

19-490

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900187

Date of Tax Deed Application
Apr 17, 2019

This is to certify that **AFFILIATED TAX CO LLC - 17 US BANK % AFFILIATED TAX CO LL**, holder of **Tax Sale Certificate Number 2017 / 5816**, 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: **10-3236-145**

Cert Holder:
AFFILIATED TAX CO LLC - 17 US BANK % AFFILIATED TAX CO LL
PO BOX 645040
CINCINNATI, OH 45264-5040

Property Owner:
PEART BRANDY A 50%
MOLONEY MOLLY LEE JANE 50%
C/O BRANDY PEART
12228 GULF BEACH HWY
PENSACOLA, FL 32507
LT 5 SUNBURST S/D PB 8 P 78 OR 6875 P 1107

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
2017/5816	10-3236-145	06/01/2017	1,533.93	76.70	1,610.63

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
2018/5858	10-3236-145	06/01/2018	1,528.75	6.25	76.44	1,611.44

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	3,222.07
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,465.42
4. Property Information Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	5,062.49

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	6.25
19. Total Amount to Redeem	

Done this the 24th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 10-7-19 By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
10-3236-145 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900187

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

AFFILIATED TAX CO LLC - 17 US BANK % AFFILIATED TAX CO LL
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
10-3236-145	2017/5816	06-01-2017	LT 5 SUNBURST S/D PB 8 P 78 OR 6875 P 1107

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
AFFILIATED TAX CO LLC - 17 US BANK % AFFILIATED
TAX CO LL
PO BOX 645040
CINCINNATI, OH 45264-5040

04-17-2019
Application Date

Applicant's signature



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: 123S321000000005
Account: 103236145
Owners: PEART BRANDY A 50%
 MOLONEY MOLLY LEE JANE 50%
Mail: C/O BRANDY PEART
 12228 GULF BEACH HWY
 PENSACOLA, FL 32507
Situs: 5521 SUNBURST LN 32507
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
2018	\$23,750	\$68,795	\$92,545	\$92,545
2017	\$23,750	\$62,841	\$86,591	\$86,591
2016	\$23,750	\$61,702	\$85,452	\$85,452

[Disclaimer](#)

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/26/2012	6875	1107	\$100	CJ	View Instr
05/2004	5412	214	\$100	QC	View Instr
07/1996	4013	246	\$55,300	WD	View Instr
09/1982	1686	576	\$45,400	WD	View Instr
01/1980	1402	720	\$43,400	WD	View Instr

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

2018 Certified Roll Exemptions
None

Legal Description
LT 5 SUNBURST S/D PB 8 P 78 OR 6875 P 1107

Extra Features
None

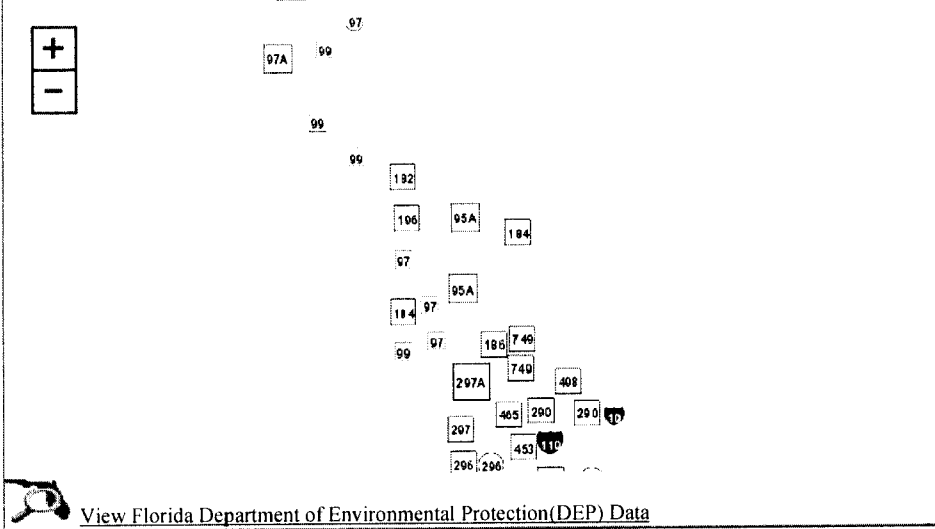
Parcel Information [Launch Interactive Map](#)

Section Map Id:
12-3S-32-2

Approx. Acreage:
1.0135

Zoned: 🔍
LDR

Evacuation & Flood Information
[Open Report](#)




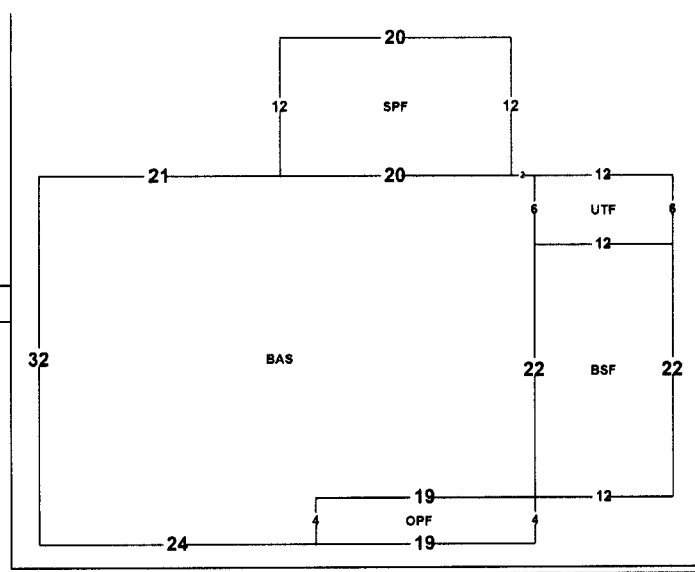
Buildings

Address: 5521 SUNBURST LN, Year Built: 1974, Effective Year: 1974

Structural Elements DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-BRICK-FACE/VENEER

FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1952 Total SF
BASE AREA - 1300
BASE SEMI FIN - 264
OPEN PORCH FIN - 76
SCRN PORCH FIN - 240
UTILITY FIN - 72



Images



12/7/18

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:04/25/2019 (tc.32644)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **AFFILIATED TAX CO LLC - 17 US BANK** holder of **Tax Certificate No. 05816**, 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:

LT 5 SUNBURST S/D PB 8 P 78 OR 6875 P 1107

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103236145 (19-490)

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

BRANDY A PEART 50% and MOLLY LEE JANE MOLONEY 50%

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 October, which is the **7th day of October 2019**.

Dated this 3rd 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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 103236145 Certificate Number: 005816 of 2017

Payor: LEGAL COUNSEL PA IOTA TRUST ACCOUNT 1999 W COLONIAL DR ORLANDO FL
32804 Date 05/17/2019

Clerk's Check #	1	Clerk's Total	\$509.03	6133.39
Tax Collector Check #	1	Tax Collector's Total	\$5,524.36	
		Postage	\$60.00	
		Researcher Copies	\$40.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$6,150.39	

PAM CHILDERS
 Clerk of the Circuit Court

Received By: _____
 Deputy Clerk

A handwritten signature in black ink, appearing to read "E. Hogg", written over a horizontal line.

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2017 TD 005816
Redeemed Date 05/17/2019

Name LEGAL COUNSEL PA IOTA TRUST ACCOUNT 1999 W COLONIAL DR ORLANDO FL 32804

Clerk's Total = TAXDEED	\$509.03	<i>6133.39</i>
Due Tax Collector = TAXDEED	\$5,524.36	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
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
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 103236145 Certificate Number: 005816 of 2017

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/07/2019"/>	Redemption Date <input type="text" value="05/17/2019"/>
Months	6	1
Tax Collector	<input type="text" value="\$5,062.49"/>	<input type="text" value="\$5,062.49"/>
Tax Collector Interest	\$455.62	\$75.94
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,524.36	\$5,144.68 <i>IC</i>
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	\$42.03	\$7.01
Total Clerk	\$509.03	\$474.01 <i>CH</i>
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	\$6,150.39	\$5,635.69
	Repayment Overpayment Refund Amount	\$514.70 $> 120 + 200 = \$834.70$
Book/Page	<input type="text"/>	<input type="text"/>

redeemer

Notes

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 8089, Page 496, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05816, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **103236145 (19-490)**

DESCRIPTION OF PROPERTY:

LT 5 SUNBURST S/D PB 8 P 78 OR 6875 P 1107

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

NAME IN WHICH ASSESSED: BRANDY A PEART 50% and MOLLY LEE JANE MOLONEY 50%

Dated this 17th day of May 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-490

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15250

July 11, 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 07-11-1999, through 07-11-2019, and said search reveals the following:

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

Delaware Federal Protection, LLC, as Trustee of the 5521 Sunburst Lane Land Trust dated 05/02/2019

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: 

July 11, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15250

July 11, 2019

Lot 5, Sunburst Subdivision, as per plat thereof, recorded in Plat Book 8, Page 78, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15250

July 11, 2019

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

1. That certain mortgage executed by Delaware Federal Protection, LLC, as Trustee of the 5521 Sunburst Lane Land Trust dated 05/02/2019 in favor of Ronald H. Leventhal dated 05/14/2019 and recorded 05/23/2019 in Official Records Book 8099, page 926 of the public records of Escambia County, Florida, in the original amount of \$11,698.20.
2. Utility Lien filed by ECUA in O.R. Book 7920, page 111.
3. All Taxes Paid. The assessed value is \$92,545.00. Tax ID 10-3236-145.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-7-2019

TAX ACCOUNT NO.: 10-3236-145

CERTIFICATE NO.: 2017-5816

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.

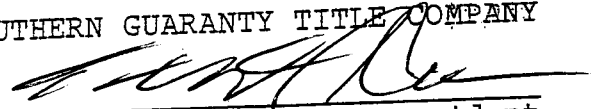
Delaware Federal Protection, LLC, as Trustee
of the 5521 Sunburst Ln Land Trust dated 5-2-1091
P.O. Box 14917
Orlando, FL 32814

Ronald H. Leventhal
8762 Lake Tibet Court
Orlando, FL 32836

ECUA
9255 Sturdevant St.
Pensacola, FL 32514

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

Prepared By and Return To:
Michele Diglio-Benkiran, Esquire
Legal Counsel PA
1999 W. Colonial Dr. #204
Orlando, FL 32804
407-982-4321
Consideration: \$5,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of May, 2019 between Brandy A. Peart, a single woman and Molly Lee Jane Moloney, a single woman whose post office address is 12228 Gulf Beach Highway, Pensacola, FL 32507, grantor, and Delaware Federal Protection, LLC, as Trustee of the 5521 Sunburst Ln Land Trust dated May 2, 2019 whose post office address is PO Box 149717, Orlando, FL 32814, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

Lot 5, Sunburst Subdivision, being a portion of Lot 6, Section 12, Township 3 South, Range 32 West, Escambia County, Florida, according to the map or plat thereof as recorded in Plat Book 8, Page 78, Public Records of said County.

Parcel Identification Number: 103236145

Subject to the taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The Grantee, as trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Charlette Kubat Brandy A. Peart (Seal)
Brandy A. Peart

Witness Name: Stanley Walker
Stanley Walker

Witness Name: Charlette Kubat Molly Lee Jane Moloney (Seal)
Molly Lee Jane Moloney

Witness Name: Stanley Walker
Stanley Walker

State of Florida
County of Escambia

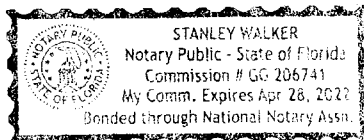
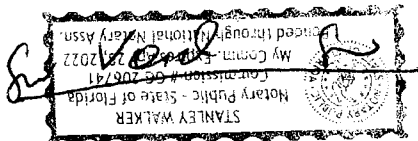
The foregoing instrument was acknowledged before me this 14th day of May, 2019 by Brandy A. Peart and Molly Lee Jane Moloney, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Stanley Walker
Notary Public

Printed Name: Stanley Walker

My Commission Expires: 4-28-2022



Prepared By & Return To:
Michele Diglio-Benkiran, Esquire
Legal Counsel, P.A.
1999 W. Colonial Drive #204
Orlando, FL 32804

(Space above this line reserved for recording office use only)

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL \$11,698.20
TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS
MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

BALLOON MORTGAGE

THIS BALLOON MORTGAGE (the "mortgage"), made on May 14, 2019, by Delaware Federal Protection, LLC, as Trustee of the 5521 Sunburst Ln Land Trust dated May 2, 2019 (the "Mortgagor"), whose office address is P.O. Box 149717, Orlando, Florida 32814, to Ronald H. Leventhal (the "Mortgagee"), whose office address is 8762 Lake Tibet Court, Orlando, FL 32836.

RECITALS

Mortgagor is justly indebted to Mortgagee, having executed and delivered to Mortgagee its balloon promissory note (the "note") bearing even date herewith, in the original principal sum of \$11,698.20 or so much as has been advanced and remains outstanding, lawful money of the United States of America, and according to the terms and conditions specified in the note of even date herewith;

In consideration of the indebtedness and to secure the payment to Mortgagee of the principal with interest and all other sums provided for in the note and in this mortgage, including, but not limited to, any future advances that may be made by Mortgagee to Mortgagor in accordance with Paragraph 24 hereof, up to the maximum amount stated therein, and for performance of the agreements, conditions, covenants, provisions, and stipulations contained herein and therein, and in certain other agreements and instruments made and given by Mortgagor to Mortgagee in connection therewith, Mortgagor hereby mortgages to Mortgagee that tract or parcel of land in Escambia County, Florida, more particularly described and set forth in Exhibit A attached and made part hereof (the land);

TOGETHER with all the tenements, hereditaments, easements, appurtenances, passages, waters, water courses, riparian rights, other rights, liberties, and privileges thereof or in any way now or hereafter appertaining, including any other claim at law or in equity as well as any after-acquired title, franchise, or license and the reversions and remainders thereof; and

TOGETHER with all buildings and improvements of every kind and description now or hereafter erected or placed thereon and all materials intended for construction, reconstruction, alteration, and repairs of improvements now or hereafter erected thereon, all of which materials shall be considered to be included within the mortgaged premises immediately on the delivery thereof to

This Instrument Was Prepared
By And Is To Be Returned To:
Processing,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:
LT 5 SUNBURST S/D PB 8 P 78 OR 6875 P 1107

Customer: Brandy Peart

Account Number: 317540-70545

Amount of Lien: \$ 166.44, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

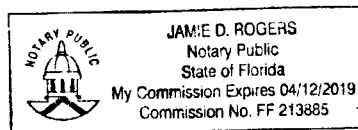
Dated: 06/13/18

EMERALD COAST UTILITIES AUTHORITY

BY: [Signature]

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 13th day of June, 2018, by Wykesha Franklin of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



[Signature]
Notary Public - State of Florida