

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900271

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
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
01-1054-025	2017/98	06-01-2017	BEG AT NW COR OF SEC 9 S 13 DEG 16 MIN E WITH W LI OF SEC 717 4/10 FT S 64 DEG E 3776 33/100 FT TO POB S 64 DEG E 191 67/100 FT S 26 DEG W 63 6/10 FT N 64 DEG W 191 67/100 FT N 26 DEG E 63 6/10 FT TO POB OR 10/310 P 308/854

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, property information 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
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154

04-19-2019
Application Date

Applicant's signature

19-508

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900271

Date of Tax Deed Application
Apr 19, 2019

This is to certify that **CAZENOVIA CREEK FUNDING II LLC**, holder of **Tax Sale Certificate Number 2017 / 98**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **01-1054-025**

Cert Holder:
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154

Property Owner:
HERNDON JOYCE POPE
1620 WOODCHUCK AVE
PENSACOLA, FL 32504
BEG AT NW COR OF SEC 9 S 13 DEG 16 MIN E WITH W LI OF
SEC 717 4/10 FT S 64 DEG E 3776 33/100 FT TO P (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
2017/98	01-1054-025	06/01/2017	430.72	21.54	452.26

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
2018/70	01-1054-025	06/01/2018	440.13	6.25	22.01	468.39

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. Property Information 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)

920.65

0.00

392.47

200.00

175.00

1,688.12

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

21,870.00

6.25

Done this the 26th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 4, 2019

By



*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
01-1054-025 2017

BEG AT NW COR OF SEC 9 S 13 DEG 16 MIN E WITH W LI OF SEC 717 4/10 FT S 64 DEG E 3776 33/100 FT TO POB S 64 DEG E 191 57/100 FT S 26 DEG W 63 6/10 FT N 64 DEG W 191 67/100 FT N 26 DEG E 63 6/100 FT TO POB OR 10/310 P 308/854



Chris Jones

Escambia County Property Appraiser

Real Estate Search Tangible Property Search Sale List

[Back](#)

◀ Navigate Mode ● Account ○ Reference
➔

Printer Friendly Version

General Information Reference: 091S291012000001 Account: 011054025 Owners: HERNDON JOYCE POPE Mail: 1620 WOODCHUCK AVE PENSACOLA, FL 32504 Situs: 1620 WOODCHUCK AVE 32504 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2018</td> <td>\$10,925</td> <td>\$38,868</td> <td>\$49,793</td> <td>\$43,740</td> </tr> <tr> <td>2017</td> <td>\$10,925</td> <td>\$37,256</td> <td>\$48,181</td> <td>\$42,841</td> </tr> <tr> <td>2016</td> <td>\$10,925</td> <td>\$36,142</td> <td>\$47,067</td> <td>\$41,960</td> </tr> </tbody> </table> <p align="center">Disclaimer</p>		Year	Land	Imprv	Total	Cap Val	2018	\$10,925	\$38,868	\$49,793	\$43,740	2017	\$10,925	\$37,256	\$48,181	\$42,841	2016	\$10,925	\$36,142	\$47,067	\$41,960
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Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>01/1966</td> <td>310</td> <td>854</td> <td>\$6,700</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	01/1966	310	854	\$6,700	WD	View Instr	2018 Certified Roll Exemptions HOMESTEAD EXEMPTION,WIDOW <hr/> Legal Description BEG AT NW COR OF SEC 9 S 13 DEG 16 MIN E WITH W LI OF SEC 717 4/10 FT S 64 DEG E 3776 33/100 FT TO POB S 64 DEG E... <hr/> Extra Features FRAME GARAGE METAL BUILDING									
Sale Date	Book	Page	Value	Type	Official Records (New Window)																		
01/1966	310	854	\$6,700	WD	View Instr																		
Parcel Information Launch Interactive Map <div> <div> Section Map Id: 09-1S-29-2 Approx. Acreage: 0.2300 Zoned: MDR Evacuation & Flood Information Open Report </div> <div> </div> </div> <p align="center">View Florida Department of Environmental Protection(DEP) Data</p>																							
Buildings Address:1620 WOODCHUCK AVE, Year Built: 1961, Effective Year: 1961 <table border="1"> <tr> <td> Structural Elements DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-VINYL SIDING FLOOR COVER-HARDWOOD/PARQET FOUNDATION-WOOD/SUB FLOOR HEAT/AIR-WALL/FLOOR FURN INTERIOR WALL-DRYWALL-PLASTER NO. PLUMBING FIXTURES-3 </td> </tr> </table>				Structural Elements DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-VINYL SIDING FLOOR COVER-HARDWOOD/PARQET FOUNDATION-WOOD/SUB FLOOR HEAT/AIR-WALL/FLOOR FURN INTERIOR WALL-DRYWALL-PLASTER NO. PLUMBING FIXTURES-3																			
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NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



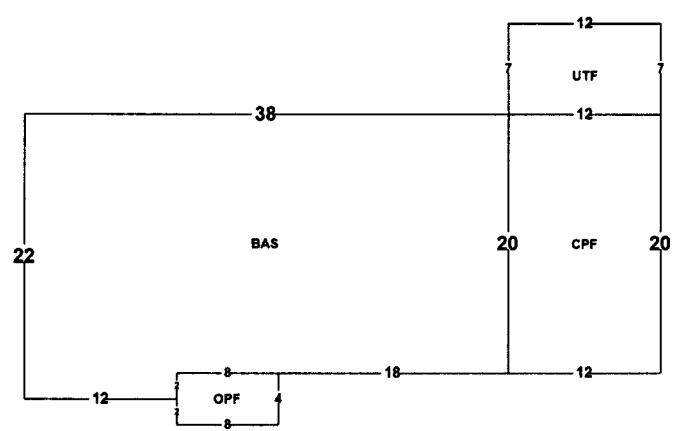
Areas - 1140 Total SF

BASE AREA - 784

CARPORT FIN - 240

OPEN PORCH FIN - 32

UTILITY FIN - 84



Images



5/18/18

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:05/06/2019 (tc.2447)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 00098**, issued the **1st day of June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT NW COR OF SEC 9 S 13 DEG 16 MIN E WITH W LI OF SEC 717 4/10 FT S 64 DEG E 3776 33/100 FT TO POB S 64 DEG E 191 67/100 FT S 26 DEG W 63 6/10 FT N 64 DEG W 191 67/100 FT N 26 DEG E 63 6/100 FT TO POB OR 10/310 P 308/854

SECTION 09, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 011054025 (19-508)

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

JOYCE POPE HERNDON

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of November, which is the **4th day of November 2019**.

Dated this 9th day of May 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

MODIFICATION OF MORTGAGE (Continued)

Page 2

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED SEPTEMBER 26, 2016.

GRANTOR:

x Joyce Herndon
JOYCE HERNDON

WITNESSES: Richard Combs

x Robert Combs

x Robert Combs

LENDER:

REGIONS BANK

x Paula Mobley
Authorized Signer

Paula Mobley

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Florida

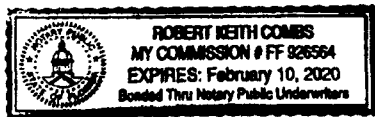
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) SS

COUNTY OF Escambia

)

The foregoing instrument was acknowledged before me this 26th day of September, 20 16 by JOYCE J HERNDON, who is personally known to me or who has produced FL D.L. as identification.



(Signature of Person Taking Acknowledgment)

Robert K. Combs

(Name of Acknowledger Typed, Printed or Stamped)

Notary Public

(Title or Rank)

FF 926564

(Serial Number, if any)

LENDER ACKNOWLEDGMENT

STATE OF Florida

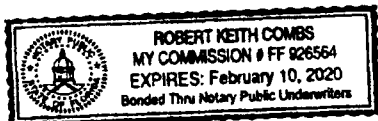
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) SS

COUNTY OF Escambia

)

This instrument was acknowledged before me this 26th day of September, 20 16 by Paula Mobley as Assistant Manager of Regions Bank. He or she is personally known to me or has produced FL D.L. as identification.



(Signature of Person Taking Acknowledgment)

Robert K. Combs

(Name of Acknowledger Typed, Printed or Stamped)

Notary Public

(Title or Rank)

FF 926564

(Serial Number, if any)

WHEN RECORDED MAIL TO:

Regions Bank
Collateral Management
201 Milan Parkway
Birmingham, AL 35211

This Modification of Mortgage prepared by:

Name: Eboni Hubbard
Company: Regions Bank
Address: 2050 Parkway Office Circle, Hoover, AL 35244



REGIONS

MODIFICATION OF MORTGAGE



*DOC4800292502*****2774480000000*

THIS MODIFICATION OF MORTGAGE dated September 26, 2016, is made and executed between JOYCE J HERNDON aka JOYCE HERNDON aka JOYCE P HERNDON, whose address is 1620 WOODCHUCK AVE, PENSACOLA, FL 32504; unmarried (referred to below as "Grantor") and Regions Bank, whose address is 201 Milan Parkway, Birmingham, AL 35211 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 30, 2013 (the "Mortgage") which has been recorded in ESCAMBIA County, State of Florida, as follows:

RECORDED ON 04/27/2016 IN THE OFFICE OF THE CLERK OF COURT FOR ESCAMBIA COUNTY, FL IN INSTRUMENT #2010026441 BOOK 6584 PAGE 1624-1631 AND MODIFIED ON 07/30/2013 AND RECORDED 08/09/2013 IN INSTRUMENT #2013059605 Book 7058 Page 1159-1161.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in ESCAMBIA County, State of Florida:

THE FOLLOWING DESCRIBED PROPERTY, SITUATE, LYING AND BEING IN THE COUNTY OF ESCAMBIA, STATE OF FLORIDA, TO-WIT:

COMMENCE AT NORTHWEST CORNER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 29 WEST, THENCE SOUTH 13 DEGREES 16 MINUTES EAST WITH THE WEST LINE OF SAID SECTION A DISTANCE OF 717.4 FEET, THENCE SOUTH 64 DEGREES EAST 3,776.33 FEET FOR POINT OF BEGINNING, THENCE SOUTH 64 DEGREES EAST 191.67 FEET, THENCE SOUTH 26 DEGREES WEST 191.67 FEET, THENCE SOUTH 26 DEGREES WEST 63.06 FEET, THENCE NORTH 64 DEGREES WEST 191.67 FEET, THENCE NORTH 26 DEGREES EAST 63.06 FEET TO POINT OF BEGINNING.

THE PROPERTY HEREBY CONVEYED IS THE SAME PROPERTY INTENDED TO BE DESCRIBED IN SAID CONTRACT, IN MORTGAGE FROM FRED M. McMILLAN AND ELIZABETH A. McMILLAN, HIS WIFE, TO JIM WALTER CORPORATION DATED JULY 31ST, 1960, RECORDED AT MORTGAGE BOOK 588, PAGE 65, OF SAID RECORDS, AND IN CERTIFICATE OF TITLE DATED JULY 7TH, 1961, RECORDED IN DEED BOOK 557, PAGE 381, OF SAID RECORDS.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

The Real Property or its address is commonly known as 1620 WOODCHUCK AVE, PENSACOLA, FL 32504.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

The Credit Limit or maximum principal indebtedness secured by the Mortgage with a Maturity Date of 04/21/2030 (excluding finance charges, any temporary overages, other charges and any amounts expended or advanced as provided in the Mortgage) is hereby increased from \$15,000.00 to \$33,000.00.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorser to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

SUBORDINATION, PARTIAL RELEASE AND OTHER MODIFICATION REQUESTS. From time to time, Grantor or Borrower may request that we subordinate the lien of this Mortgage to another lien, release part of the Property from the lien of this Mortgage, or agree to some other modification of this Mortgage or the Credit Agreement or any Related Document. We are not obligated to agree to any such request. We may, in our sole discretion, impose conditions on our agreement to any such request. Such conditions may include, without limitation, imposing a fee or increasing the interest rate under the Credit Agreement, or both.

Prepared by:

Southern Guaranty Title Company
4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503

File Number: 131085

"Schedule A"

Commence at Northwest corner of Section 9, Township 1 South, Range 29 West, thence South 13 degrees 16 minutes East with the West line of said Section a distance of 717.4 feet; thence South 64 degrees East 3,776.33 feet for point of beginning; thence South 64 degrees East 191.67 feet; thence South 26 degrees West 63.06 feet; thence North 64 degrees West 191.67 feet; thence North 26 degrees East 63.06 feet to point of beginning.

MODIFICATION OF MORTGAGE (Continued)

Page 2

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JULY 30, 2013.

GRANTOR:

X Joyce Herndon
JOYCE J HERNDON
X Richard Combs
Richard Combs
X _____

LENDER:

REGIONS BANK

X Maureen Steel A.V.P.
Authorized Signer Maureen Fell

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Florida

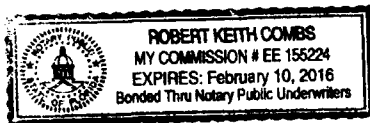
)

COUNTY OF Escambia

) SS

)

The foregoing instrument was acknowledged before me this 30th day of July, 20 13
by JOYCE J HERNDON, who is personally known to me or who has produced _____ as identification.



(Signature of Person Taking Acknowledgment)

Robert K. Combs

(Name of Acknowledger Typed, Printed or Stamped)

Notary Public

(Title or Rank)

EE 155224

(Serial Number, if any)

LENDER ACKNOWLEDGMENT

STATE OF Florida

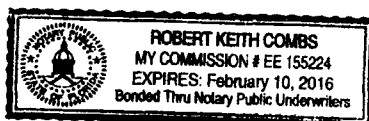
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COUNTY OF Escambia

) SS

)

This instrument was acknowledged before me this 30th day of July, 20 13 by Maureen Fell
as A.V.P. of Regions Bank. He or she is personally known to me or has produced personally known as identification.



(Signature of Person Taking Acknowledgment)

Robert K. Combs

(Name of Acknowledger Typed, Printed or Stamped)

Notary Public

(Title or Rank)

EE 155224

(Serial Number, if any)

WHEN RECORDED MAIL TO:

Regions Bank
Collateral Management
201 Milan Parkway
Birmingham, AL 35211

This Modification of Mortgage prepared by:

Name: Cindy Lee
Company: Regions Bank
Address: 2050 Parkway Office Circle, Hoover, AL 35244



REGIONS

MODIFICATION OF MORTGAGE



DOC4800292502#####277448000000

THIS MODIFICATION OF MORTGAGE dated July 30, 2013, is made and executed between JOYCE J HERNDON AKA JOYCE HERNDON AKA JOYCE P HERNDON, whose address is 1620 WOODCHUCK AVE, PENSACOLA, FL 32504; unmarried (referred to below as "Grantor") and Regions Bank, whose address is 201 Milan Parkway, Birmingham, AL 35211 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 21, 2010 (the "Mortgage") which has been recorded in ESCAMBIA County, State of Florida, as follows:

INSTR# 2010026441 BK 6584 PG 1624-1631 RECORDED IN ESCAMBIA COUNTY, FLORIDA CLERK OF CIRCUIT COURT ON 4/27/2010.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in ESCAMBIA County, State of Florida:

See EXHIBIT A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 1620 WOODCHUCK AVE, PENSACOLA, FL 32504.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

The Credit Limit or maximum principal indebtedness secured by the Mortgage with a Maturity Date of 04/21/2030 (excluding finance charges, any temporary overages, other charges and any amounts expended or advanced as provided in the Mortgage) is hereby increased from \$10,000 to \$15,000.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorser to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

SUBORDINATION, PARTIAL RELEASE AND OTHER MODIFICATION REQUESTS. From time to time, Grantor or Borrower may request that we subordinate the lien of this Mortgage to another lien, release part of the Property from the lien of this Mortgage, or agree to some other modification of this Mortgage or the Credit Agreement or any Related Document. We are not obligated to agree to any such request. We may, in our sole discretion, impose conditions on our agreement to any such request. Such conditions may include, without limitation, imposing a fee or increasing the interest rate under the Credit Agreement, or both.

**MORTGAGE
(Continued)**

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and all their successors and assigns.

Credit Agreement. The words "Credit Agreement" mean the credit agreement dated April 21, 2010, with credit limit of \$10,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The final maturity date of the Credit Agreement is April 21, 2030.
NOTICE TO GRANTOR: THE CREDIT AGREEMENT CONTAINS A VARIABLE INTEREST RATE.

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Mortgage in the events of default section of this Mortgage.

Grantor. The word "Grantor" means JOYCE J. HERNDON.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal and interest payable under the Credit Agreement and any amounts expended or advanced by Lender to discharge obligations of Grantor or expenses incurred by Lender to enforce obligations of Grantor under this Agreement, together with interest on such amounts as provided in this Agreement, and any and all other present or future, direct or contingent liabilities or indebtedness of any person who signs the Credit Agreement to the Lender of any nature whatsoever, whether classified as secured or unsecured, except that the word "Indebtedness" shall not include any debt subject to the disclosure requirements of the Federal Truth-in-Lending Act if, at the time such debt is incurred, any legally required disclosure of the lien afforded hereby with respect to such debt shall not have been made.

Lender. The word "Lender" means Regions Bank, its successors and assigns. The words "successors or assigns" mean any person or company that acquires any interest in the Credit Agreement.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guarantees, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

x Joyce J. Herndon
JOYCE J. HERNDON

WITNESSES:
x Richard Combs
RICHARD COMBS

x Robert Combs
ROBERT COMBS

WHEN RECORDED MAIL TO:

Regions Bank
Collateral Management
P.O. Box 12926
Birmingham, AL 35202

This Mortgage prepared by:

Name: Laura Robins
Company: Regions Bank
Address: P.O. BOX 830721, BIRMINGHAM, AL 35283



DOC48502#####923317000000

MORTGAGE

FOR USE WITH SECURED REVOLVING CREDIT AGREEMENT

MAXIMUM LIEN. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$10,000.00., plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

THIS MORTGAGE dated 04/21/2010, is made and executed between JOYCE J HERNDON aka JOYCE HERNDON, whose address is 1620 WOODCHUCK AVE, PENSACOLA, FL 32504; unmarried (referred to below as "Grantor") and Regions Bank, whose address is P.O. Box 830721, Birmingham, AL 35283 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in ESCAMBIA County, State of Florida:

COMMENCE AT NORTHWEST CORNER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 29 WEST, THENCE SOUTH 13 DEGREES 16 MINUTES EAST WITH THE WEST LINE OF SAID SECTION A DISTANCE OF 717.4 FEET, THENCE SOUTH 64 DEGREES EAST 3,776.33 FEET FOR POINT OF BEGINNING, THENCE SOUTH 64 DEGREES EAST 191.67 FEET, THENCE SOUTH 26 DEGREES WEST 191.67 FEET, THENCE SOUTH 26 DEGREES WEST 63.06 FEET, THENCE NORTH 64 DEGREES WEST 191.67 FEET, THENCE NORTH 26 DEGREES EAST 63.06 FEET TO POINT OF BEGINNING.

The Real Property or its address is commonly known as 1620 WOODCHUCK AVE, PENSACOLA, FL 32504.

REVOLVING LINE OF CREDIT. This Mortgage secures the indebtedness including, without limitation, a revolving line of credit under which, upon request by Grantor, Lender, within twenty (20) years from the date of this Mortgage, may make future advances to Grantor. Such future advances, together with interest thereon, are secured by this Mortgage. Such advances may be made, repaid, and remade from time to time, subject to the limitation that the total outstanding balance owing at any one time, not including finance charges on such balance at a fixed or variable rate or sum as provided in the Credit Agreement, any temporary overages, other charges, and any amounts expended or advanced as provided in either the indebtedness paragraph or this paragraph, shall not exceed the Credit Limit as provided in the Credit Agreement. It is the intention of Grantor and Lender that this Mortgage secures the balance outstanding under the Credit Agreement from time to time from zero up to the Credit Limit as provided in the Credit Agreement and any intermediate balance.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF EACH OF GRANTOR'S AGREEMENTS AND OBLIGATIONS UNDER THE CREDIT AGREEMENT WITH THE CREDIT LIMIT OF \$10,000.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until Grantor's interest in any or all of the Property is foreclosed, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in good condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

FORM 310 MAR 59

GIVEN with my hand and seal official this 11th day of

October, A.D., 1966.

History Books, South of Border
My Commission Expires Nov. 15
Book 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 83

My commission expires _____



NO OPEN AHEAD 4370-4800-5
JAN 6 1968
CHARTER SERVICE



310 Mr 833

and that it, its successors and assigns, the said grantees, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, the said corporation, grantor, in pursuance of due and legal action of its stockholders and Board of Directors, has executed these presents causing its name to be signed by its President, and its corporate seal to be affixed hereto this 11th day of March, A.D., 1944.

MID-STATE LUMBER, INC.,
a Florida corporation.

ATTEST:

[Signature]
Secretary
Asst.

Signed, sealed and delivered
in the presence of:

[Signature]
[Signature]

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

BEFORE the undersigned notary public, in and for said State and County, personally appeared J. M. Kelly and A. F. Sarw, known to me to be the individuals described by said names who executed the foregoing instrument, and to be respectively the ^{Vice} President and ^{Asst.} Secretary of Mid-State Lumber, Inc., a Florida corporation, and acknowledged and declared that they as ^{Vice} President and ^{Asst.} Secretary of said corporation, and being duly authorized by it, signed its name and affixed its seal to and executed the said instrument for it and as its act and deed.

Rec 425
55 26 10
91 7 78
37 25

310 ME 854

CORPORATION WARRANTY DEED

STATE OF FLORIDA
ESCAMBIA COUNTY

KNOW ALL MEN BY THESE PRESENTS, That Mid-State Homes, Inc., a Florida corporation, for and in consideration of ONE HUNDRED (\$100.00) DOLLARS and other good and valuable considerations, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto Billy R. Pope and Joyce Pope, husband and wife, of 1620 East Woodchuck Avenue, Pensacola, Florida, and their heirs, executors, administrators, and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Commence at northwest corner of Section 9, Township 1 South, Range 29 West, thence south 13 degrees 16 minutes east with the west line of said Section a distance of 717.4 feet, thence south 64 degrees east 3,776.33 feet for point of beginning, thence south 64 degrees east 191.67 feet, thence south 26 degrees west 63.06 feet, thence north 64 degrees west 191.67 feet, thence north 26 degrees east 63.06 feet to point of beginning;

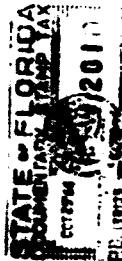
This conveyance is made pursuant to the terms of contract dated June 27th, 1961, recorded in Official Records Book 10, Page 308, of the public records of said County, from the said grantor to the said grantees, the said grantees as purchasers under said contract having performed all of the obligations imposed upon them by said contract;

The property hereby conveyed is the same property intended to be described in said contract, in mortgage from Fred M. McMillan and Elizabeth A. McMillan, his wife, to Jim Walter Corporation dated July 31st, 1960, recorded at mortgage book 508, page 65, of said records, and in Certificate of Title dated July 7th, 1961, recorded in deed book 557, page 381, of said records;

Together with all and singular the covenants, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And the said corporation covenants that it is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that it is free from encumbrances,

Except any and all unpaid taxes subsequent to 1960 and the Grantee herein assumes the responsibility of same.



ALMOND
VIGNON

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: 11-4-2019

TAX ACCOUNT NO.: 01-1054-025

CERTIFICATE NO.: 2017-98

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

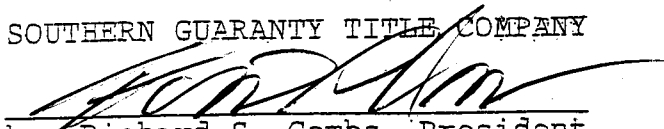
X Homestead for 2018 tax year.

Joyce Herndon formerly
Joyce Pope, if alive,
or her Estate if deceased
1620 Woodchuck Ave.
Pensacola, FL 32504

Regions Bank
1900 Fifth Ave. North
Birmingham, AL 35203
and
201 Milan Pkwy.
Birmingham, AL 35211

Certified and delivered to Escambia County Tax Collector,
this 8th day of August, 2019.

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.: 15269

August 7, 2019

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

1. That certain mortgage executed by Joyce J. Herndon in favor of Regions Bank dated 04/21/2010 and recorded 04/27/2010 in Official Records Book 6584, page 1624 of the public records of Escambia County, Florida, in the original amount of \$10,000.00. Mortgage Modification filed in O.R. Book 7058, page 1159, and O.R. Book 7603, page 1881.
2. Taxes for the year 2016-2018 delinquent. The assessed value is \$49,793.00. Tax ID 01-1054-025.

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.: 15269

August 7, 2019

091S291012000001 - Full Legal Description

BEG AT NW COR OF SEC 9 S 13 DEG 16 MIN E WITH W LI OF SEC 717 4/10 FT S 64 DEG E 3776 33/100 FT TO
POB S 64 DEG E 191 67/100 FT S 26 DEG W 63 6/10 FT N 64 DEG W 191 67/100 FT N 26 DEG E 63 6/100 FT TO POB
OR 10/310 P 308/854

19-508

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 15269

August 7, 2019

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 08-07-1999, through 08-07-2019, and said search reveals the following:

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

Joyce Herndon formerly Joyce Pope

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: 

August 7, 2019

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 4, 2019, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC holder of Tax Certificate No. 00098, issued the 1st day of June, A.D., 2017 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT NW COR OF SEC 9 S 13 DEG 16 MIN E WITH W LI OF SEC 717 4/10 FT S 64 DEG E 3776 33/100 FT TO POB S 64 DEG E 191 67/100 FT S 26 DEG W 63 6/10 FT N 64 DEG W 191 67/100 FT N 26 DEG E 63 6/100 FT TO POB OR 10/310 P 308/854

SECTION 09, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 011054025 (19-508)

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

JOYCE POPE HERNDON

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of November, which is the 4th day of November 2019.

Dated this 13th day of September 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

JOYCE POPE HERNDON
1620 WOODCHUCK AVE
PENSACOLA, FL 32504

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

1620 WOODCHUCK AVE 32504



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 00098 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 19, 2019, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JOYCE POPE HERNDON 1620 WOODCHUCK AVE PENSACOLA, FL 32504	REGIONS BANK 1900 FIFTH AVE NORTH BIRMINGHAM AL 35203
---	---

REGIONS BANK 201 MILAN PKWY BIRMINGHAM AL 35211

WITNESS my official seal this 19th day of September 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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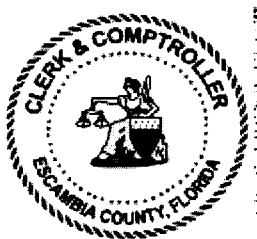
Dated this 13th day of September 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

JOYCE POPE HERNDON
1620 WOODCHUCK AVE
PENSACOLA, FL 32504

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

19-508

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO19CIV042883NON

Agency Number: 19-012204

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00098 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JOYCE POPE HERNDON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 9/19/2019 at 3:33 PM and served same on JOYCE POPE HERNDON, in ESCAMBIA COUNTY, FLORIDA, at 9:46 AM on 9/20/2019 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: ASHLEY HENKIE, RESIDENT/GRANDDAUGHTER, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



G. FALLER JR., CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 4, 2019, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 00098**, issued the **1st day of June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT NW COR OF SEC 9 S 13 DEG 16 MIN E WITH W LI OF SEC 717 4/10 FT S 64 DEG E 3776 33/100 FT TO POB S 64 DEG E 191 67/100 FT S 26 DEG W 63 6/10 FT N 64 DEG W 191 67/100 FT N 26 DEG E 63 6/100 FT TO POB OR 10/310 P 308/854

SECTION 09, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 011054025 (19-508)

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

JOYCE POPE HERNDON

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of November, which is the **4th day of November 2019**.

Dated this 13th day of September 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Post Property:

1620 WOODCHUCK AVE 32504



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

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

19-508

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO19CIV042880NON

Agency Number: 19-012203

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00098 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JOYCE POPE HERNDON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/19/2019 at 3:33 PM and served same at 9:46 AM on 9/20/2019 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:  917
G. FALLER JR., CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: MLDENISCO

JOYCE POPE HERNDON [19-508]
1620 WOODCHUCK AVE
PENSACOLA, FL 32504

9171 9690 0935 0128 2860 17

REGIONS BANK [19-508]
1900 FIFTH AVE NORTH
BIRMINGHAM AL 35203

9171 9690 0935 0128 2867 34

REGIONS BANK [19-508]
201 MILAN PKWY
BIRMINGHAM AL 35211

9171 9690 0935 0128 2059 95

*Contact -
owner*



Escambia
Sun Press
 PUBLISHED WEEKLY SINCE 1948
 (Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

SALE DATE – 11-04-2019 – TAX CERTIFICATE # 00098

in the CIRCUIT Court

was published in said newspaper in the issues of

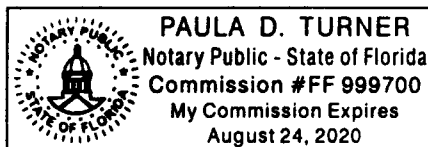
OCTOBER 3, 10, 17, 24, 2019

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

PUBLISHER

Sworn to and subscribed before me this 24TH day of OCTOBER
 A.D., 2019

PAULA D. TURNER
 NOTARY PUBLIC



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC holder of Tax Certificate No. 00098, issued the 1st day of June, A.D., 2017 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT NW COR OF SEC 9 S 13 DEG 16 MIN E WITH W LI OF SEC 717 4/10 FT S 64 DEG E 3776 33/100 FT TO POB S 64 DEG E 191 67/100 FT S 26 DEG W 63 6/10 FT N 64 DEG W 191 67/100 FT N 26 DEG E 63 6/100 FT TO POB OR 10/310 P 308/854 SECTION 09, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 011054025 (19-508)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of November, which is the 4th day of November 2019.

Dated this 19th day of September 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ESCAMBIA COUNTY, FLORIDA
 (SEAL)
 By: Emily Hogg
 Deputy Clerk

oaw-4w-10-03-10-17-24-2019



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc



SCAN TO PAY ONLINE

2019 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
01-1054-025	06		091S291012000001

HERNDON JOYCE POPE
1620 WOODCHUCK AVE
PENSACOLA, FL 32504

PROPERTY ADDRESS:
1620 WOODCHUCK AVE

EXEMPTIONS:
HOMESTEAD EXEMPTION, WIDOW

PRIOR YEAR(S) TAXES OUTSTANDING

19-508

17/98

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	44,571	25,500	19,071	126.18
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.0990	44,571	25,500	19,071	40.03
BY STATE LAW	3.9440	44,571	25,500	19,071	75.22
WATER MANAGEMENT	0.0327	44,571	25,500	19,071	0.62
SHERIFF	0.6850	44,571	25,500	19,071	13.06
M.S.T.U. LIBRARY	0.3590	44,571	25,500	19,071	6.85

TOTAL MILLAGE 13.7362 AD VALOREM TAXES \$261.96

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

BEG AT NW COR OF SEC 9 S 13 DEG 16 MIN E
WITH W 1/4 OF SEC 7 T 17 N 41 0 FT S 64 DEG E
See Additional Legal on Tax Roll

FP FIRE PROTECTION 125.33

NON-AD VALOREM ASSESSMENTS \$125.33

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$387.29

If Paid By Please Pay	Nov 30, 2019	Dec 31, 2019	Jan 31, 2020	Feb 29, 2020	Mar 31, 2020
	\$371.80	\$375.67	\$379.54	\$383.42	\$387.29

RETAIN FOR YOUR RECORDS

2019 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES
OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2019
	371.80
AMOUNT IF PAID BY	Dec 31, 2019
	375.67
AMOUNT IF PAID BY	Jan 31, 2020
	379.54
AMOUNT IF PAID BY	Feb 29, 2020
	383.42
AMOUNT IF PAID BY	Mar 31, 2020
	387.29

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
01-1054-025
PROPERTY ADDRESS
1620 WOODCHUCK AVE

HERNDON JOYCE POPE
1620 WOODCHUCK AVE
PENSACOLA, FL 32504

Redeemed From Sale



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 011054025 Certificate Number: 000098 of 2017

Redemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Application Date	<input type="text" value="04/19/2019"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="11/04/2019"/>	Redemption Date	<input type="text" value="10/31/2019"/>
Months		7		6	
Tax Collector		<input type="text" value="\$1,688.12"/>		<input type="text" value="\$1,688.12"/>	
Tax Collector Interest		\$177.25		\$151.93	
Tax Collector Fee		<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>	
Total Tax Collector		\$1,871.62		<input type="text" value="\$1,846.30"/> TC	
Record TDA Notice		<input type="text" value="\$17.00"/>		<input type="text" value="\$17.00"/>	
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		\$49.04		\$42.03	
Total Clerk		\$516.04		<input type="text" value="\$509.03"/> CH	
Release TDA Notice (Recording)		<input type="text" value="\$10.00"/>		<input type="text" value="\$10.00"/>	
Release TDA Notice (Prep Fee)		<input type="text" value="\$7.00"/>		<input type="text" value="\$7.00"/>	
Postage		<input type="text" value="\$16.80"/>		<input type="text" value="\$0.00"/>	
Researcher Copies		<input type="text" value="\$10.00"/>		<input type="text" value="\$10.00"/>	
Total Redemption Amount		\$2,431.46		\$2,382.33	
		Repayment Overpayment Refund Amount		\$49.13	
Book/Page		<input type="text" value="8093"/>		<input type="text" value="510"/>	

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 # 2017 TD 000098
Redeemed Date 10/31/2019

Name Ashley Henke 1620 Woodchuck Ave Pensacola, FL 32504

Clerk's Total = TAXDEED	\$516.04	
Due Tax Collector = TAXDEED	\$1,871.62	2347.66
Postage = TD2	\$16.80	
ResearcherCopies = TD6	\$10.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 JUVENILE
 MENTAL HEALTH
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 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: 011054025 Certificate Number: 000098 of 2017**

Payor: Ashley Henke 1620 Woodchuck Ave Pensacola, FL 32504 Date 10/31/2019

Clerk's Check # 10000102603
 Tax Collector Check # 1

Clerk's Total	\$316.04	<i>2347.66</i>
Tax Collector's Total	\$1,971.62	
Postage	\$16.80	
Researcher Copies	\$10.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	\$2,431.46	<i>2391.46</i>

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: *H.M.*
 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>

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8093, Page 510, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00098, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 011054025 (19-508)

DESCRIPTION OF PROPERTY:

**BEG AT NW COR OF SEC 9 S 13 DEG 16 MIN E WITH W LI OF SEC 7 17 4/10 FT S 64 DEG E
3776 33/100 FT TO POB S 64 DEG E 191 67/100 FT S 26 DEG W 63 6/10 FT N 64 DEG W 191 67/100
FT N 26 DEG E 63 6/100 FT TO POB OR 10/310 P 308/854**

SECTION 09, TOWNSHIP 1 S, RANGE 29 W

NAME IN WHICH ASSESSED: JOYCE POPE HERNDON

Dated this 31st day of October 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk