lyons

By: *Lyle S. Guillory*  
Lyle S. Guillory, President

*Bethany Barton*  
Printed Name: Bethany Barton

**STATE OF LOUISIANA**

**PARISH OF** *Orleans*

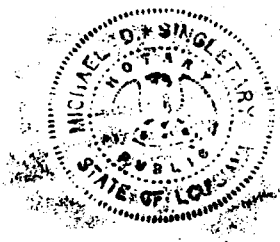
The foregoing instrument was acknowledged before me this 1 day of November, 2010, by Lyle S. Guillory, President of United Surety Services, Inc., a Louisiana corporation, on behalf of the corporation, who ( X ) is personally known to me or ( ) who produced a driver's license as identification.

*Michael D. Singletary*  
NOTARY PUBLIC

Printed Name: Michael D. Singletary

Commission No: 23941

Commission Expires: 11/01/11



Prepared By:  
Thomas J. Gilliam, Jr., of  
Shell, Fleming, Davis & Menge, P.A.  
Post Office Box 1831  
Pensacola, Florida 32591-1831

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE  
PRINCIPAL BALANCE DUE UPON MATURITY IS \$575,000, TOGETHER WITH  
ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE  
MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

**STATE OF FLORIDA**

**COUNTY OF ESCAMBIA**

**MORTGAGE AND SECURITY AGREEMENT**

THIS MORTGAGE, made this 1 day of November, 2010, between UNITED SURETY SERVICES, INC., a Louisiana corporation, ("Mortgagor"), whose address is 1115 6th Street, Alexandria, Louisiana 71309, and SAFETY NATIONAL CASUALTY CORPORATION, a Missouri corporation, and its successors and assigns ("Mortgagee"), whose address is 1832 Schuetz Road, St. Louis, Missouri 63146.

**WITNESSETH:**

WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of FIVE HUNDRED SEVENTY-FIVE THOU (\$575,000.00), together with interest thereon, as evidenced by that certain promissory note of even date herewith, executed by Mortgagor and delivered to Mortgagee, the final payment of which is due on the day set forth in said Promissory Note (the "Note", which term includes any modification, renewal, extension, consolidation or alteration thereof), which by reference is made a part hereof to the same extent as though set out in full herein;

NOW THEREFORE, to secure the performance by Mortgagor of all covenants and conditions of the Note, any renewals, extensions, or modifications of said note, this Mortgage, and all other instruments securing the Note, and all existing or future notes, loans, guaranties, or other indebtedness owed by Mortgagor, or either or any of them, to Mortgagee, including all future advances, obligatory or otherwise, notwithstanding that such indebtedness is secured by other mortgages, and including all expenses or obligations incurred by Mortgagee pursuant to any existing or future mortgage, loan or security agreement, and in order to charge the properties, interests and rights hereinafter described with such payment and performance and for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), Mortgagor does hereby mortgage to Mortgagee and, where applicable, grant a security interest in:

**I. THE MORTGAGED PROPERTY**

(A) All of the land located in the State of Florida, as described on Exhibit A attached hereto and made a part hereof, and all additions of property to Exhibit A, to have and to hold the same, together with each and every building, structure, tenement, hereditament, open parking area improvement, easement, right, power, privilege, immunity and appurtenance thereunto belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, and also the estate, right, title, interest, homestead, right of dower, separate estate, property, possession and claim whatsoever in law as well as in equity of Mortgagor of, in and to the same in every part and parcel thereof unto Mortgagee in fee simple.

(B) (i) All tangible and intangible personal property and fixtures owned by Mortgagor now or hereafter affixed to or located on the property described in paragraph A hereof which is deemed to be fixtures and a part of the real property under applicable law; (ii) all articles of personal property and all materials delivered to the property described in paragraph A hereof for use in any way thereon, and owned by Mortgagor; (iii) all contract rights, accounts, accounts receivable, chattel paper, documents of title, documents, goods, consumer goods, goodwill, option rights, purchase contracts, construction agreements, franchises, permits, management agreements, operating agreements, inventory, instruments, deposit accounts, farm products, inventory, materials, supplies, money, minerals, crops and timber, general intangibles, actions and rights in action, including all rights to insurance policies and proceeds and all liquor licenses; all equipment including parts, accessories, attachments, special tools, additions and accession thereto, and (iv) all proceeds, products, replacements, additions, enlargements, accessions, substitutions, renewals and accessions of any of the foregoing items. This Mortgage is a self-operative

6. Nothing herein contained invalidates or shall invalidate any security now held by Lender for said debt, nor impairs nor releases any covenant, condition, agreement or stipulation in said Obligations and Mortgage, and the same, except as herein extended or modified, shall continue in full force and effect and the undersigned further covenants and agrees to perform, comply with and abide by each and every one of the covenants, agreements, conditions and stipulations of this agreement which are not inconsistent herewith.

This Agreement shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors and assigns of Borrower and Lender.

IN WITNESS WHEREOF, Borrower and Lender have caused these presents to be executed the day and year first above written.

WITNESSES:

Robt M. Brewer  
Robert M. Brewer  
Mary Fabian  
Mary Fabian

WITNESSES:

Robt M. Brewer  
Robert M. Brewer  
Mary Fabian  
Mary Fabian

UNITED SURETY SERVICES, INC., a Louisiana corporation,

By: Lyle Steven Guillory - BORROWER

SOUTHERN HERITAGE BANK, a Louisiana banking corporation

By: Randall Ponthie - LENDER

1. It is covenanted and agreed by and between the parties hereto that the obligation of Borrower which is secured by the aforementioned mortgage is increased to include the ELEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$11,500.00) Additional Advance referred to above and said mortgage is hereby modified and amended so as to secure the total amount of indebtedness of THREE HUNDRED SIXTY-TWO THOUSAND FORTY-ONE AND 69/100 DOLLARS (\$368,148.69) as of the date hereof.

2. The terms of the aforementioned obligation and mortgage are modified to extend the maturity date of the obligation to the 30 day of July, 2020, and to change the rate of interest charged under the obligation to FIVE AND ONE-HALF percent (5.5%) per annum.

3. In accordance with the above, Borrower hereby promises to pay the Obligation's present principal balance of THREE HUNDRED SIXTY-EIGHT THOUSAND ONE HUNDRED FORTY-EIGHT AND 69/100 DOLLARS (\$368,148.69); with interest at a fixed rate of FIVE AND ONE-HALF PERCENT (5.5%) per annum payable in SIXTY (60) monthly installments of FIVE THOUSAND AND 00/100 DOLLARS (\$5,000.00), principal and interest as determined above, commencing the 30 day of August, 2015, and continuing on the same day of each succeeding month until paid in full on July 30, 2020. SAID PAYMENTS ARE CALCULATED ON A SEVEN AND ONE-QUARTER (7¼) YEAR AMORTIZATION WITH A FIVE (5) YEAR BALLOON PAYMENT DUE ON THE MATURITY DATE.

4. The Rider to Security Instrument attached hereto shall be incorporated into the terms and conditions of the aforementioned Mortgage.

5. This is not a new Obligation to pay money and the aforesaid obligation and mortgage and all of their terms, covenants, conditions, agreements and stipulations shall remain in full force and virtue except as herein extended and modified.

SEE EXHIBIT "A" ATTACHED HERETO.

hereinafter referred to as "Mortgage"; and

WHEREAS, the present principal balance of the aforementioned Note after the June 5, 2015, payment is THREE HUNDRED FIFTY-SIX THOUSAND SIX HUNDRED FORTY-EIGHT AND 69/100 DOLLARS (\$356,648.69), with interest due thereon from June 6, 2015; and

WHEREAS, pursuant to the terms of the aforementioned mortgage, the Lender has this day made an Additional Advance to Borrower in the amount of ELEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$11,500.00) thereby increasing the total principal indebtedness secured by said Mortgage to THREE HUNDRED SIXTY-EIGHT THOUSAND ONE HUNDRED FORTY-EIGHT AND 69/100 DOLLARS (\$368,148.69); and

WHEREAS, Borrower and Lender desire that the terms and provisions of the aforementioned promissory note and mortgage be modified as hereinafter set forth to reflect the Additional Advance, the extension of the maturity date of the aforesaid obligation and the new interest and payment terms; and

WHEREAS, Lender desires to incorporate into the terms and conditions of the aforementioned Mortgage certain terms and conditions pertaining to late payments, transfer of the mortgaged property, and the environmental condition of the above described real property by a rider to the aforementioned Mortgage entitled "Rider to Security Instrument."

NOW, THEREFORE, Borrower, in and for valuable considerations including the agreement of Lender to modify the terms and conditions of the aforementioned promissory note and mortgage and the Additional Advance evidence hereby, does hereby covenant and agree with Lender as follows:

PREPARED BY:  
JAMES C. TAYLOR  
Taylor & Van Matre, P.A.  
4300 Bayou Blvd., Ste.16  
Pensacola, FL 32503  
File No.: TMV15-2031

**NOTE AND MORTGAGE MODIFICATION AND EXTENSION AGREEMENT  
AND NOTICE OF ADDITIONAL ADVANCE**

STATE OF FLORIDA

COUNTY OF ESCAMBIA

This Note and Mortgage Modification and Extension Agreement and Notice of Additional Advance, hereinafter referred to as "Agreement," is executed this 30 day of July, 2015, by and between UNITED SURETY SERVICES, INC., a Louisiana corporation, hereinafter referred to as "Borrower," and SOUTHERN HERITAGE BANK, a Louisiana banking corporation, hereinafter referred to as "Lender", the address of which is 5211 Jackson Street, Alexandria, Louisiana.

**WITNESSETH:**

WHEREAS, Lender is the owner and holder of certain obligations of Borrower described as:

Promissory Note dated the 6<sup>th</sup> day of December, 2006, with an original principal balance of FIVE HUNDRED FORTY THOUSAND AND NO/100 (\$540,000.00) bearing interest at EIGHT AND THREE EIGHTHS PERCENT (8.375%) per annum with the entire principal balance plus all accrued and unpaid interest being due and payable on the 5<sup>th</sup> day of May, 2011 which said maturity date was extended to June 15, 2015.

WHEREAS, the aforementioned obligation is secured by that certain Mortgage dated the 6<sup>th</sup> day of December, 2006, executed by Borrower to Lender and recorded in Official Record Book 6046 at page 384-390, inclusive, of the Public Records of Escambia County, Florida, encumbering the following described real property:

File Number: 06-5598

**EXHIBIT "A"**

(OFFICIAL RECORDS BOOK 4702, PAGE 1233)

LOTS 130 AND 131 KANEN PLACE, UNIT NO. 2, A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT BOOK 2, AT PAGE 9 OF THE PUBLIC RECORDS OF SAID COUNTY, LESS AND EXCEPT ANY PORTION THEREOF, IF ANY, TAKEN FOR THE WIDENING OF ST. MARY AVENUE.

LESS AND EXCEPT: (OFFICIAL RECORDS BOOK 561, PAGE 885)

PARCEL NO. 104

THE NORTH 20 FEET OF THE WEST 15 FEET OF LOT 130, UNIT 2, KANEN PLACE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT: A PARCEL OF LAND SITUATE, LYING AND BEING IN LOT 131, UNIT 2, KANEN PLACE SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LEONARD STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF "L" STREET; THENCE RUN WESTERLY 10 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF LEONARD STREET; THENCE RUN SOUTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY WAY LINE OF "L" STREET, SAID POINT BEING 10 FEET SOUTH OF THE POINT OF BEGINNING; THENCE RUN NORTHERLY 10 FEET TO THE POINT OF BEGINNING OF PARCEL OF LAND HEREIN DESCRIBED.



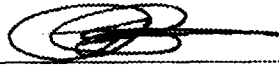
enforcement of any lien, security interest or other right, whether superior, equal or subordinate to this Mortgage or the lien hereof, such event shall be deemed to be a transfer by Mortgagor and an event of default hereunder.

21. Default Rate: The Default Rate shall be the highest rate permitted by applicable law.

22. Changes to Mortgage: All changes, alterations, deletions or additions to the substance of any paragraph in this Mortgage which have been agreed to between Mortgagor and Mortgagee have been initiated by Mortgagor as additional proof of Mortgagor's consent.

IN WITNESS WHEREOF, this instrument has been executed on the date first above written.

Signed, sealed and delivered in our presence:

  
Witness Printed Name: RANDALL PONTIE

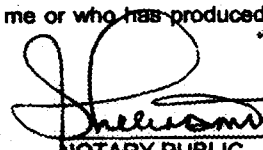
  
Witness Printed Name: Bridgette Lemartiniere

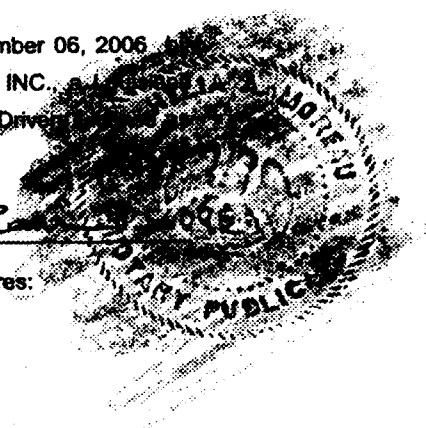
UNITED SURETY SERVICES, INC., a Louisiana Corporation

By  (Seal)  
LYLE S. GUILLORY, President  
Address: 1115 6TH STREET, ALEXANDRIA, LA 71309

STATE OF LOUISIANA  
COUNTY OF RAPIDES

The foregoing instrument was acknowledged before me this December 06, 2006, by LYLE S. GUILLORY, President of UNITED SURETY SERVICES, INC., a Louisiana Corporation, who is personally known to me or who has produced Driver's identification.

  
NOTARY PUBLIC  
My Commission Expires: 12/31/2006



Prepared By:  
Thomas G. Van Matre, Jr.  
Taylor & Van Matre, P.A.  
4308 Bayou Blvd., Suite #16  
Pensacola, Florida 32503  
File Number: TVM06-35

## **MORTGAGE AND SECURITY AGREEMENT**

STATE OF FLORIDA  
COUNTY OF Escambia

THIS MORTGAGE is made this 12/06/2006, by and between **UNITED SURETY SERVICES, INC.**, a Louisiana Corporation ("Mortgagor"), and **SOUTHERN HERITAGE BANK** ("Mortgagee"), the address of which is 5211 JACKSON STREET, Alexandria, Louisiana 71303.

### **WITNESSETH:**

WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of **Five Hundred Forty Thousand dollars & no cents DOLLARS (\$540,000.00)**, together with interest thereon, as evidenced by that certain promissory note of even date herewith, executed by Mortgagor and delivered to Mortgagee, the final payment of which is due on or before the **December 5, 2011** (the "Note"), which by reference is made a part hereof to the same extent as though set out in full herein;

NOW, THEREFORE, to secure the performance by Mortgagor of all covenants and conditions in the Note and in this Mortgage and in all other instruments securing the Note, and in order to charge the properties, interests and rights hereinafter described with such payment and performance and to secure additional advances, renewals and extensions thereof and for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), Mortgagor does hereby mortgage, sell, pledge and assign to Mortgagee:

### **THE MORTGAGE PROPERTY**

(A) All of the land in the County of Escambia, State of Florida, described below:

SEE ATTACHED EXHIBIT "A"

to have and to hold the same, together with all improvements now or hereafter erected on such property and all fixtures now or hereafter attached thereto, together with each and every tenements, hereditaments, easements, rights, powers, privileges, immunities and appurtenances thereunto belonging or in anywise appertaining and the reversions, remainder and remainders, and also all the estate, right, title, interest, homestead, right of dower, separate estate, property, possession and claim whatsoever in law as well as in equity of Mortgagor of, in and to the same in every part and parcel thereof unto Mortgagee in fee simple.

(B) Together with a security interest in all personal property and fixtures affixed to or located on the property described in paragraph (A).

(C) Together with all rents, issues, profits, revenue, income and other benefits from the property described in paragraph (A) hereof to be applied to the indebtedness secured hereby, provided however, that permission is hereby given to Mortgagor so long as no default has occurred hereunder, to collect, receive, and use such benefits from the property as they become due and payable, but not in advance thereof.

OR BK 4702 PG1234  
Escambia County, Florida  
INSTRUMENT 2001-839960

RCD May 08, 2001 10:09 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2001-839960

## RESIDENTIAL SALES

### ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, seller of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: ST. MARYS VENUE

LEGAL ADDRESS OF PROPERTY:

ST. MARY AVE. PENSACOLA FL

THE COUNTY ( x ) HAS ACCEPTED ( ) HAS NOT ACCEPTED THE ABUTTING  
ROADWAY FOR MAINTENANCE.

This form completed by: 11-3715

Taylor & Van Matre, P.A.  
4300 Bayou Blvd., Suite #16  
Pensacola, FL 32503

AS TO SELLER(S):

Steven G. Roberts  
STEVEN G. ROBERTS

Renee D. Roberts  
RENEE D. ROBERTS

Robert E. Van Matre

AS TO BUYER(S):

John D. Brulley  
UNITED SURETY SERVICES, INC.

Witness Name: Laveria M Price

Lea Williams  
Witness Name: LEA WILLIAMS

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Prepared By: James C. Taylor  
Taylor & Van Matre, P.A.  
4300 Bayou Blvd., Suite #16  
Pensacola FL 32503  
File Number: 11-3715  
Parcel ID #: 06-2258-000

OR BK 4702 P61233  
Escambia County, Florida  
INSTRUMENT 2001-839960

DEED REC STAMPS PD & ESC CO \$ 770.00  
05/08/01 ERNE LEE JENSEN, CLERK  
By: *James C. Taylor*

### WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated 05/04/2001

by

STEVEN G. ROBERTS and RENEE D. ROBERTS, husband and wife and ROBERT E. VARNER, SR., a married person

whose post office address is:

1757 St. Mary Avenue, Pensacola, Florida 32501  
hereinafter called the GRANTOR, to

UNITED SURETY SERVICES, INC., A LOUISIANA CORPORATION

whose post office address is:

1115 6th STREET ALEXANDRIA LA 71309

hereinafter called the GRANTEE:

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

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

LOTS 130 & 131 KANEN PLACE, UNIT NO. 2, A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT BOOK 2 AT PAGE 9 OF THE PUBLIC RECORDS OF SAID COUNTY, LESS AND EXCEPT ANY PORTION THEREOF, IF ANY, TAKEN FOR THE WIDENING OF ST. MARY AVENUE.

Grantor hereby warrants that the property described in this instrument is not his constitutional homestead as provided by the Florida Constitution.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2001 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness Signature: *Luveta M. Price*  
Witness Print Name: LUVERTA M. PRICE

Witness Signature: *Eric Gleaton*  
Witness Print Name: ERIC GLEATON

*Steven G. Roberts*  
STEVEN G. ROBERTS

*Renee D. Roberts*  
RENEE D. ROBERTS

*Robert E. Varner, Sr.*  
ROBERT E. VARNER, SR.

State of FLORIDA

County of ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 05/04/2001 by:

STEVEN G. ROBERTS and RENEE D. ROBERTS, husband and wife and ROBERT E. VARNER, SR., a married person who is personally known to me or who has produced Drivers License as identification and who did not take an oath.

*Luveta M. Price*  
NOTARY PUBLIC

My Commission Expires:



# 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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-3-2018

TAX ACCOUNT NO.: 06-2258-000

CERTIFICATE NO.: 2016-3107

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.

United Surety Services, Inc.  
800 Johnston St.  
Alexandria, LA 71301

Southern Heritage Bank  
5211 Jackson St.  
Alexandria, LA 71303

Safety National Casualty Corp.  
1832 Schuetz Rd.  
St. Louis, MO 63146

Certified and delivered to Escambia County Tax Collector,  
this 12th day of September, 2018.

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.

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14650

September 11, 2018

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

1. That certain mortgage executed by United Surety Services, Inc., a Louisiana corporation in favor of Southern Heritage Bank dated 12/06/2000 and recorded 12/08/2006 in Official Records Book 6046, page 384 of the public records of Escambia County, Florida, in the original amount of \$540,000.00. Mortgage Modification recorded in O.R. Book 7384, page 684.
2. That certain mortgage executed by United Surety Services, Inc., a Louisiana corporation in favor of Safety National Casualty Corp. dated 11/01/2010 and recorded 02/14/2011 in Official Records Book 6689, page 672 of the public records of Escambia County, Florida, in the original amount of \$575,000.00.
3. All Taxes Paid. The assessed value is \$30,983.00. Tax ID 06-2258-000.

**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.

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 14650

September 11, 2018

**Lot 130, Kanen Place, Unit No. 2, as per plat thereof, recorded in Plat Book 2, Page 9, of the Public Records of Escambia County, Florida, less Road right-of-way.**

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-593

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 14650

September 11, 2018

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 09-11-1998, through 09-11-2018, and said search reveals the following:

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

United Surety Services, Inc., a Louisiana corporation

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

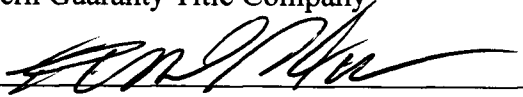
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

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

Southern Guaranty Title Company

By: 

September 11, 2018