

18-395

# Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800162

Date of Tax Deed Application

Apr 25, 2018

This is to certify that ATCF II FLORIDA-A, LLC, holder of Tax Sale Certificate Number 2016 / 9097, 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: 04-1954-000

Cert Holder:

ATCF II FLORIDA-A, LLC  
PO BOX 54972  
NEW ORLEANS, LA 70154

Property Owner:

LEESE MARK & DENISE J  
1017 ARMENIA DR  
PENSACOLA, FL 32505

BEG AT SW COR OF ALBERT WILSON TRACT E ALG S LI OF TRACT 137  
1/10 FT N PARALLEL TO W LI OF TRACT 316 (Full 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
2016/9097	04-1954-000	06/01/2016	552.64	27.63	580.27

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
2016/1780	04-1954-000	06/01/2016	878.04	6.25	197.74	1,082.03

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

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
- Total of Delinquent Taxes Paid by Tax Deed Applicant
- Total of Current Taxes Paid by Tax Deed Applicant
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
- Total (Lines 1 - 6)

## Total Amount Paid

1,662.30  
0.00  
845.45  
200.00  
175.00  
2,882.75

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

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

## Total Amount Paid

6.25

Done this the 1st day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: September 4, 2018

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
04-1954-000 2016

By

Jennifer N. Cassidy

BEG AT SW COR OF ALBERT WILSON TRACT E ALG S LI OF TRACT 137 1/10 FT N PARALLEL TO W LI OF TRACT 316 FT FOR POB CONT N 100 FT W  
PARL TO S LI OF TRACT 137 1/10 FT TO W LI OF TRACT S 100 FT E 137 1/10 FT TO POB OR 5868 P 1858

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800162

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC  
PO BOX 54972  
NEW ORLEANS, LA 70154,

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
04-1954-000	2016/9097	06-01-2016	BEG AT SW COR OF ALBERT WILSON TRACT E ALG S LI OF TRACT 137 1/10 FT N PARALLEL TO W LI OF TRACT 316 FT FOR POB CONT N 100 FT W PARL TO S LI OF TRACT 137 1/10 FT TO W LI OF TRACT S 100 FT E 137 1/10 FT TO POB OR 5868 P 1858

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  
ATCF II FLORIDA-A, LLC  
PO BOX 54972  
NEW ORLEANS, LA 70154

04-25-2018  
Application Date

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



# 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:** 451S302004000005  
**Account:** 041954000  
**Owners:** LEESE MARK & DENISE J  
**Mail:** 1017 ARMENIA DR  
 PENSACOLA, FL 32505  
**Situs:** 1017 ARMENIA DR 32505  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** COUNTY MSTU  
**Schools (Elem/Int/High):** BRENTWOOD/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	\$15,200	\$33,346	\$48,546	\$48,546
2016	\$15,200	\$32,294	\$47,494	\$47,494
2015	\$15,200	\$30,538	\$45,738	\$43,865

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/2006	5868	1858	\$63,900	WD	<a href="#">View Instr</a>
08/1997	4169	993	\$30,500	WD	<a href="#">View Instr</a>
04/1997	4128	186	\$100	WD	<a href="#">View Instr</a>
04/1997	4121	1459	\$100	CT	<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

BEG AT SW COR OF ALBERT WILSON TRACT E ALG  
 S LI OF TRACT 137 1/10 FT N PARALLEL TO W LI  
 OF TRACT 316 FT FOR...

## Extra Features

None

## Parcel Information

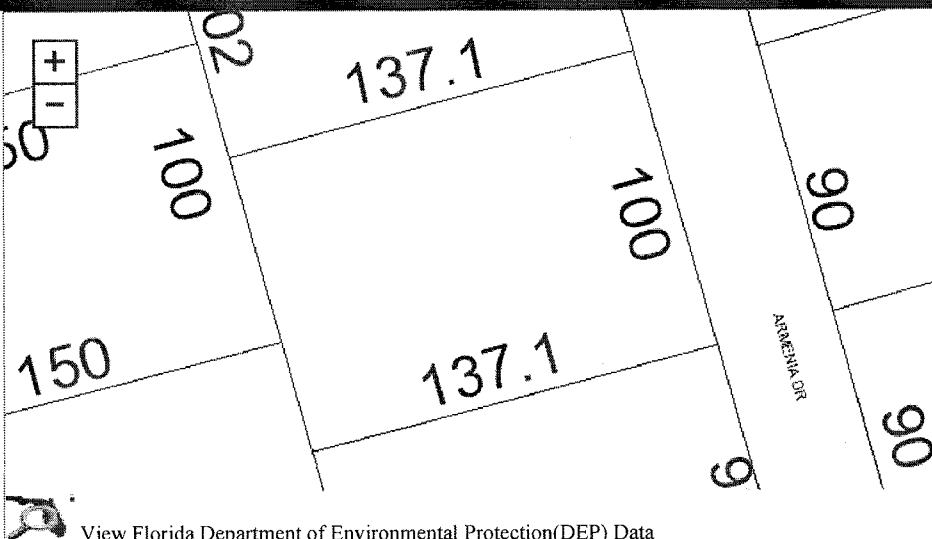
[Launch Interactive Map](#)

**Section Map Id:**  
 45-1S-30

**Approx. Acreage:**  
 0.3200

**Zoned:**   
 HDMU

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



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

## Buildings

Address:1017 ARMENIA DR, Year Built: 1953, Effective Year: 1953

### Structural Elements

DECOR/MILLWORK-AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-VINYL SIDING  
 EXTERIOR WALL-BRICK-CEMENT  
 FLOOR COVER-ASPHALT TILE  
 FOUNDATION-SLAB ON GRADE

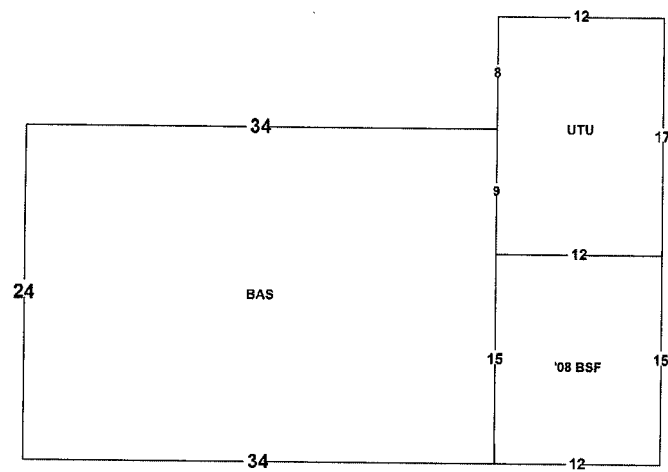
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-HIP  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

Areas - 1200 Total SF

BASE AREA - 816

BASE SEMI FIN - 180

UTILITY UNF - 204



Images



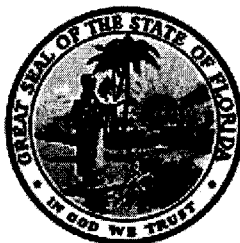
2/13/14

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:05/04/2018 (tc.2047)

18-395

**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: 041954000 Certificate Number: 009097 of 2016**

**Payor: DENISE LEESE 1017 ARMENIA DR PENSACOLA, FL 32505      Date 06/11/2018**

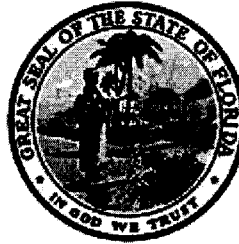
Clerk's Check #	1	Clerk's Total	\$483.75
Tax Collector Check #	1	Tax Collector's Total	\$3,105.21
		Postage	\$60.00
		Researcher Copies	\$0.00
		Total Received	\$3,648.96
			<b>\$ 3118.98</b>

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: Whitney Cabbage  
 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  
 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 009097**

**Redeemed Date 06/11/2018**

**Name DENISE LEESE 1017 ARMENIA DR PENSACOLA, FL 32505**

Clerk's Total = TAXDEED	\$483.75
Due Tax Collector = TAXDEED	\$3,105.21
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

**• For Office Use Only**

<b>Date</b>	<b>Docket</b>	<b>Desc</b>	<b>Amount Owed</b>	<b>Amount Due</b>	<b>Payee Name</b>
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

 Search Property
  Property Sheet
  Lien Holder's
  Redeem
  Forms
  Courtview
  Benchmark


Redeemed From Sale



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

### Tax Deed - Redemption Calculator

Account: 041954000 Certificate Number: 009097 of 2016

Redemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Application Date	<input type="text" value="04/25/2018"/>	Interest Rate	<input type="text" value="18%"/>
Final Redemption Payment ESTIMATED			Redemption Overpayment ACTUAL		
Auction Date	<input type="text" value="09/04/2018"/>	Redemption Date	<input type="text" value="06/11/2018"/>		
Months	<input type="text" value="5"/>		<input type="text" value="2"/>		
Tax Collector	<input type="text" value="\$2,882.75"/>		<input type="text" value="\$2,882.75"/>		
Tax Collector Interest	<input type="text" value="\$216.21"/>		<input type="text" value="\$86.48"/>		
Tax Collector Fee	<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>		
Total Tax Collector	<input type="text" value="\$3,105.21"/>		<input type="text" value="\$2,975.48"/>	T.C.	
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	<input type="text" value="\$33.75"/>		<input type="text" value="\$13.50"/>	C.H.	
Total Clerk	<input type="text" value="\$483.75"/>		<input type="text" value="\$463.50"/>		
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	<input type="text" value="\$3,688.96"/>		<input type="text" value="\$3,438.98"/>		
Repayment Overpayment Refund Amount		<input type="text" value="\$249.98"/>			

Notes



## OTC - Receipt

**Your payment has been successfully processed**

**OTC Receipt Number: 21769304**

**06/11/2018 02:04 PM**

**Service Information****Payment Amount**

Amount: \$3118.98

Service Fee: \$109.16

Total: \$3228.14

**Credit Card Info**

Name on Card: DENISE LEESE

Card Number: \*\*\*\*\*8615

There is a non-refundable 3.5% fee per transaction to provide this service.

This service fee is charged by MyFloridaCounty.com.

Your Credit Card Statement will display the vendor name of MyFloridaCounty.com for billing details.

For information on refunds or for general inquiries, please call customer support on (877) 326 8689.

*Telephone payment - thank you!*





# 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 18, 2018

ATCF II FLORIDA-A LLC  
PO BOX 54972  
NEW ORLEANS LA 70154

Dear Certificate Holder:

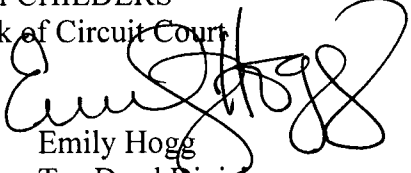
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 009097	\$450.00	\$13.50	\$463.50

**TOTAL \$463.50**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:   
Emily Hogg  
Tax Deed Division

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-395

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 14412

June 5, 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 06-05-1998, through 06-05-2018, and said search reveals the following:

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

Mark Leese and Denise J. Leese, husband and wife

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: 

June 5, 2018

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 14412

June 5, 2018

**451S302004000005 - Full Legal Description**

BEG AT SW COR OF ALBERT WILSON TRACT E ALG S LI OF TRACT 137 1/10 FT N PARALLEL TO W LI OF TRACT 316 FT FOR POB CONT N 100 FT W PARL TO S LI OF TRACT 137 1/10 FT TO W LI OF TRACT S 100 FT E 137 1/10 FT TO POB OR 5868 P 1858

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14412

June 5, 2018

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

1. That certain mortgage executed by Mark Leese and Denise J. Leese, husband and wife in favor of Central Credit Union of Florida dated 05/20/2013 and recorded 05/29/2013 in Official Records Book 7022, page 1562 of the public records of Escambia County, Florida, in the original amount of \$57,600.00.
2. Taxes for the year 2014-2017 delinquent. The assessed value is \$48,546.00. Tax ID 04-1954-000.

**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.

# 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: 9-4-2018

TAX ACCOUNT NO.: 04-1954-000

CERTIFICATE NO.: 2016-9097

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.

Mark Leese  
Denise J. Leese  
1017 Armenia Dr.  
Pensacola, FL 32505

Central Credit Union of Florida  
6200 North W St.  
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,  
this 7th day of June, 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.

Prepared by  
Edith Garcia, an employee of  
First American Title Insurance Company  
730 Bayfront Parkway  
Pensacola, Florida 32502-6251  
(850)438-0774

File No.: 2101-1113732

## **CORPORATE WARRANTY DEED**

This indenture made on **March 23, 2006 A.D.**, by

**AMR at Pensacola. Inc., a Florida Non-Profit Corporation**

whose address is: **730 Bayfront Parkway, 4-B, Pensacola, FL 32502**  
hereinafter called the "grantor", to

**Mark Leese and Denise J. Leese, husband and wife**

whose address is: **1017 Armenia Drive, Pensacola, FL 32505**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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**, to-wit:

**COMMENCING AT THE SOUTHWEST CORNER OF ALBERT WILSON TRACT, THENCE EAST ALONG SOUTH LINE OF ALBERT WILSON TRACT A DISTANCE OF 137.1 FEET; THENCE NORTH PARALLEL TO WEST LINE OF SAID TRACT A DISTANCE OF 316.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH FOR 100.00 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID ALBERT WILSON TRACT A DISTANCE OF 137.1 FEET TO THE WEST LINE OF SAID TRACT; THENCE SOUTH A DISTANCE OF 100.00 FEET; THENCE EAST A DISTANCE OF 137.1 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF THE ALBERT WILSON PROPERTY AS RECORDED IN DEED BOOK 371 AT PAGE 618 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, ALL IN SECTIONS 45 AND 47, TOWNSHIP 1 SOUTH, RANGE 30 WEST.**

Parcel Identification Number: **45-1S-30-2004-000-005**

**Subject** to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2004.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

AMR at Pensacola, Inc., a Florida Non-Profit Corporation

By James J. Reeves, As Its President

(Corporate Seal)

Signed, sealed and delivered in our presence:

Witness Signature

Print Name:

TERESA J. CRANEY

State of Florida

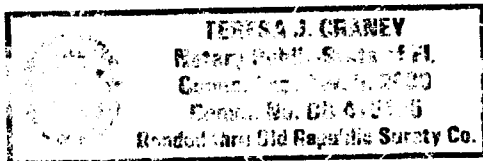
County of Escambia

Witness Signature

Print Name:

EDITH F. GARCIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on March 23, 2006, by James J. Reeves, as President, for on behalf of AMR at Pensacola, Inc., a Florida Non-Profit Corporation, existing under the laws of the State of Florida, who is/are personally known to me or who has/have produced a valid drivers license as identification



NOTARY PUBLIC

Printed Name of Notary

My Commission Expires:

FROM : ESCAMBIA COUNTY ROAD DEPT FAX FAX NO. : 8509372126

Mar. 13 2006 02:10PM P4

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

**ATTENTION:** Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers 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 Ordinance Chapter 1-29.2, Article V required 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:

Legal Address of Property: **1017 Armenia Drive**

The County (X) has accepted ( ) has not accepted the above abutting roadway for maintenance at the above address.

This form completed by:

**Escambia County Road Department  
601 Hwy 297A  
Cantonment, Florida 32533**

AS TO SELLER(S)

Seller's Name: \_\_\_\_\_

Seller's Name: \_\_\_\_\_

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

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

AS TO BUYER(S)

Buyer's Name: \_\_\_\_\_

Buyer's Name: \_\_\_\_\_

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

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

**THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS**  
Effective 4/5/95



PREPARED BY

CYNTHIA ACOSTA  
6200 N. "W" ST.  
Pensacola, FL 32505

WHEN RECORDED, MAIL TO

Central Credit Union of Florida  
PO BOX 17048  
Pensacola, FL 32522

**MORTGAGE**

SPACE ABOVE IS FOR RECORDER'S USE

THIS MORTGAGE is made on 05/20/13, between the Mortgagor,  
**MARK LEESE and DENISE J. LEESE, husband and wife**

(herein "Borrower"), and the Mortgagee, Central Credit Union of Florida, a  
corporation organized and existing under the laws of State of Florida  
whose address is 6200 N. "W" ST. Pensacola, FL 32522 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 57,600.00, which indebtedness  
is evidenced by Borrower's note dated 05/20/13 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 05/30/33;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with 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:

SEE ATTACHED EXHIBIT A

which has the address of 1017 Armenia Drive (Street)  
Pensacola, Florida 32505 (herein "Property Address");  
(City) (Zip Code)

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.

EFL208 (LASER)

**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, 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 and delivered in the presence of:

**X** Cynthia Acosta  
Signature of Witness

Cynthia Acosta  
Name of Witness Typed, Printed or Stamped

**X** Maureen Littlefield  
Signature of Witness

Maureen Littlefield  
Name of Witness Typed, Printed or Stamped

**X**  
Signature of Witness

Name of Witness Typed, Printed or Stamped

**X**  
Signature of Witness

Name of Witness Typed, Printed or Stamped

**X** Mark Leese  
Signature of Borrower (Seal)

MARK LEESE  
Name of Borrower Typed, Printed or Stamped

1017 Armenia Drive  
Pensacola FL 32505  
Mailing Address of Borrower, Typed, Printed or Stamped

**X** Denise Leese  
Signature of Borrower (Seal)

DENISE LEESE  
Name of Borrower Typed, Printed or Stamped

1017 Armenia Drive  
Pensacola FL 32505  
Mailing Address of Borrower, Typed, Printed or Stamped

**X**  
Signature of Borrower (Seal)

Name of Borrower Typed, Printed or Stamped

Mailing Address of Borrower, Typed, Printed or Stamped

**X**  
Signature of Borrower (Seal)

Name of Borrower Typed, Printed or Stamped

Mailing Address of Borrower, Typed, Printed or Stamped

STATE OF FLORIDA, Escambia County ss:

The foregoing instrument was acknowledged before me this 05/20/13 (date)  
by MARK LEESE and DENISE LEESE

who is personally known to me or who has produced \_\_\_\_\_ as identification and  
who \_\_\_\_\_ take an oath.

Cynthia N. Acosta  
Signature of Person Taking Acknowledgment

Name of Acknowledger Typed, Printed or Stamped

Title or Name

Serial Number, if Any

CYNTHIA N. ACOSTA  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # EE 59272  
MY COMMISSION EXPIRES MARCH 19, 2015

## EXHIBIT A

COMMENCING AT THE SOUTHWEST CORNER OF ALBERT WILSON TRACT, THENCE EAST ALONG SOUTH LINE OF ALBERT WILSON TRACT A DISTANCE OF 137.1 FEET; THENCE NORTH PARALLEL TO WEST LINE OF SAID TRACT A DISTANCE OF 316.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH FOR 100.00 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID ALBERT WILSON TRACT A DISTANCE OF 137.1 FEET TO THE WEST LINE OF SAID TRACT; THENCE SOUTH A DISTANCE OF 100.00 FEET; THENCE EAST A DISTANCE OF 137.1 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF THE ALBERT WILSON PROPERTY AS RECORDED IN DEED BOOK 371 AT PAGE 618 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, ALL IN SECTIONS 45 AND 47, TOWNSHIP 1 SOUTH, RANGE 30 WEST.