



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0821-35

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154	Application date	Aug 17, 2020
Property description	SEGRS JAMES D & REBECCA E 914 ARTESIAN AVE PENSACOLA, FL 32505 914 ARTESIAN AVE 04-1654-000 LT 9 BLK 15 OR 881 P 17 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59	Certificate #	2018 / 1764
		Date certificate issued	06/01/2018

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/1764	06/01/2018	331.48	16.57	348.05
# 2019/1719	06/01/2019	337.78	16.89	354.67
→ Part 2: Total*				702.72

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	702.72
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,077.72

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Condice Lewis Escambia, Florida
Signature, Tax Collector or Designee Date August 25th, 2020

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	21,009.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/02/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 12.50

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000654

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
04-1654-000	2018/1764	06-01-2018	LT 9 BLK 15 OR 881 P 17 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59

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
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

08-17-2020
Application Date

Applicant's signature

Chris Jones
Escambia County Property Appraiser

Real Estate Search


Tangible Property Search

Sale List

Navigate Mode ☒ Account ☐ Reference

Printer Friendly Version

General Information

Reference:	441S301000090015
Account:	041654000
Owners:	SEGRS JAMES D SEGRS REBECCA E
Mail:	914 ARTESIAN AVE PENSACOLA, FL 32505
Situs:	914 ARTESIAN AVE 32505
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	<u>Cap Val</u>
2020	\$11,500	\$58,232	\$69,732	\$42,985
2019	\$11,500	\$54,349	\$65,849	\$42,019
2018	\$11,500	\$51,199	\$62,699	\$41,236

Disclaimer

Tax Estimator

➤ **File for New Homestead Exemption Online**

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/1975	881	17	\$20,400	WD	View Instr

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

2020 Certified Roll Exemptions

HOMESTEAD EXEMPTION, VETERANS, VETERANS DISCOUNT

Legal Description

LT 9 BLK 15 OR 881 P 17 CRESCENT LAKE S/D UNIT NO 4
PB 5 P 59


Extra Features

None

Parcel Information

**Section
Map Id:**
44-1S-30-2

**Approx.
Acreage:**
0.2064

Zoned:  MDR

**Evacuation
& Flood
Information**
Open Report

[illegible]

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

Buildings

Address: 914 ARTESIAN AVE, Year Built: 1961, Effective Year: 1970, PA Building ID#: 67902

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
INTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/A/C
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1

ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

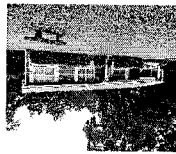
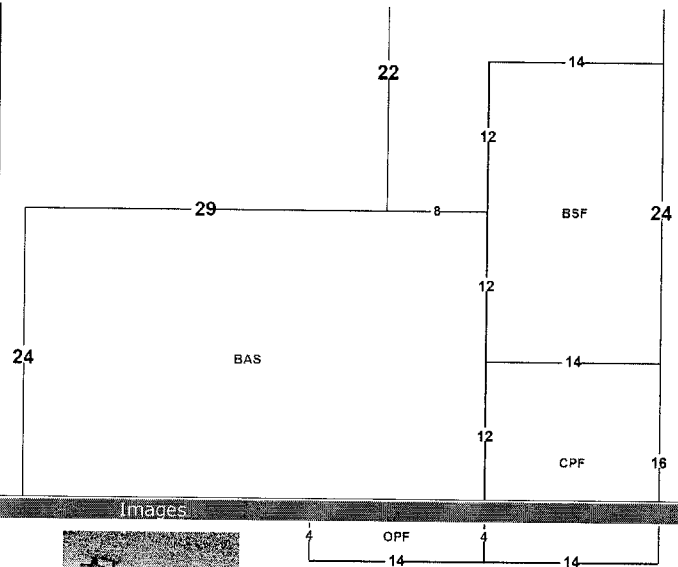
Areas - 1820 Total SF

BASE AREA - 888

BASE SEMI FIN - 336

CARPORT FIN - 224

OPEN PORCH FIN - 372



9/12/18

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: 08/26/2020 (tc.4106)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 01764**, issued the **1st** day of **June, A.D., 2018** 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 9 BLK 15 OR 881 P 17 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041654000 (0821-35)

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

JAMES D SEGERS and REBECCA E SEGERS

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 **2nd** day of August 2021.

Dated this 31st day of August 2020.

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: 041654000 Certificate Number: 001764 of 2018

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/02/2021"/>	Redemption Date <input type="text" value="11/13/2020"/> 
Months	12	3
Tax Collector	<input type="text" value="\$1,077.72"/>	<input type="text" value="\$1,077.72"/>
Tax Collector Interest	\$193.99	\$48.50
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$1,284.21	<input type="text" value="\$1,138.72"/> 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"/> CL
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="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,912.27	\$1,643.74
	Repayment Overpayment Refund Amount	\$268.53
Book/Page	<input type="text" value="8359"/>	<input type="text" value="1881"/>

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 # 2018 TD 001764

Redeemed Date 11/13/2020

Name JAMES D SEGERS 914 ARTESIAN AVE PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$51.06 1306.74
Due Tax Collector = TAXDEED	\$1,284.21
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
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



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

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

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

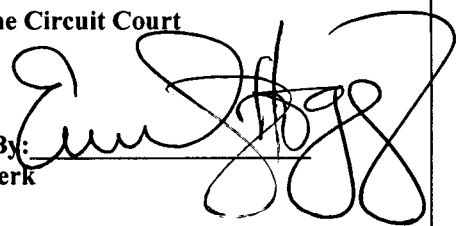
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 041654000 Certificate Number: 001764 of 2018**

Payor: JAMES D SEGERS 914 ARTESIAN AVE PENSACOLA, FL 32505 Date 11/13/2020

Clerk's Check #	1	Clerk's Total	\$51.06 1306.74
Tax Collector Check #	1	Tax Collector's Total	\$1,244.21
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,912.27

\$ 1323.74

**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 8359, Page 1881, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01764, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 041654000 (0821-35)

DESCRIPTION OF PROPERTY:

LT 9 BLK 15 OR 881 P 17 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: JAMES D SEGERS and REBECCA E SEGERS

Dated this 13th day of November 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

5/5/2021

Recorded in Public Records 10/22/2012 at 08:16 AM OR Book 6923 Page 313,
Instrument #2012080321, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

Recorded in Public Records 08/24/2012 at 04:04 PM OR Book 6899 Page 931,
Instrument #2012065463, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 2012 SC 001062V DIV:

CAPITAL ONE BANK (USA), N.A.,

Plaintiff,

vs.

JAMES D SEGERS,

Defendant.

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2012 AUG 23 A 9 29

COUNTY CIVIL DIVISION
FILED & RECORDED

DEFAULT FINAL JUDGMENT

The Defendant failed to appear at the Pre-Trial conference, and the Court finding that Plaintiff is entitled to a
Final Judgment, it is:

ADJUDGED that the Plaintiff, CAPITAL ONE BANK (USA), N.A., recover from the Defendant, JAMES D
SEGERS, the principal sum of \$3,828.81, together with \$350.00 for costs of this suit, that shall bear interest at the rate
of four and three quarters percent (4.75%) per year and thereafter pursuant to Florida Statutes Section 55.03, for which
let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant shall complete Florida Small Claims Rules
Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney within 45 days from the date of this Final
Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed. Jurisdiction of this
case is retained to enter further orders that are proper to compel the Defendant to complete Form 7.343 and return it to
the Plaintiff's attorney.

DONE AND ORDERED at Pensacola, Escambia County, Florida this 22nd day of

August, 2012.

County Court Judge

Copies to:

Arthur Drew Rubin
Attorney for Plaintiff
Rubin & Debaki, P.A.
P.O. Box 47718
Jacksonville, FL 32247

Plaintiff's Address (F.S. 55.10)
CAPITAL ONE BANK (USA), N.A.
4851 Cox Road
Glen Allen, VA 23060

8-24-2012
JAMES D SEGERS
Defendant
914 ARTESIAN AVE
PENSACOLA FL 32505-2002
SSN: [REDACTED]



"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"

McAnally D.C.

Case: 2012 SC 001062

00099356068

Dkt: CC1036 Pg#:

Recorded in Public Records 1/3/2017 4:11 PM OR Book 7647 Page 1781,
Instrument #2017000334, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

PREPARED BY & RETURN TO:
Orion Financial Group, Inc.
2860 Exchange Blvd. # 100
Southlake, TX 76092

Assigned Code 145

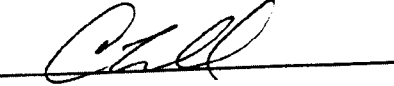
Assignment of Mortgage

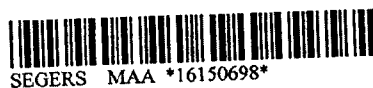
Send Any Notices To Assignee.

For Valuable Consideration, the undersigned, **HOUSEHOLD FINANCE CORPORATION III, A DELAWARE CORPORATION** 636 Grand Regency Blvd, Brandon, FL 33510 (Assignor) by these presents does assign and set over, without recourse, to **U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST 13801 Wireless Way, Oklahoma City, OK 73134** (Assignee) the described mortgage with all interest, all liens, any rights due or to become due thereon, executed by **JAMES D. SEGERS AND REBECCA E. SEGERS, HUSBAND AND WIFE** to **HOUSEHOLD FINANCE CORPORATION III**. Said mortgage Dated: 4/29/2003 is recorded in the State of FL, County of Escambia on 5/2/2003, Instrument # 2003-091375 Book 5129 Page 1083 AMOUNT: \$ 63,157.09 Property Address: 914 ARTESINN AVE, PENSACOLA, FL 32505

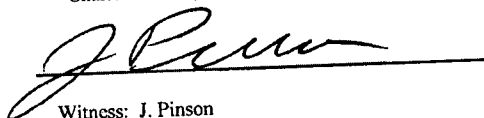
IN WITNESS WHEREOF, the undersigned corporation has caused this instrument to be executed as a sealed instrument by its proper officer. Executed on: December 12, 2016
HOUSEHOLD FINANCE CORPORATION III, A DELAWARE CORPORATION
By Caliber Home Loans, Inc. Its Attorney in Fact

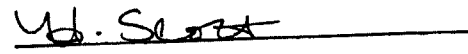
By:


Charles R. Hall, Vice President



SEGERS MAA *16150698*

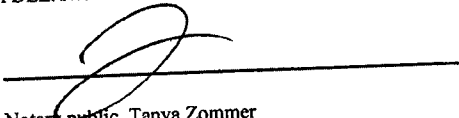

Witness: J. Pinson


Witness: H. Scott

State of Texas County of Tarrant

On 12/12/2016, before me, the undersigned, Charles R. Hall, personally known to me, acknowledged that he/she is Vice President of/ By Caliber Home Loans, Inc. Its Attorney in Fact for **HOUSEHOLD FINANCE CORPORATION III, A DELAWARE CORPORATION** and that he/she executed the foregoing instrument and that such execution was done as the free act and deed of **HOUSEHOLD FINANCE CORPORATION III, A DELAWARE CORPORATION**.




Notary Public, Tanya Zommer
My commission expires: June 2, 2019

FL Escambia

9804965532
CALIBER/DECBITZ/SFR

RCD May 02, 2003 12:41 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-091375

-5-

**REQUEST FOR NOTICE OF DEFAULT
AND FORECLOSURE UNDER SUPERIOR
MORTGAGES OR DEEDS OF TRUST**

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

NOTICE TO BORROWER

Signed, sealed and delivered in the presence of:

Jim Myers

Daniel H. Walsh

(City, State, Zip Code)

Rebecca E Segers

Pensacola FL 32505


(City, State, Zip Code)

COUNTY OF: Escambia

COUNTY OF: ESCambia

The foregoing instrument was acknowledged before me this 29 day of April
20 03 by James D & Rebecca E Segers, who is personally known to me or who has produced
as identification and who did not take an oath.

Valid Drivers License

(SEAL)  EXPIRATION DATE: 03/31/2004

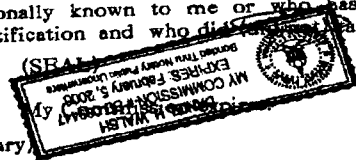
DAVID H. WALSH

_____(Signature of Notary)

(Notary's name - typed or printed)

Notary Public

(Serial number of notary)



(Space Below This Line Reserved For Lender and Recorder)

MS157207CFM96MTG9000FL002285CH#SEGGERS

FL002285

ORIGINAL

OR BK 5129 PG1086
Escambia County, Florida
INSTRUMENT 2003-091375

-4-

If Lender does not agree to such sale or transfer, Lender may declare all of the sums secured by this Mortgage to be immediately due and payable. If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 12 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed or delivered within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 17 hereof.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. Acceleration; Remedies. Except as provided in paragraph 16 hereof, or as otherwise required by law, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding, and the sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, court costs, and costs of documentary evidence, abstracts and title reports.

18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreement of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees and court costs; and (c) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

20. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

21. Attorneys' Fees. As used in this Mortgage and in the Note, "attorneys' fees" shall include attorneys' fees, if any, which may be awarded by an appellate court.

22. Arbitration Rider to Note. The Arbitration Rider attached to and made a part of the Note is hereby incorporated by reference and made a part of this Mortgage.

04-29-02 MTG



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ORIGINAL

FL002284

OR BK 5129 PG1085
Escambia County, Florida
INSTRUMENT 2003-091375

-3-

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required Mortgage Insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note Rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting Payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection on specifying reasonable cause thereof related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any Mortgage, Deed of Trust or other security agreement with a lien which has priority over this Mortgage.

10. Borrower Not Released by Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower and all other parties who are or hereafter become secondarily liable shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to Mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. Governing Law; Severability. The applicable law contained in the Note shall control. Where no applicable law is contained therein, the state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, Costs, "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

15. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

16. Transfer of the Property. If Borrower sells or transfers all or any part of the Property or an interest therein, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) a transfer by devise, descent, or by operation of law upon the death of a joint tenant, (c) the grant of any leasehold interest of three years or less not containing an option to purchase, (d) the creation of a purchase money security interest for household appliances, (e) a transfer to a relative resulting from the death of a Borrower, (f) a transfer where the spouse or children of the Borrower become an owner of the property, (g) a transfer resulting from a decree of dissolution of marriage, legal separation agreement, or from an incidental property settlement agreement, by which the spouse of the Borrower becomes an owner of the property, (h) a transfer into an inter vivos trust in which the Borrower is and remains a beneficiary and which does not relate to a transfer of rights of occupancy in the property, or (i) any other transfer or disposition described in regulations prescribed by the Federal Home Loan Bank Board, Borrower shall cause to be submitted information required by Lender to evaluate the transferee as if a new loan were being made to the transferee. Borrower will continue to be obligated under the Note and this Mortgage unless Lender releases Borrower in writing.

04-29-02 MTG



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ORIGINAL

FL002283

OR BK 5129 PG1084
Escambia County, Florida
INSTRUMENT 2003-091375

-2-

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to Mortgage, grant and convey the Property, and that the property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

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

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. Funds for Taxes and Insurance. Subject to applicable law and only if requested in writing by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for Mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior Mortgage or Deed of Trust if such holder is an institutional Lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or State agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. Application of Payments. Unless applicable law or the Note provide otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest, and then to the principal of the Note.

4. Prior Mortgages and Deed of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any Mortgage, Deed of Trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by the Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard Mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any Mortgage, Deed of Trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

04-29-02 MTG



*S157207CFM96MTB9000FL0022820**SEGRS

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ORIGINAL

FL002282

Return To:
Records Processing Services
577 Lamont Road
Elmhurst, IL 60126

OR BK 5129 PG 1083
Escambia County, Florida
INSTRUMENT 2003-091375

MTB DOC STAMPS PD @ ESC CO \$ 221.20
05/02/03 ERMIE LEE MAGNHA, CLERK
By: L. Tiscoll

INTANGIBLE TAX PD @ ESC CO \$ 126.31
05/02/03 ERMIE LEE MAGNHA, CLERK
By: L. Tiscoll

MORTGAGE

317100

☐ If box is checked, this Mortgage secures future advances.

THIS MORTGAGE is made this 29TH day of APRIL 20 03, between the Mortgagor,
JAMES D. SEGERS AND REBECCA E. SEGERS, HUSBAND AND WIFE

(herein "Borrower"), and Mortgagee HOUSEHOLD FINANCE CORPORATION III
a corporation organized and existing under the laws of DELAWARE whose address is
4761-6 BAYOU BOULEVARD, PENSACOLA, FL 32503
(herein "Lender").

The following paragraph preceded by a checked box is applicable.

☒ WHEREAS, Borrower is indebted to Lender in the principal sum of \$ 63,157.09
evidenced by Borrower's Loan Agreement dated APRIL 29, 2003 and any extensions or renewals thereof
(including those pursuant to any Renegotiable Rate Agreement) (herein "Note"), providing for monthly installments of
principal and interest, (including any adjustments in the amount of payments or the contract rate if that rate is
variable), with the balance of the indebtedness, if not sooner paid, due and payable on APRIL 29, 2033;

☐ WHEREAS, Borrower is indebted to Lender in the principal sum of \$ _____, or so much
thereof as may be advanced pursuant to Borrower's Revolving Loan Agreement dated _____
and extensions and renewals thereof (herein "Note"), providing for monthly installments, and interest at the rate and
under the terms specified in the Note, including any adjustments in the interest rate if that rate is variable, and
providing for a credit limit stated in the principal sum above and an initial advance of \$ _____;

TO SECURE to Lender the repayment of (1) the indebtedness evidenced by the Note, with interest thereon,
including any increases if the contract rate is variable; (2) future advances under any Revolving Loan Agreement; (3)
the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this
Mortgage; and (4) the performance of the covenants and agreements of Borrower herein contained, Borrower does
hereby Mortgage, grant and convey to Lender and Lender's successors and assigns the following described property
located in the County of ESCAMBIA State of Florida:

THE FOLLOWING DESCRIBED LAND SITUATE IN THE STATE OF FLORIDA
AND COUNTY OF ESCAMBIA TO-WIT:

LOT 8, BLOCK 15, CRESCENT LAKE, UNIT #4, A SUBDIVISION OF A
PORTION OF SECTION 44, TOWNSHIP 1 SOUTH, RANGE 30 WEST,
ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 59,
OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. TAX MAP
OR PARCEL ID NO.: 44-15-30-1000-009-016

This instrument was prepared by: LISA M. WILSON (Name)

4761-6 BAYOU BOULEVARD, PENSACOLA, FL 32503

04-29-02 MTG

*S157207CFMS6MT89000FL0022810**SEGERS

ORIGINAL

FL002281

61.20 plat
22.55 - Antist
87.75 State of Florida

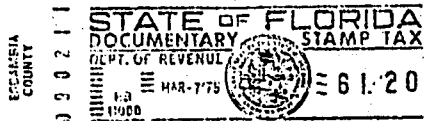
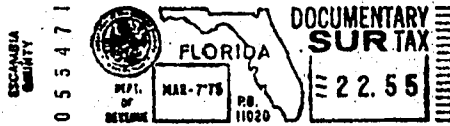
BOOK 881 PAGE 17

COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, ANTHONY V. TARANTO and JULIA E. TARANTO, husband and wife, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto JAMES D. SEGERS and REBECCA E. SEGERS, husband and wife, of 914 Artesian Avenue, Pensacola, Florida, their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the State of Florida, and County of Escambia to-wit:

Lot 9, Block 15, Crescent Lake, Unit #4, a subdivision of a portion of Section 44, Township 1 South, Range 30 West, according to plat thereof recorded in Plat Book 5, Page 59, of the Public Records of Escambia County, Florida.



Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that we, our heirs, executors and administrators, 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 fully warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5th day of March, 1975.

Signed, sealed and delivered in the presence of:

Anna Jane Poyet
Jean Houston

Anthony V. Taranto (SEAL)
ANTHONY V. TARANTO

Julia E. Taranto (SEAL)
JULIA E. TARANTO

State of Florida

COUNTY OF ESCAMBIA

Before the subscriber personally appeared, ANTHONY V. TARANTO

and JULIA E. TARANTO, husband and wife, known to me, and known to me to be the individuals described by said names in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 5th day of March, 1975.

NOTARY PUBLIC
JAMES D. SEGERS
REBECCA E. SEGERS
CORPORATION
1000 H. H. W. COMPANY OF A
TYPE INSURANCE CONTRACT.

My commission expires MY COMMISSION EXPIRES AUG. 5, 1976

SPACE BELOW FOR RECORDERS USE

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. ON
MAR 6 11 22 AM '75
JOE A. FLORENCE, CLERK
ESCAMBIA COUNTY

662024

PROPERTY INFORMATION REPORT

May 5, 2021

Tax Account #: 04-1654-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 9 BLK 15 OR 881 P 17 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-1654-000 (0821-35)

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: AUG 2, 2021

TAX ACCOUNT #: 04-1654-000

CERTIFICATE #: 2018-1764

In compliance with Section 197.522, 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 2020 tax year.

JAMES D. SEGERS AND
REBECCA E. SEGERS
914 ARTESIAN AVE.
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 5th day of May, 2021.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

May 5, 2021

Tax Account #: 04-1654-000

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES D. SEGERS AND REBECCA E. SEGERS**

By Virtue of Warranty Deed recorded 3/6/1975 – OR 881/17

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. **Mortgage/Judgment/Lien/etc. in favor of _____ recorded _____ OR
XXXX/XXXX List them all**

4. Taxes:

Taxes for the year(s) 2017-2019 are delinquent.

Tax Account #: 04-1654-000

Assessed Value: \$42,985

Exemptions: HOMESTEAD, VETERANS, VETERANS DISCOUNT

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 04-1654-000 CERTIFICATE #: 2018-1764

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: March 5, 1975 to and including May 5, 2021 Abstractor: Vicki Campbell

BY

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

Michael A. Campbell,
As President
Dated: May 5, 2021