

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800066

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC - 616  
P.O. BOX 645040  
CINCINNATI, OH 45264,

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                          |
|----------------|-----------------|------------|--------------------------------------------|
| 09-2709-000    | 2016/4808       | 06-01-2016 | LT 41 CERNY HEIGHTS PB 2 P 4 OR 6344 P 200 |

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  
BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC -  
616  
P.O. BOX 645040  
CINCINNATI, OH 45264

04-20-2018  
Application Date

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

18-360

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1800066

**Date of Tax Deed Application**  
Apr 20, 2018

This is to certify that **BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC - 616**, holder of **Tax Sale Certificate Number 2016 / 4808**, 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: **09-2709-000**

Cert Holder:  
**BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC - 616**  
**P.O. BOX 645040**  
**CINCINNATI, OH 45264**

Property Owner:  
**HARRISON KEISHA L**  
**4551 MARLANE DR**  
**PENSACOLA, FL 32526**

LT 41 CERNY HEIGHTS PB 2 P 4 OR 6344 P 200

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    |
|-------------------------|----------------|------------|----------------------------|----------|----------|
| 2016/4808               | 09-2709-000    | 06/01/2016 | 1,079.32                   | 53.97    | 1,133.29 |

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    |
|-------------------------|----------------|------------|----------------------------|---------------------|----------|----------|
| 2017/4728               | 09-2709-000    | 06/01/2017 | 1,104.31                   | 6.25                | 55.22    | 1,165.78 |

**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)

2,299.07  
0.00  
1,020.27  
200.00  
175.00  
  
3,694.34

**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
19. Total Amount to Redeem

49,410.50  
  
  
6.25

Done this the 23rd day of April, 2018 Scott Lunsford, Tax Collector of Escambia County

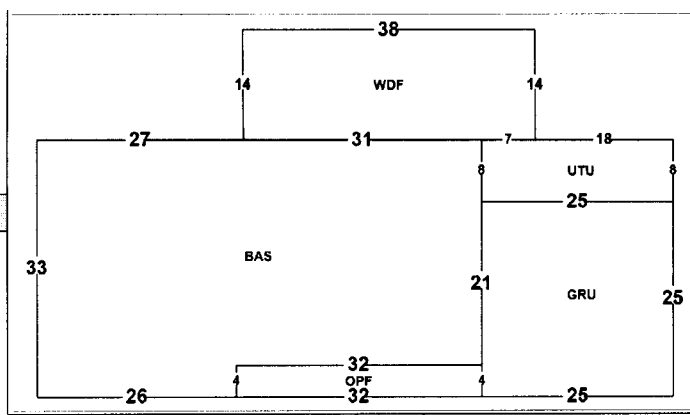
Date of Sale: September 4, 2018

By B. Lunsford

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
09-2709-000 2016

HEAT/AIR-CENTRAL H/AC  
 INTERIOR WALL-DRYWALL-PLASTER  
 NO. PLUMBING FIXTURES-6  
 NO. STORIES-1  
 ROOF COVER-DIMEN/ARCH SHNG  
 ROOF FRAMING-GABLE  
 STORY HEIGHT-0  
 STRUCTURAL FRAME-WOOD FRAME

 Areas - 3271 Total SF  
 BASE AREA - 1786  
 GARAGE UNFIN - 625  
 OPEN PORCH FIN - 128  
 UTILITY UNF - 200  
 WOOD DECK FIN - 532



Images



4/14/11

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: 04/27/2018 (tc.55173)



# Chris Jones

## Escambia County Property Appraiser

Real Estate  
Search

Tangible Property  
Search

Sale  
List

Amendment 1/Portability  
Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

### General Information

**Reference:** 012S316000001041  
**Account:** 092709000  
**Owners:** HARRISON KEISHA L  
**Mail:** 4551 MARLANE DR  
 PENSACOLA, FL 32526  
**Situs:** 4551 MARLANE DR 32526  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** COUNTY MSTU  
**Schools (Elem/Int/High):** SHERWOOD/BELLVIEW/PINE FOREST  
**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 | \$18,050 | \$94,813 | \$112,863 | \$98,821 |
| 2016 | \$18,050 | \$93,026 | \$111,076 | \$96,789 |
| 2015 | \$18,050 | \$87,971 | \$106,021 | \$96,117 |

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

➤ [File for New Homestead Exemption Online](#)

### Sales Data

| Sale Date  | Book | Page | Value     | Type | Official Records (New Window) |
|------------|------|------|-----------|------|-------------------------------|
| 07/08/2016 | 7593 | 29   | \$100     | QC   | <a href="#">View Instr</a>    |
| 06/20/2008 | 6344 | 200  | \$149,500 | WD   | <a href="#">View Instr</a>    |
| 03/03/2008 | 6303 | 1714 | \$100     | CT   | <a href="#">View Instr</a>    |
| 06/2005    | 5672 | 1692 | \$96,000  | WD   | <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

HOMESTEAD EXEMPTION

### Legal Description

LT 41 CERNY HEIGHTS PB 2 P 4 OR 6344 P 200 OR 7593 P 29

### Extra Features

None

### Parcel Information

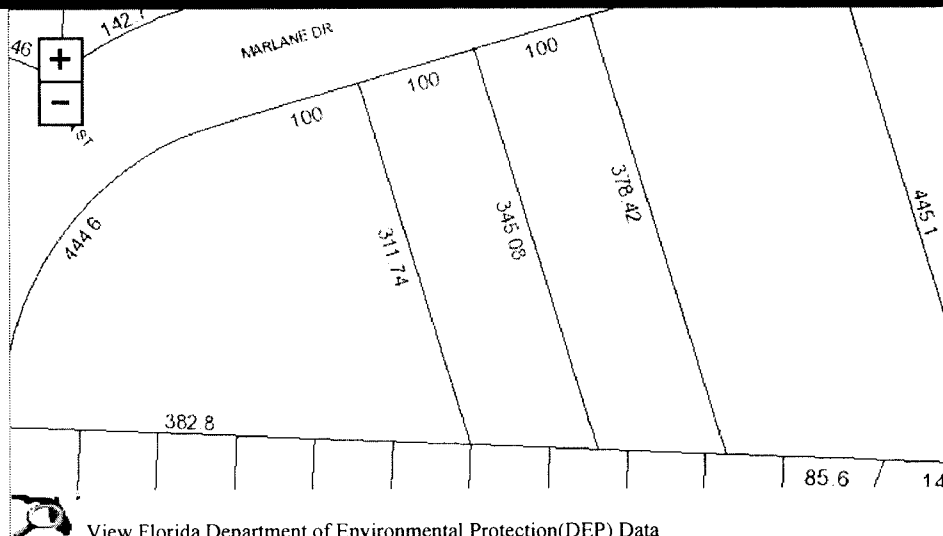
[Launch Interactive Map](#)

**Section Map Id:**  
 01-2S-31-2

**Approx. Acreage:**  
 0.7600

**Zoned:**   
 MDR

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



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

### Buildings

Address:4551 MARLANE DR, Year Built: 1965, Effective Year: 1982

#### Structural Elements

DECOR/MILLWORK-AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-BRICK-FACE/VENERE  
 FLOOR COVER-TILE-STAIN  
 CONC/BRICK  
 FOUNDATION-SLAB ON GRADE



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

**Tax Deed - Redemption Calculator**

**Account: 092709000 Certificate Number: 004808 of 2016**

Redemption ☐ Yes ☒ No
 Application Date 
 Interest Rate

|                         | Final Redemption Payment ESTIMATED                   | Redemption Overpayment ACTUAL                           |
|-------------------------|------------------------------------------------------|---------------------------------------------------------|
|                         | Auction Date <input type="text" value="09/04/2018"/> | Redemption Date <input type="text" value="06/01/2018"/> |
| Months                  | 5                                                    | 2                                                       |
| Tax Collector           | <input type="text" value="\$3,694.34"/>              | <input type="text" value="\$3,694.34"/>                 |
| Tax Collector Interest  | \$277.08                                             | \$110.83                                                |
| Tax Collector Fee       | <input type="text" value="\$6.25"/>                  | <input type="text" value="\$6.25"/>                     |
| Total Tax Collector     | \$3,977.67                                           | <input type="text" value="\$3,811.42"/> 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       | \$33.75                                              | \$13.50                                                 |
| Total Clerk             | \$483.75                                             | <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 | \$4,561.42                                           | \$4,274.92                                              |
|                         | Repayment Overpayment Refund Amount                  | \$286.50 + 120 + 200                                    |

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



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

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

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

**Case # 2016 TD 004808**

**Redeemed Date 06/01/2018**

**Name MEMBERS FIRST CREDIT UNION OF FLORIDA 251 WEST GARDEN STREET PENSACOLA FL 32502**

|                             |            |
|-----------------------------|------------|
| Clerk's Total = TAXDEED     | \$483.75   |
| Due Tax Collector = TAXDEED | \$3,977.67 |
| 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**

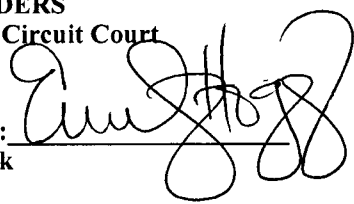
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 092709000 Certificate Number: 004808 of 2016**

**Payor: MEMBERS FIRST CREDIT UNION OF FLORIDA 251 WEST GARDEN STREET  
PENSACOLA FL 32502 Date 06/01/2018**

|                       |        |                       |            |
|-----------------------|--------|-----------------------|------------|
| Clerk's Check #       | 258170 | Clerk's Total         | \$483.75   |
| Tax Collector Check # | 1      | Tax Collector's Total | \$3,977.67 |
|                       |        | Postage               | \$60.00    |
|                       |        | Researcher Copies     | \$40.00    |
|                       |        | Total Received        | \$4,561.42 |

**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>**

Harrison, Keisha

5/3/2017

90940

**Exhibit A**

**Legal Description:**

**Lot 41, Cerny Heights, according to the Plat thereof as recorded in Plat Book 2 at Page 4 of the Public Records of Escambia County, Florida.**

IN WITNESS WHEREOF, Borrower has executed this Mortgage on the date first above written.

**NOTICE TO BORROWER**  
**DO NOT SIGN THIS MORTGAGE IF IT CONTAINS BLANK SPACES.**  
**ALL SPACES SHOULD BE COMPLETED BEFORE YOU SIGN.**

**THIS IS A BALLOON MORTGAGE AND, IF THE LOAN SECURED HEREBY IS NOT SOONER FORGIVEN, THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS UP TO \$42,000.00 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE**

Witnesses:

Lisa A Evans  
Print name: Lisa A Evans  
Tamiko Williams  
Print name: Tamiko Williams

Keisha Harrison  
Borrower  
Print name: Keisha Harrison

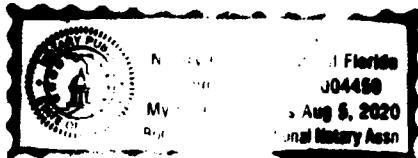
Witnesses:

Print name: \_\_\_\_\_  
Print name: \_\_\_\_\_

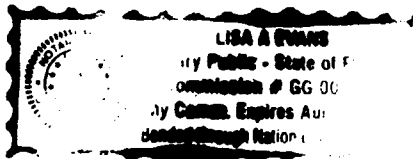
Borrower  
Print name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of June, 2017 by Keisha Lashay Kertise Harrison. Such person(s) is (are) (check one) personally known to me or produced valid driver's license(s) as identification.



Lisa A Evans  
Notary Public, State of Florida  
Print Name: Lisa A Evans  
Commission No.: 66004459  
Commission Expires: 8/5/2020



RECORDED AS RECEIVED

This instrument prepared by and,  
following recording, to be returned to:  
Florida Housing Finance Corporation  
David R. Westcott  
227 North Bronough Street, Suite 5000  
Tallahassee, Florida 32301

FHFC Loan # 90940

**SUBORDINATE MORTGAGE**  
**(WITH DUE ON SALE OR REFINANCE CLAUSE)**

**FLORIDA HOUSING FINANCE CORPORATION**  
**FLORIDA HARDEST HIT FUND (HHF) PROGRAM**

**THIS IS A BALLOON MORTGAGE AND, IF THE LOAN SECURED HEREBY IS NOT SOONER FORGIVEN IN ACCORDANCE WITH ITS TERMS, THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS UP TO \$42,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE**

THIS SUBORDINATE MORTGAGE (this "Mortgage") is made this 12th day of June, 2017, by Keisha Harrison (herein, the "Borrower") whose address is 4551 Marlane Drive, Pensacola, FL, 32526 (this address is the Property Address and shall be the Borrower's address for purposes of any notice required or permitted hereunder). This Mortgage is given to **FLORIDA HOUSING FINANCE CORPORATION** (herein, the "Lender"), a public corporation, whose address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329 (this address shall be the Lender's address for purposes of any notice required or permitted hereunder). As used herein, the term Lender shall include any successors or assigns of the Lender.

The Borrower is indebted to the Lender in the sum of up to FORTY TWO THOUSAND AND NO/100 DOLLARS (\$42,000.00) as evidenced by that certain Promissory Note (the "Note") of even date herewith executed by the Borrower in favor of the Lender evidencing a loan made by the Lender to the Borrower under the Florida Hardest Hit Fund (HHF) Program, which is administered by the Lender pursuant to sections 101 and 109 of the Emergency Economic Stabilization Act of 2008 (P.L. 110-343), as amended, and the program guidelines established and implemented by the Lender in connection therewith. The loan (the "Loan") evidenced by the Note is made by the Lender to the Borrower, and shall be advanced on behalf of the Borrower, exclusively to satisfy mortgage related indebtedness for which the Borrower is obligated under the Borrower's First Mortgage Loan described below.

Repayment of the indebtedness evidenced by the Note is deferred until a date that is ten (10) years after the date hereof (that date is the "Maturity Date" of the Note). The Note is due and payable in full on the Maturity Date. The Note also provides that if at any time before the Maturity Date, the Borrower sells or refinances the Property the Note shall become immediately due and payable in full without notice or demand as provided in Section 20 of this Mortgage.

The "First Mortgage" or "First Mortgage Loan" referred to in this Mortgage and in the Note means the first mortgage loan encumbering the Property described below as evidenced by the mortgage dated 6/20/08 from Members First Credit Union to Keisha Harrison in the original principal amount of \$149,500.00 and recorded in OR Book 6344, Page 202, or under clerk's instrument # 2008047655, of the public records of Escambia County, Florida.

This Mortgage is subordinate to the First Mortgage.

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

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**

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" or "Home."

BORROWER COVENANTS represents and warrants to Lender and its successors and assigns that Borrower is indefeasibly seized of the estate hereby conveyed in fee simple; has full right to mortgage, grant and convey the Property; and that the Property is unencumbered, except for other encumbrances of record. Borrower warrants title to the Property and will defend same against the lawful claims and demands of all persons whomsoever.

**THIS MORTGAGE AND THE NOTE SECURED BY THIS MORTGAGE ARISE OUT OF OR ARE GIVEN TO SECURE THE REPAYMENT OF A LOAN ISSUED IN CONNECTION WITH THE FINANCING OF HOUSING AND ARE EXEMPT FROM DOCUMENTARY STAMP TAX AND INTANGIBLE TAX PURSUANT TO SECTION 420.513(1), FLORIDA STATUTES.**

Loan Number: 5168900-0003

Date: JUNE 20, 2008

Property Address: 4551 MARLANE DRIVE, PENSACOLA, FLORIDA 32526

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

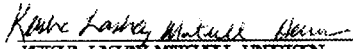
Lot 41, Cerny Heights, according to the Plat thereof as recorded in Plat Book 2 at Page 4 of the Public Records of Escambia County, Florida.

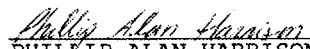
A.P.N. # :

**DocMagic** 800-649-1362  
[www.docmagic.com](http://www.docmagic.com)

Legal.mak

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

 (Seal)  
KEISHA LASHAY MITCHELL HARRISON -Borrower  
4551 MARLANE DRIVE, PENSACOLA, FLORIDA 32526

 (Seal)  
PHILIP ALAN HARRISON -Borrower  
4551 MARLANE DRIVE, PENSACOLA,  
FLORIDA 32526

\_\_\_\_ (Seal)  
-Borrower

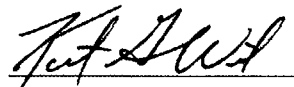
\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

Signed, sealed and delivered in the presence of:

  
WITNESS: JULIE A. MESSER

  
WITNESS: KATHY G. WILSON

**TRANSFER OF RIGHTS IN THE PROPERTY**

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, the following described property located in the

COUNTY of ESCAMBIA :  
 [Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

which currently has the address of 4551 MARLANE DRIVE

PENSACOLA, Florida 32526 [Street] ("Property Address"):  
 [City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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

**1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

163.00  
523.25  
686.25

This Instrument Prepared By:

Maria L. Reid  
Mortgage Loan Officer  
Members First Credit Union of FL

After Recording Return To:

MEMBERS FIRST CREDIT UNION OF FLORIDA  
PO BOX 12983  
PENSACOLA, FLORIDA 32526  
Loan Number: 5168900-0003

Old Town Title of Pensacola, LLC  
202 West Jackson Street  
Pensacola, FL 32501

08-06-0087

[Space Above This Line For Recording Data]

## MORTGAGE

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated JUNE 20, 2008, together with all Riders to this document.  
(B) "Borrower" is KEISHA LASHAY MITCHELL HARRISON AND PHILLIP ALAN HARRISON, WIFE AND HUSBAND

Borrower is the mortgagor under this Security Instrument.

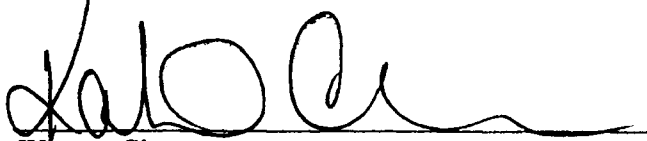
- (C) "Lender" is MEMBERS FIRST CREDIT UNION OF FLORIDA

Lender is a FLORIDA BANKING CORPORATION organized  
and existing under the laws of FLORIDA  
Lender's address is PO BOX 12983, PENSACOLA, FLORIDA 32526

Lender is the mortgagee under this Security Instrument.

- (D) "Note" means the promissory note signed by Borrower and dated JUNE 20, 2008  
The Note states that Borrower owes Lender ONE HUNDRED FORTY-NINE THOUSAND FIVE HUNDRED AND 00/100 Dollars (U.S. \$ 149,500.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JULY 1, 2038  
(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."  
(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

WITNESSES:



Witness Signature

Print Name: Katrina Clark



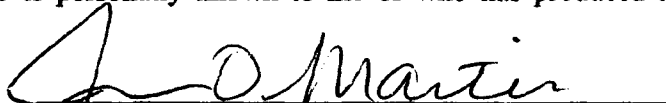
Witness Signature

Print Name: Arthur Stillwell

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, this 8 day of June, 2016, by PHILLIP A. HARRISON, who is personally known to me or who has produced a Florida driver's license as identification.

  
NOTARY PUBLIC



JAIME ODOM MARTIN  
MY COMMISSION # FF 002766  
EXPIRES JUL 10, 2020  
Notary Public, State of Florida

[Print, type or stamp commission, name of notary or deputy clerk.]

Prepared by:  
Earlynn Stillwell, Esq  
91 West Hood Drive  
Pensacola, FL 32534

Return to address shown above.

**QUITCLAIM DEED**

This Quitclaim Deed made this 8<sup>th</sup> day of July, 2016, by PHILLIP A. HARRISON, as Grantor, to KEISHA L. HARRISON, of 4551 Marlane Dr., Pensacola, Florida 32526, as Grantee.

**NOW THEREFORE**, Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand, paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim to Grantee forever, all the right, title, interest, claim and demand which he has in and to that real property located in Escambia County, Florida, and more particularly described as follows:

**Lot 41, Cerny Heights, according to the Plat thereof as recorded in Plat Book 2 at Page 4 of the Public Records of Escambia County, Florida.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use and benefit of Grantee forever.

This deed is granted pursuant to the Final Judgment of the parties and dissolution of marriage proceedings. No title search has been conducted.

**IN WITNESS WHEREOF**, Grantor has executed this Quitclaim Deed on the day and year first written above.

Phillip Harrison  
Grantor, PHILLIP A. HARRISON

# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgt@aol.com

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

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-4-2018

TAX ACCOUNT NO.: 09-2709-000

CERTIFICATE NO.: 2016-4808

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 2017 tax year.

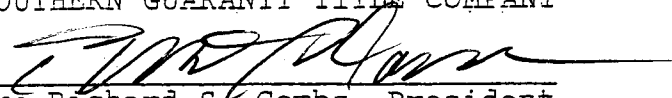
Keisha L. Harrison  
4551 Marlane Dr.  
Pensacola, FL 32526

Florida Housing Finance Corp.  
227 N. Bronough St., Ste 5000  
Tallahassee, FL 32301

Members First Credit Union  
of Florida  
P.O. Box 12983  
Pensacola, FL 32591  
and  
251 W. Garden St.  
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,  
this 25th day of May, 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.: 14368

May 11, 2018

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

1. That certain mortgage executed by Keisha Lashay Mitchell Harrison and Phillip Alan Harrison in favor of Members First Credit Union of Florida dated 06/20/2008 and recorded 06/23/2008 in Official Records Book 6344, page 202 of the public records of Escambia County, Florida, in the original amount of \$149,500.00.
2. That certain mortgage executed by Keisha L. Harrison in favor of Florida Housing Finance Corp. dated 06/12/2017 and recorded 07/18/2017 in Official Records Book 7746, page 476 of the public records of Escambia County, Florida, in the original amount of \$42,000.00.
3. Taxes for the year 2015-2017 delinquent.. The assessed value is \$112,863.00. Tax ID 09-2709-000.

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.: 14368

**Lot 41, Cerny Heights, as per plat thereof, recorded in Plat Book 2, Page 4, of the Public Records of Escambia County, Florida**

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-360

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 14368

May 25, 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 05-25-1998, through 05-25-2018, and said search reveals the following:

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

Keisha L. Harrison

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

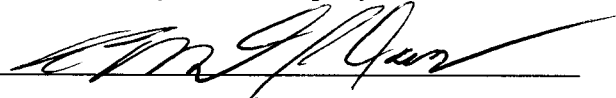
4. Taxes:

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: 



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

June 13, 2018

BRIDGE TAX LLC-616 US BANK  
PO BOX 645040  
CINCINNATI OH 45264

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 004808 | \$450.00 | \$13.50  | \$463.50 |

**TOTAL \$463.50**

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 •

June 12, 2018

MEMBER FIRST CREDIT UNION OF FLORIDA  
251 WEST GARDEM STREET  
PENSACOLA FL 32502

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 004808

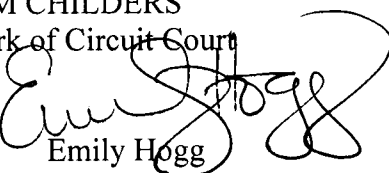
\$606.50

**TOTAL \$606.50**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division