

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900611

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

5T WEALTH PARTNERS LP  
DEPARTMENT #6200, P.O. BOX 830539  
BIRMINGHAM, AL 35283,

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
09-3653-000	2017/4862	06-01-2017	N 75 FT OF S 189 FT OF FOLLOWING BEG AT SW COR OF LT 5 ELY ALG S LI OF LT 262 15/100 FT NLY DEFLECTING 89 DEG 29 MIN LEFT 25 FT FOR POB CONT NLY 370 FT ELY 149 54/100 FT TO WLY R/W LI OF 72ND ST S ALG W LI OF 72ND ST 370 FT WLY DEFLECTING RT 89 DEG 54 MIN 151 70/100 FT TO POB OR 7117 P 1560/1562

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  
5T WEALTH PARTNERS LP  
DEPARTMENT #6200, P.O. BOX 830539  
BIRMINGHAM, AL 35283

08-26-2019  
Application Date

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

N 75 FT OF S 189 FT OF FOLLOWING BEG AT SW COR OF LT 5 ELY ALG S LI OF LT 262 15/100 FT NLY DEFLECTING 89 DEG 29 MIN LEFT  
25 FT FOR POB CONT NLY 370 FT ELY 149 54/100 FT TO WLY R/W LI OF 72ND ST S ALG W LI OF 72ND ST 370 FT WLY DEFLECTING RT 89  
DEG 54 MIN 151 70/100 FT TO POB OR 7117 P 1560/1562

20-400

# Tax Collector's Certification

CTY-513

## Tax Deed Application Number

1900611

## Date of Tax Deed Application

Aug 26, 2019

This is to certify that **ST WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2017 / 4862**, 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: **09-3653-000**

### Cert Holder:

**ST WEALTH PARTNERS LP  
DEPARTMENT #6200, P.O. BOX 830539  
BIRMINGHAM, AL 35283**

### Property Owner:

**MENDOZA RUBEN &  
MENDOZA IRENE  
6817 CEDAR RIDGE DR  
PENSACOLA, FL 32526  
N 75 FT OF S 189 FT OF FOLLOWING BEG AT SW COR OF LT 5  
ELY ALG S LI OF LT 262 15/100 FT NLY DEFLECTI (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
2017/4862	09-3653-000	06/01/2017	808.63	40.43	849.06

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
2019/4695	09-3653-000	06/01/2019	818.26	6.25	40.91	865.42

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

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)

### Total Amount Paid

1,714.48
0.00
0.00
200.00
175.00
2,089.48

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

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

### Total Amount Paid

6.25

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

Date of Sale: August 3, 2020


By

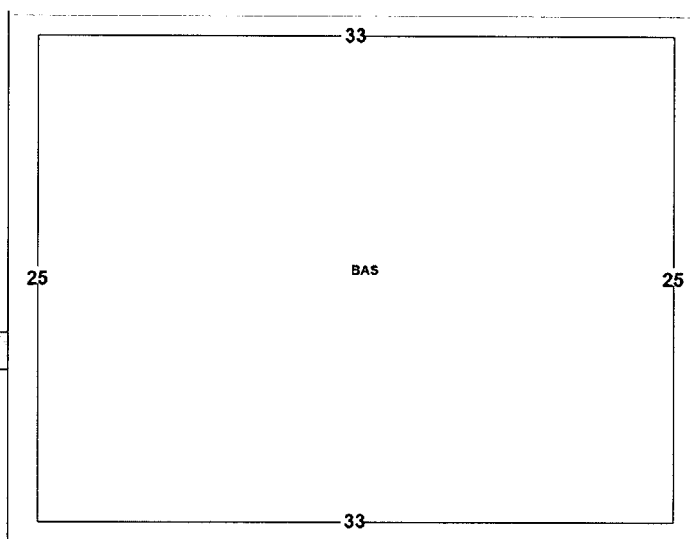
*Jennifer N. Cassidy*

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

09-3653-000 2017

**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-DIMEN/ARCH SHNG**  
**ROOF FRAMING-HIP**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-MASONRY**  
*PIL/STL*

 Areas - 825 Total SF  
**BASE AREA - 825**



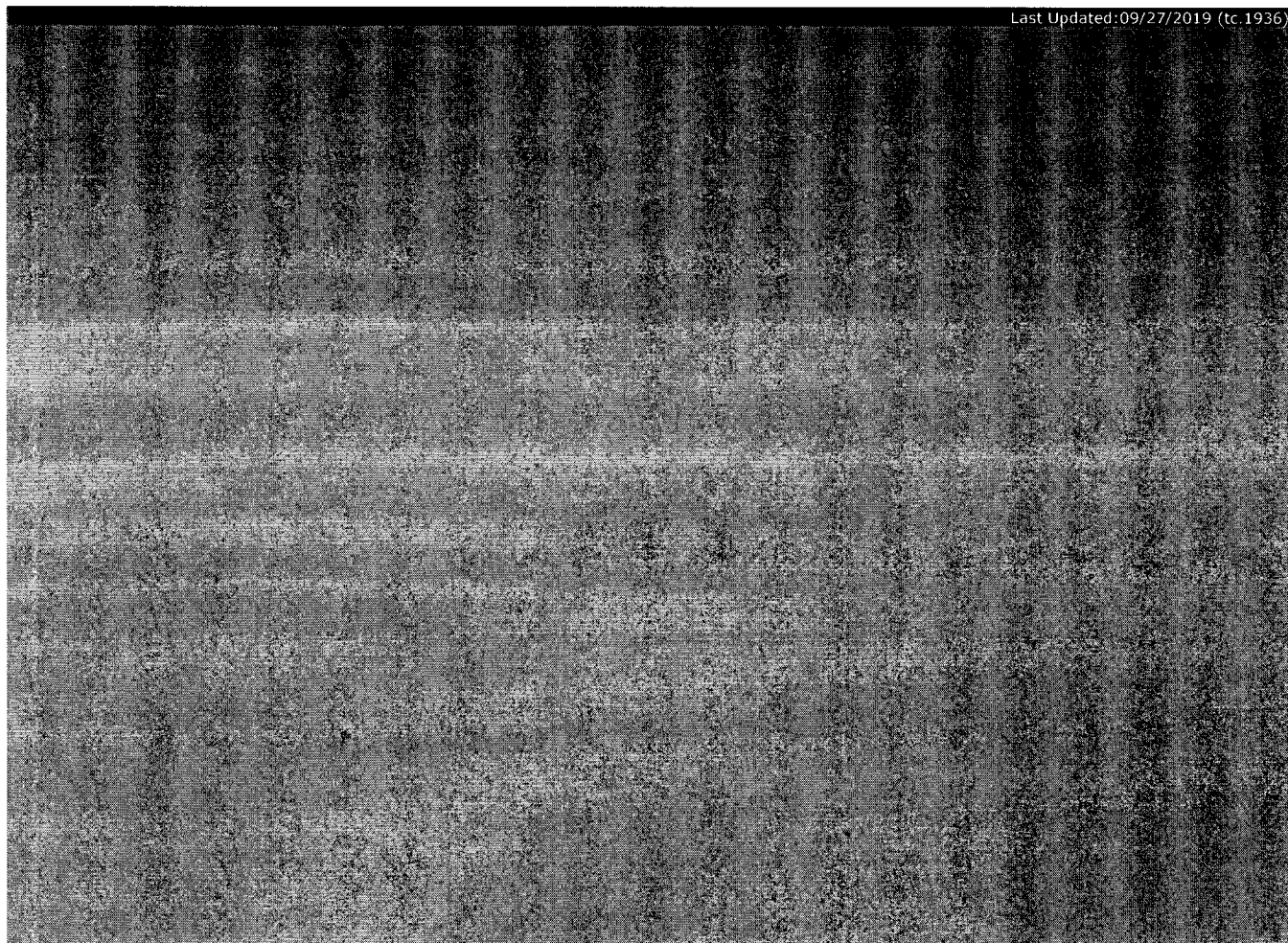
Images



8/20/19

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:09/27/2019 (tc.1936)





# Chris Jones

## Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ● Account ○ Reference →

Printer Friendly Version

### General Information

**Reference:** 1125315305000000  
**Account:** 093653000  
**Owners:** MENDOZA RUBEN &  
MENDOZA IRENE  
**Mail:** 6817 CEDAR RIDGE DR  
PENSACOLA, FL 32526  
**Situs:** 607 N 72ND AVE 32506  
**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

Year	Land	Imprv	Total	Cap Val
2019	\$10,688	\$33,980	\$44,668	\$44,668
2018	\$10,688	\$31,615	\$42,303	\$42,303
2017	\$10,688	\$28,955	\$39,643	\$39,643

### Disclaimer

### Tax Estimator

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

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/19/2013	7117	1562	\$15,000	WD	<a href="#">View Instr</a>
12/17/2013	7117	1560	\$15,000	WD	<a href="#">View Instr</a>
08/1989	2744	831	\$23,000	WD	<a href="#">View Instr</a>
05/1985	2067	104	\$22,900	WD	<a href="#">View Instr</a>
05/1977	1103	112	\$100	WD	<a href="#">View Instr</a>

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

### 2019 Certified Roll Exemptions

None

### Legal Description

N 75 FT OF S 189 FT OF FOLLOWING BEG AT SW COR OF  
LT 5 ELY ALG S LI OF LT 262 15/100 FT NLY DEFLECTING  
89...

### Extra Features

CARPORT  
FRAME BUILDING

### Parcel Information

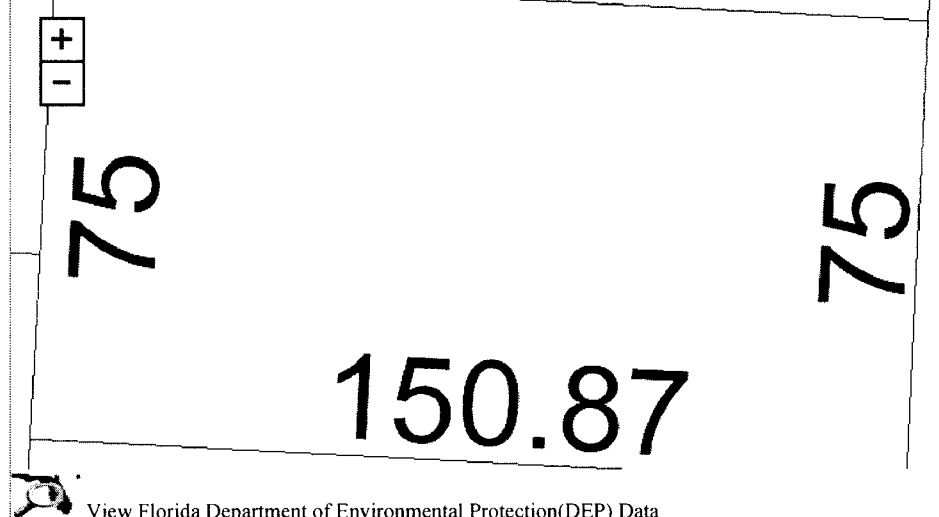
[Launch Interactive Map](#)

**Section Map Id:**  
11-2S-31-2

**Approx. Acreage:**  
0.2500

**Zoned:**   
MDR

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



View Florida Department of Environmental Protection (DEP) Data

### Buildings

Address: 607 N 72ND AVE, Year Built: 1955, Effective Year: 1955

**Structural Elements**  
DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-STUCCO OV.BLOCK  
FLOOR COVER-CONCRETE-FINISH

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **5T WEALTH PARTNERS LP** holder of **Tax Certificate No. 04862**, 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:

**N 75 FT OF S 189 FT OF FOLLOWING BEG AT SW COR OF LT 5 ELY ALG S LI OF LT 262 15/100 FT NLY DEFLECTING 89 DEG 29 MIN LEFT 25 FT FOR POB CONT NLY 370 FT ELY 149 54/100 FT TO WLY R/W LI OF 72ND ST S ALG W LI OF 72ND ST 370 FT WLY DEFLECTING RT 89 DEG 54 MIN 151 70/100 FT TO POB OR 7117 P 1560/1562**

**SECTION 11, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 093653000 (20-400)**

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

**RUBEN MENDOZA and IRENE MENDOZA**

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 August, which is the **3rd day of August 2020**.

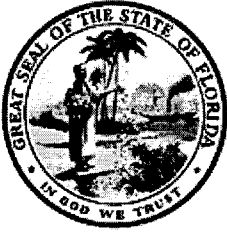
Dated this 30th day of September 2019.

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

By:  
Emily Hogg  
Deputy Clerk



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

**Tax Deed - Redemption Calculator**

Account: 093653000 Certificate Number: 004862 of 2017

Redemption ☐ Yes ☒ No
 Application Date 
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/03/2020"/>	Redemption Date <input type="text" value="11/22/2019"/>
Months	12	3
Tax Collector	<input type="text" value="\$2,089.48"/>	<input type="text" value="\$2,089.48"/>
Tax Collector Interest	\$376.11	\$94.03
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,471.84	<input type="text" value="\$2,189.76"/> 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	\$84.06	\$21.02
Total Clerk	\$551.06	<input type="text" value="\$488.02"/> 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="\$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	\$3,139.90	\$2,694.78
	Repayment Overpayment Refund Amount	\$445.12
Book/Page	<input type="text" value="8175"/>	<input type="text" value="1428"/>

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 004862**

**Redeemed Date 11/22/2019**

**Name MARY SALVADOR 607 N. 72ND AVE. PENSACOLA FL 32506**

Clerk's Total = TAXDEED	\$551.06
Due Tax Collector = TAXDEED	\$2,471.84
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
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  
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**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 093653000 Certificate Number: 004862 of 2017**

**Payor: MARY SALVADOR 607 N. 72ND AVE. PENSACOLA FL 32506      Date 11/22/2019**

Clerk's Check #	1	Clerk's Total	\$551.06
Tax Collector Check #	1	Tax Collector's Total	\$2,471.84
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,099.90</del>
			<b>\$2374.78</b>

**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>**

## 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 8175, Page 1428, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04862, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 093653000 (20-400)

### DESCRIPTION OF PROPERTY:

N 75 FT OF S 189 FT OF FOLLOWING BEG AT SW COR OF LT 5 ELY ALG S LI OF LT 262  
15/100 FT NLY DEFLECTING 89 DEG 29 MIN LEFT 25 FT FOR POB CONT NLY 370 FT ELY  
149 54/100 FT TO WLY R/W LI OF 72ND ST S ALG W LI OF 72ND ST 370 FT WLY  
DEFLECTING RT 89 DEG 54 MIN 151 70/100 FT TO POB OR 7117 P 1560/1562

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: RUBEN MENDOZA and IRENE MENDOZA

Dated this 22nd day of November 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

File Number: 13-082803

## **EXHIBIT "A"**

The North 75 feet of the South 189 feet of the following described property: Commence at the Southwest corner of Government Lot 5, Section 11, Township 2 South, Range 31 West, Escambia County, Florida; thence Easterly along the South line of said Government Lot 5, for a distance of 262.15 feet; thence Northerly deflecting at an angle of 89 degrees 29 minutes to the left for a distance of 25 feet to the point of beginning; thence continue Northerly for a distance of 370 feet; thence Easterly 149.54 feet, more or less, to Westerly right of way line of 72nd Street, thence South along the West line of 72nd Street, 370 feet; thence Westerly deflecting to the right 89 degrees 54 minutes for a distance of 151.70 feet, more or less, to the point of beginning.

File Number: 13-082803

## MORTGAGE NOTE (INDIVIDUAL)

**December 17, 2013**

FOR VALUE RECEIVED, the undersigned, hereinafter "Maker", (jointly and severally, if more than one) promises to pay to **Jorge Monsalud and Castmira Monsalud, husband and wife and Jose Majan and Sotera M. Majan, husband and wife**, hereinafter "Holder" or "Payee", or order, in the manner hereinafter specified, the principal sum of **Thirty Thousand dollars & no cents** dollars (\$30,000.00) with interest from December 17, 2013 at the rate of **4.95** percent, per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at **2865 Pickett Downs Drive Chuluota, FL 32766** or at such place as may hereafter be designated by written notice from the holder to the maker hereof, on the date and in the manner following:

Payable in **359** consecutive monthly principal and interest installments in the amount of **\$160.13** commencing **January 16, 2014** with the **360th** and final installment due 12/16/43 in the amount of **\$160.97** including principal and interest.

There is no prepayment penalty.

THIS NOTE with interest is secured by a mortgage on real estate, of even date herewith, made by the Maker hereof in favor of the said Payee and shall be construed and enforced according to the laws of the State of Florida. The terms of said mortgage are by this reference made a part hereof.

IF DEFAULT be made in the payment of any of the sums or interest mentioned herein or in said mortgage, or in the performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accrued interest shall at the option of the Holder hereof become at once due and collectible without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

EACH PERSON liable herein whether Maker or Endorser, hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if after maturity of this note or default hereunder or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

WHENEVER used herein the terms "Holder", "Maker" and "Payee" shall be construed in the singular or plural as the context may require or admit.

/s/ \_\_\_\_\_  
**Irene Mendoza**

/s/ \_\_\_\_\_  
**Ruben Mendoza**

Maker's address:  
**6817 Cedar Ridge Drive  
Pensacola, Florida 32506**

payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

IF any sum of money herein referred to be not promptly paid within **thirty** days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IN WITNESS WHEREOF, MORTGAGOR has signed and sealed these presents the date set forth above.  
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness Steven M. Clamm  
Print Name:

Irene Mendoza  
Print Name:

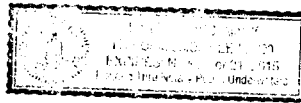
Witness Barbara Mosley  
Print Name:

Ruben Mendoza  
Print Name:

STATE OF Florida  
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was sworn and subscribed before me this December 17, 2013 by **Irene Mendoza and Ruben Mendoza, wife and husband**, who is/are personally known to me or who has/have produced a driver's licenses as identification.

(SEAL)



Irene Mendoza  
Notary Public  
Print Name:

My Commission Expires:

3  
Rec:  
Doc: 105.00  
Int: 60.00 Mtg: \$30,000.00

Prepared by:  
Karen McClammy, an employee of  
Citizens Title Group, Inc.,  
7139 - B North 9th Avenue  
Pensacola Florida 32504  
Incident to the issuance of a title insurance policy.  
File Number: 13-082803  
Parcel ID #: 112S31-5305-000-000

## MORTGAGE DEED (INDIVIDUAL)

This MORTGAGE DEED, executed on December 17, 2013 by **Irene Mendoza and Ruben Mendoza, wife and husband**, whose post office address is **6817 Cedar Lake Drive Pensacola, Florida 32526**, hereinafter called the MORTGAGOR, to **Jorge Monsalud and Castmira Monsalud, husband and wife and Jose Majan and Sotera M. Majan, husband and wife**, whose post office address is **2865 Pickett Downs Drive Chuluota, FL 32766**, hereinafter called the MORTGAGEE:

(Wherever used herein the terms "MORTGAGOR" and "MORTGAGEE" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "NOTE" includes all the notes herein described if more than one.)

WITNESSETH, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the MORTGAGOR hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the MORTGAGOR is now seized and in possession situate in **Escambia** County, Florida, viz:

Legal description is attached and made a part hereof on Exhibit "A"

There is no prepayment penalty.

The mortgagee will provide monthly payment update of the mortgage through the mortgageor's email address.

TO HAVE AND TO HOLD, the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issue and profits thereof, unto the mortgagee, in fee simple.

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances  
N/A.

PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee the certain promissory note attached as Exhibit B hereto, and shall perform, comply with and abide by each and every covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, and be determined to be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than Full Insurable Value in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such

File Number: 13-082803

## EXHIBIT "A"

The North 75 feet of the South 189 feet of the following described property: Commence at the Southwest corner of Government Lot 5, Section 11, Township 2 South, Range 31 West, Escambia County, Florida; thence Easterly along the South line of said Government Lot 5, for a distance of 262.15 feet; thence Northerly deflecting at an angle of 89 degrees 29 minutes to the left for a distance of 25 feet to the point of beginning; thence continue Northerly for a distance of 370 feet; thence Easterly 149.54 feet, more or less, to Westerly right of way line of 72nd Street, thence South along the West line of 72nd Street, 370 feet; thence Westerly deflecting to the right 89 degrees 54 minutes for a distance of 151.70 feet, more or less, to the point of beginning.

W02-Indv - 13-082803

Sales Price: \$15,000.00

Rac

Doc 105.00

Prepared by:

Karen McClammy, an employee of

Citizens Title Group, Inc.,

7139 - B North 9th Avenue

Pensacola Florida 32504

Incident to the issuance of a title insurance policy.

Parcel ID #: 112S31-5305-000-000

## WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated 12-19-13, 2013 by Jorge Monsalud and Castmira Monsalud, husband and wife, whose post office address is 2865 Pickett Downs Drive Chuluota, FL 32766 hereinafter called the GRANTOR, to Irene Mendoza and Ruben Mendoza, wife and husband whose post office address is 6817 Cedar Lake Drive Pensacola, Florida 32526 hereinafter called the GRANTEE:

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

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

Legal description is attached and made a part hereof on Exhibit "A".

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

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

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

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

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness Print Name:

Witness Print Name:

Jorge Monsalud

Castmira Monsalud

STATE OF  
COUNTY OF

FLORIDA

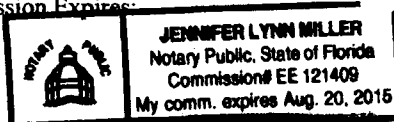
THE FOREGOING INSTRUMENT was acknowledged before me this December 19 2013 by Jorge Monsalud and Castmira Monsalud, husband and wife who is either personally known to me or who produced a driver's license as identification.

(SEAL)

Notary Public

Print Name:

My Commission Expires:





File Number: 13-082803

## **EXHIBIT "A"**

The North 75 feet of the South 189 feet of the following described property: Commence at the Southwest corner of Government Lot 5, Section 11, Township 2 South, Range 31 West, Escambia County, Florida; thence Easterly along the South line of said Government Lot 5, for a distance of 262.15 feet; thence Northerly deflecting at an angle of 89 degrees 29 minutes to the left for a distance of 25 feet to the point of beginning; thence continue Northerly for a distance of 370 feet; thence Easterly 149.54 feet, more or less, to Westerly right of way line of 72nd Street, thence South along the West line of 72nd Street, 370 feet; thence Westerly deflecting to the right 89 degrees 54 minutes for a distance of 151.70 feet, more or less, to the point of beginning.

WD12SOOT-13-082803

Sales Price: \$15,000.00  
Rec  
Doc 105.00

Prepared by:  
Karen McClammy, an employee of  
Citizens Title Group, Inc.,  
7139 - B North 9th Avenue  
Pensacola Florida 32504  
Incident to the issuance of a title insurance policy.  
Parcel ID #: 112531-5305-000-000

## WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated 12-17-13 by Jose Majan and Sotera M. Majan, husband and wife, whose post office address is 6817 Cedar Ridge Drive Pensacola, FL 32526 hereinafter called the GRANTOR, to Irene Mendoza and Ruben Mendoza, wife and husband whose post office address is 6817 Cedar Lake Drive Pensacola, Florida 32526 hereinafter called the GRANTEE:

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

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

Legal description is attached and made a part hereof on Exhibit "A"

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

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

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

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

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

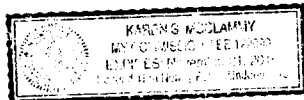
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

1. <u>Jose Majan</u> Witness Print Name: <u>Jose Majan</u>	<u>Sotera M. Majan</u> Jose Majan
2. <u>Barbara Massey</u> Witness Print Name: <u>Barbara Massey</u>	<u>Sotera M. Majan</u> Sotera M. Majan

STATE OF Florida  
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 12-17-13 by Jose Majan and Sotera M. Majan, husband and wife, who is either personally known to me or who produced a driver's license as identification.

(SEAL)



[Signature]  
Notary Public  
Print Name:  
My Commission Expires:

# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: 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: August 3, 2020

TAX ACCOUNT NO.: 09-3653-000

CERTIFICATE NO.: 2017-4862

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.

Ruben Mendoza  
Irene Mendoza  
6817 Cedar Lake Dr.  
Pensacola, FL 32526  
and  
607 N. 72nd Ave.  
Pensacola, FL 32506

Jorge and Castmira Monsalud  
Jose and Sotera Majan  
2865 Pickett Downs Dr.  
Chuluota, FL 32766

Certified and delivered to Escambia County Tax Collector,  
this 5th day of May, 2020.

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.: 15932

May 5, 2020

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

1. That certain mortgage executed by Ruben Mendoza and Irene Mendoza, husband and wife in favor of Jorge Monsalud and Castmira Monsalud, and Jose Majan and Sotera M. Majan dated 12/17/2013 and recorded 12/23/2013 in Official Records Book 7117, page 1564 of the public records of Escambia County, Florida, in the original amount of \$30,000.00.
2. All Taxes Paid. The assessed value is \$44,668.00. Tax ID 09-3653-000.

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.: 15932

May 5, 2020

**112S315305000000 - Full Legal Description**

N 75 FT OF S 189 FT OF FOLLOWING BEG AT SW COR OF LT 5 ELY ALG S LI OF LT 262 15/100 FT NLY  
DEFLECTING 89 DEG 29 MIN LEFT 25 FT FOR POB CONT NLY 370 FT ELY 149 54/100 FT TO WLY R/W LI OF  
72ND ST S ALG W LI OF 72ND ST 370 FT WLY DEFLECTING RT 89 DEG 54 MIN 151 70/100 FT TO POB OR 7117  
P 1560/1562

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed

20-400

**PROPERTY INFORMATION REPORT**

File No.: 15932

May 5, 2020

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 05-05-2000, through 05-05-2020, and said search reveals the following:

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

Ruben Mendoza and Irene Mendoza, 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: 

May 5, 2020