



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

DL 2580

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	LOGAN TAYLOR 59 N CO HWY 10 A DEFUNIAK SPRINGS, FL 32433	Application date	Nov 27, 2024
Property description	SMITH CHRISTYL JONES 1710 W WALNUT ST APT B TAMPA, FL 33607 1270 CHEYENNE CIR 05-2631-023 LT 18 BLK A WESTERNMARK S/D PB 7 P 81 OR 5137 P 821	Certificate #	2018 / 2320
		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)
# 2018/2320	06/01/2018	619.85	382.76	1,002.61
→ Part 2: Total*				1,002.61

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)
# 2024/2215	06/01/2024	211.91	6.25	19.07	237.23
# 2023/2044	06/01/2023	183.37	6.25	49.51	239.13
# 2022/2060	06/01/2022	184.35	6.25	44.94	235.54
# 2021/1888	06/01/2021	393.75	6.25	248.06	648.06
# 2020/2372	06/01/2020	231.22	6.25	145.67	383.14
# 2019/2198	06/01/2019	430.84	6.25	254.73	691.82
Part 3: Total*					2,434.92

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)	3,437.53
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	157.48
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)	3,970.01

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: 
Signature, Tax Collector or Designee

Escambia, Florida

Date December 3rd, 2024

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

HL 25

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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/04/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

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: 2400953

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
LOGAN TAYLOR
59 N CO HWY 10 A
DEFUNIAK SPRINGS, FL 32433,

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
05-2631-023	2018/2320	06-01-2018	LT 18 BLK A WESTERNMARK S/D PB 7 P 81 OR 5137 P 821

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
LOGAN TAYLOR
59 N CO HWY 10 A
DEFUNIAK SPRINGS, FL 32433

11-27-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

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← Nav. Mode ☒ Account ☐ Parcel ID →

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General Information		Assessments				
Parcel ID:	092S301000018001	Year	Land	Imprv	Total	Cap Val
Account:	052631023	2024	\$12,000	\$0	\$12,000	\$9,680
Owners:	SMITH CHRISTYL JONES	2023	\$12,000	\$0	\$12,000	\$8,800
Mail:	1710 W WALNUT ST APT B TAMPA, FL 33607	2022	\$8,000	\$0	\$8,000	\$8,000
Situs:	1270 CHEYENNE CIR 32505	Disclaimer				
Use Code:	VACANT RESIDENTIAL	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data Type List:						2024 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
04/2003	5137	821	\$45,000	WD		Legal Description LT 18 BLK A WESTERNMARK S/D PB 7 P 81 OR 5137 P 821
04/2002	4891	753	\$25,000	WD		
10/2001	4792	657	\$100	CT		
11/1992	3269	121	\$39,900	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features None

Parcel Information		Launch Interactive Map	
Section Map Id: 09-2S-30-2			
Approx. Acreage: 0.1698			
Zoned: MDR			
Evacuation & Flood Information Open Report			
View Florida Department of Environmental Protection(DEP) Data		Buildings	

Images



11/4/2013 12:00:00 AM

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:12/06/2024 (tc.4476)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **LOGAN TAYLOR** holder of **Tax Certificate No. 02320**, 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 18 BLK A WESTERNMARK S/D PB 7 P 81 OR 5137 P 821

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 052631023 (0625-80)

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

CHRISTYL JONES SMITH

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** Wednesday in the month of June, which is the **4th day of June 2025**.

Dated this 6th day of December 2024.

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 and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

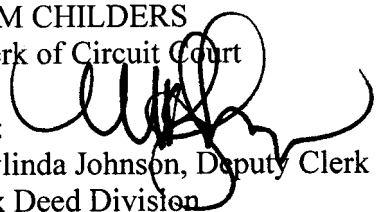
December 6, 2024

LOGAN TAYLOR
59 N CO HWY 10A
DEFUNIAK SPRINGS FL 32433

Dear Certificate Holder:

The records of this office show that an application for tax deed has been made on the property represented by certificate number 2018 TD 002320. Please complete the attached W-9 form and return it to our office at your earliest convenience.

Very truly yours,
PAM CHILDERS
Clerk of Circuit Court

By: 
Mylinda Johnson, Deputy Clerk
Tax Deed Division

Enc/mkj

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. <input type="checkbox"/>	
	5 Address (number, street, and apt. or suite no.). See instructions.	6 City, state, and ZIP code
7 List account number(s) here (optional)		
Requester's name and address (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-				-	
or									
Employer identification number									
				-					

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



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 #: 05-2631-023 CERTIFICATE #: 2018-2320

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: February 11, 2005 to and including February 11, 2025 Abstractor: Andrew Hunt

BY

Michael A. Campbell,
As President
Dated: February 18, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 18, 2025

Tax Account #: **05-2631-023**

1. The Grantee(s) of the last deed(s) of record is/are: **CHRISTYL JONES SMITH**

By Virtue of Warranty Deed recorded 4/25/2003 in OR 5137/0821

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 in favor of New Horizon Financial recorded 05/13/2003 OR 5137/0824 assignment of mortgage recorded 10/04/2010 OR 6642/1085**
- b. **Code Enforcement Lien in favor of Escambia County recorded 11/10/2011 OR 6785/525**
- c. **Code Enforcement Order in favor of Escambia County Recorded 1/10/2014 OR 7123/1801 together with Cost Order recorded 6/20/2014 OR 7184/1424**
- d. **Final Judgement in favor of Bell South Telecommunications, Inc. Recorded 03/29/2007 OR 6115/331**

4. Taxes:

Taxes for the year(s) 2017-2023 are delinquent.

Tax Account #: 05-2631-023

Assessed Value: \$9,680.00

Exemptions: NONE

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.

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: JUNE 4, 2025

TAX ACCOUNT #: 05-2631-023

CERTIFICATE #: 2018-2320

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

☐☒

Notify City of Pensacola, P.O. Box 12910, 32521

☒☐

Notify Escambia County, 190 Governmental Center, 32502

☐☒

Homestead for 2024 tax year.

**CHRISTYL JONES SMITH
1710 W WALNUT ST APT B
TAMPA, FL 33607**

**CHRISTYL JONES SMITH
1270 CHEYENNE CIR
PENSACOLA, FL 32505**

**ESCAMBIA COUNTY
CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505**

**THE BANK OF NEW YORK MELLON
BAC HOME LOANS SERVICING, LP
7105 CORPORATE DR PTX-B-35
PLANO, TX 75024**

**KIMMI MITCHELL
PO BOX 17883
TAMPA, FL 33682**

**BELLSOUTH TELECOMMUNICATIONS
260 CUMBERLAND BEND DR
NASHVILLE, TN 37228**

Certified and delivered to Escambia County Tax Collector, this 18th day of February, 2025.

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

February 18, 2025

Tax Account #:05-2631-023

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 18 BLK A WESTERNMARK S/D PB 7 P 81 OR 5137 P 821

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-2631-023(0625-80)

This Warranty Deed

Made this 25th day of April A.D. 2003
by Lucian Dancaescu, a married man

OR BK 5137 PB0821
Escambia County, Florida
INSTRUMENT 2003-095372

DEED DOC STAMPS PD & ESC CO 1 315.00
05/13/03 EMILY LEE WARD, CLERK
By: *[Signature]*

hereinafter called the grantor, to
Christyl Jones Smith, an unmarried woman

whose post office address is:
1270 Cheyenne Circle
Pensacola, Florida 32505
Grantees' Tax Id # :

hereinafter called the grantee:

(Whenever used herein the term "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)

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:

Lot 18, Block A, WESTERNMARK, being a portion of Lots 5 & 6, Section 9, Township 2 South, Range 30 West, according to plat recorded in Plat Book 7, Page 81 of the Public Records of Escambia County, Florida.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 09-2S-30-1000-018-001

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, 2002

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Name: WENDY WHITE

[Signature]
Name: Faith M Hoffman

[Signature]
Name & Address: Lucian Dancaescu by Jinny Dancaescu as attorney in fact LS

[Signature]
Name & Address: Lucian Dancaescu by Jinny Dancaescu as attorney in fact LS

[Signature]
Name & Address: LS

[Signature]
Name & Address: LS

[Signature]
Name & Address: LS

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 25th day of April, 2003,

Lucian Dancaescu, a married man, by Jinny Dancaescu as attorney in fact who is personally known to me or who has produced as identification.

personally known

[Signature]

Notary Public

Print Name:

My Commission Expires:

Wendy R. White
Commission # 00894817
Expires Dec. 13, 2003
Escambia Title
Escambia Recording Co., Inc.

PREPARED BY: Wendy White
RECORD & RETURN TO:
SECURITY FIRST TITLE PARTNERS
1331 Creighton Road, Suite C
Pensacola, Florida 32504
File No: PES03215

WD-1
5/93

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 1270 Cheyenne Circle

Legal Address of Property: 1270 Cheyenne Circle, Pensacola, Florida 32505

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

This form completed by: Security First Title Partners
1335 Creighton Road
Pensacola, Florida 32504

AS TO SELLER(S):

Lucian Dancaescu
by Jerry Dancaescu
Lucian Dancaescu by Jerry Dancaescu as AIF

Witness to Seller(s)

Wendy White
WENDY WHITE
Faith M Hoffman
Faith M Hoffman

AS TO BUYER(S):

Christyl Jones Smith
Christyl Jones Smith

Witness to Buyer(s)

Wendy White
WENDY WHITE
Faith M Hoffman
Faith M Hoffman

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)
ESCAMBIA COUNTY HEALTH DEPARTMENT**

ATTENTION: Pursuant to Escambia County Code of Ordinance 99-24, in accordance with Section 1-20.180(5) of this Ordinance, the Escambia County Health Department (ECDH) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of Property. An approval letter issued by the ECDH must be presented at closing of property sale or transfer of title.

Legal Address of Property: 1270 Cheyenne Circle, Pensacola, Florida 32505

Buyer/Seller are aware that the property is on a (X) Sewer System or () Septic Tank

Approval Letter Attached Hereto ()
Approval Letter Not Required - Property North of Well Line Road ()
Approval Letter Not Required - Property is Unimproved ()
Approval Letter Not Required - Property Acquired by Foreclosure ()

This form completed by: SECURITY FIRST TITLE PARTNERS
1335 Creighton Road
Pensacola, FL 32504

AS TO SELLER(S):

Lucian Dancaescu
by Jerry Dancaescu as AIF
Lucian Dancaescu by Jerry Dancaescu as AIF

AS TO BUYER(S):

Christyl Jones Smith
Christyl Jones Smith

RCD May 13, 2003 11:51 am
Escambia County, Florida

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2003-095372

1
33.00
150.50
85.87

OR BK 5137 PG0824
Escambia County, Florida
INSTRUMENT 2003-095373

NTS DOC STAMPS-PD & ESC CO \$ 150.50

05/13/03 ERNIE LEE WIGGINS, CLERK

By: *[Signature]*

INTANGIBLE TAX PD & ESC CO \$ 85.87

05/13/03 ERNIE LEE WIGGINS, CLERK

By: *[Signature]*

PREPARED BY:

Prepared by & Return to:
Security First Title Partners
1331 Creighton Road, Ste C.
Pensacola, FL 32504

[Signature]
~~Return to:~~
UNITED CAPITAL MORTGAGE
CORPORATION
14001 E. ILIFF AVENUE, #701
DENVER, COLORADO 80014

Loan Number: 25002117

[Space Above This Line For Recording Data]

MIN: 1000605-0025002171-8

MORTGAGE

FHA CASE NO.

091-3712408-703

THIS MORTGAGE ("Security Instrument") is given on APRIL 25, 2003
The mortgagor is CHRISTYL JONES SMITH, A SINGLE PERSON

("Borrower"). This Security Instrument is given to
Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, as hereinafter defined, and
Lender's successors and assigns), as beneficiary. MERS is organized and existing under the laws of Delaware, and has
an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

NEW HORIZON FINANCIAL

("Lender") is organized and existing
under the laws of FLORIDA
has an address of 1331 CREIGHTON ROAD, SUITE A, PENSACOLA, FLORIDA 32504

Borrower owes Lender the principal sum of FORTY TWO THOUSAND NINE HUNDRED THIRTY
FOUR AND 00/100 Dollars (U.S. \$42,934.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides
for monthly payments, with the full debt, if not paid earlier, due and payable on MAY 1, 2033.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and
all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under
paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and
agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and
convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns
of MERS the following described property located in

ESCAMBIA County, Florida:

LOT 18, BLOCK A, WESTERNMARK, BEING A PORTION OF LOTS 5 & 6, SECTION
9, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO PLAT RECORDED IN
PLAT BOOK 7, PAGE 81, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY,
FLORIDA.
A.P.N. #: 09-2S-30-1000-018-001

which has the address of 1270 CHEYENNE CIRCLE

(City) PENSACOLA (Street) Florida 32505 ("Property Address");
(Zip Code)

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument; but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing or canceling this Security Instrument.

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 warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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

1. **Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. **Monthly Payment of Taxes, Insurance, and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary. In a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. § 2601 et seq. and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.

If the amounts held by Lender for Escrow Items exceed the amounts permitted to be held by RESPA, Lender shall account to Borrower for the excess funds as required by RESPA. If the amounts of funds held by Lender at any time are not sufficient to pay the Escrow Items when due, Lender may notify the Borrower and require Borrower to make up the shortage as permitted by RESPA.

The Escrow Funds are pledged as additional security for all sums secured by this Security Instrument. If Borrower tenders to Lender the full payment of all such sums, Borrower's account shall be credited with the balance remaining for all installment items (a), (b), and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b), and (c).

3. **Application of Payments.** All payments under paragraphs 1 and 2 shall be applied by Lender as follows: **FIRST**, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium; **SECOND**, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required; **THIRD**, to interest due under the Note; **FOURTH**, to amortization of the principal of the Note; and **FIFTH**, to late charges due under the Note.

4. **Fire, Flood and Other Hazard Insurance.** Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by Lender, at its option, either (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order in paragraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the damaged Property. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments which are referred to in paragraph 2, or change the amount of such payments. Any excess insurance proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser.

5. **Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument (or within sixty days of a later sale or transfer of the Property) and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender determines that requirement will cause undue hardship for Borrower, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall notify Lender of any extenuating circumstances. Borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the Property if the Property is vacant or abandoned or the loan is in default. Lender may take reasonable action to protect and preserve such vacant or abandoned Property. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing.

6. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order provided in paragraph 3, and then to prepayment of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments, which are referred to in paragraph 2, or change the amount of such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

7. **Charges to Borrower and Protection of Lender's Rights in the Property.** Borrower shall pay all governmental or municipal charges, fines and impositions that are not included in paragraph 2. Borrower shall pay these obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower shall promptly furnish to Lender receipts evidencing these payments.

If Borrower fails to make these payments or the payments required by paragraph 2, or fails to perform any other covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, hazard insurance and other items mentioned in paragraph 2.

Any amounts disbursed by Lender under this paragraph shall become an additional debt of Borrower and be secured by this Security Instrument. These amounts shall bear interest from the date of disbursement at the Note rate, and at the option of Lender shall be immediately due and payable.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

8. **Fees.** Lender may collect fees and charges authorized by the Secretary.

9. **Grounds for Acceleration of Debt.**

(a) **Default.** Lender may, except as limited by regulations issued by the Secretary in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:

(i) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or

(ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.

(b) **Sale Without Credit Approval.** Lender shall, if permitted by applicable law (including section 341(d) of the Garn-St. Germain Depository Institutions Act of 1982, 12 U.S.C. 1701j - 3(d)) and with the prior approval of the Secretary, require immediate payment in full of all sums secured by this Security Instrument if:

(i) All or part of the Property, or a beneficial interest in a trust owning all or part of the Property, is sold or otherwise transferred (other than by devise or descent), and

(ii) The Property is not occupied by the purchaser or grantee as his or her principal residence, or the purchaser or grantee does so occupy the Property, but his or her credit has not been approved in accordance with the requirements of the Secretary.

(c) **No Waiver.** If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events.

(d) **Regulations of HUD Secretary.** In many circumstances regulations issued by the Secretary will limit Lender's rights, in the case of payment defaults, to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

(e) **Mortgage Not Insured.** Borrower agrees that if this Security Instrument and the Note are not determined to be eligible for insurance under the National Housing Act within 60 DAYS

from the date hereof, Lender may, at its option require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to 60 DAYS

from the date hereof, declining to insure this Security Instrument and the Note, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary.

10. Reinstatement. Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an amount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument.

11. Borrower Not Released; Forbearance by Lender Not a Waiver. Extension of the time of payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-Signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 9(b). Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

14. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

15. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

16. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substances affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 16, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 16, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

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

17. Assignment of Rents. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph 17.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

18. Foreclosure Procedure. If Lender requires immediate payment in full under paragraph 9, Lender may foreclose this Security Instrument by judicial proceeding, and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 18, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under paragraph 9, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. 3751 et seq.) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this paragraph 18 or applicable law.

19. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

20. Attorneys' Fees. As used in this Security Instrument and the Note, "attorneys' fees" shall include any attorneys' fees awarded by an appellate court.

21. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

[Check applicable box(es)]

- | | | |
|---|--|--|
| <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Growing Equity Rider |
| <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Rehabilitation Loan Rider |
| <input type="checkbox"/> Non-Owner Occupancy Rider | <input type="checkbox"/> Other [Specify] | |

OR BK 5137 PG0830
Escambia County, Florida
INSTRUMENT 2003-095373

RCD May 13, 2003 11:51 am
Escambia County, Florida

ERNIE LEE MABAH
Clerk of the Circuit Court
INSTRUMENT 2003-095373

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in pages 1 through 7 of this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

 (Seal)
CHRISTYL JONES SMITH -Borrower

____ (Seal)
____ -Borrower

____ (Seal)
____ -Borrower

____ (Seal)
____ -Borrower

____ (Seal)
____ -Borrower

____ (Seal)
____ -Borrower

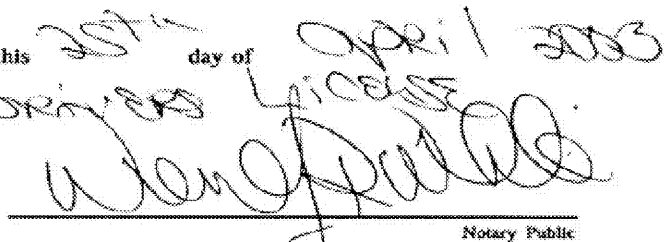
Witness:


STATE OF FLORIDA
COUNTY OF ESCAMBA


Witness:


Faith M Hoffman

The foregoing instrument was acknowledged before me this
by CHRISTYL JONES SMITH
who is personally known to me or who has produced
as identification.

20th day of April 2003
Drivers License

Notary Public

(Seal)

 Wendy R. White
Commission # CG 894817
Expires Dec. 15, 2003
Bonded Title
Atlantic Bonding Co., Inc.

This space is for recording purposes only

Prepared by: DAVID J. STERN, ESQ.
Record & Return to: 906 South Pine Island Road Suite 400
Pensacola, FL 33324-3920
09-42181 CWF

MIN: 1000805-0025002171-8
MERS PHONE NUMBER: 1-888-679-6377

ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

THAT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for NEW HORIZON FINANCIAL

Residing or located at 3300 SW 34TH AVE, SUITE 101, OCALA, FL 34474, herein designated as the assignor, for and in consideration of the sum of \$1.00 Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, assign, transfer and set over unto THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS 2005-R1 residing or located at: C/O BAC HOME LOANS SERVICING, LP, 7105 CORPORATE DRIVE, MAIL STOP PTX-B-35, PLANO, TX 75024 herein designated as the assignee, the mortgage executed by CHRISTYL JONES SMITH, A SINGLE PERSON recorded in ESCAMBIA County, Florida at book 5137 and page 824 encumbering the property more particularly described as follows:

LOT 18, BLOCK A, WESTERNMARK, BEING A PORTION OF LOTS 5 & 6, SECTION 9, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO PLAT RECORDED IN PLAT BOOK 7, PAGE 61, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

together with the note and each and every other obligation described in said mortgage and the money due and to become due thereon

TO HAVE AND TO HOLD the same unto the said assignee forever, but without recourse on the undersigned.

Pursuant to the provisions of Sec. 689.071, Florida Statutes, the within named Trustee has the power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the above-described mortgage and the real property encumbered thereby.

In Witness Whereof, the said Assignor has hereunto set his hand and seal or caused these presents to be signed by its proper corporate officers and its corporate seal to be hereto affixed, this 16th day of August, 2010, but effective as of the 9th day of April, 2009.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for NEW HORIZON FINANCIAL, (CORPORATE SEAL)

BY: Rhonda Weston
PRINT NAME: Rhonda Weston - Vice President
TITLE: _____

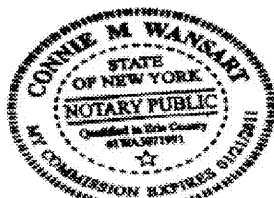
ATTEST:
WITNESS: Juanita Lewis
Print Name: Juanita Lewis

WITNESS: Frederica D. Butler
Print Name: Frederica D. Butler

STATE OF New York
COUNTY OF Erie

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid county and state, on this the 16th day of August, 2010, within my jurisdiction, the within named Rhonda Weston who is personally known to me and who acknowledged to me that (s)he is Vice President and that for and on behalf of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for NEW HORIZON FINANCIAL, and as its act and deed (s)he executed the above and foregoing instrument, after first having been duly authorized by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for NEW HORIZON FINANCIAL, to do so.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of August, 2010.



Connie M. Wansart
NOTARY PUBLIC

PBM *F09-42181* *D1104*

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
Escambia County Central Office Complex
3363 West Park Place
Pensacola, FL 32505
(850) 595-1820

CE110602530

NOTICE OF LIEN
(Nuisance Abatement)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by Christyl Jones Smith located at 1270 Cheyenne Cir. and more particularly described as:

PR#092S301000018001

LT 18 BLK A WESTERNMARK S/D PB 7 P 81 OR 5137 P 821

A field investigation by the Office of Environmental Enforcement was conducted on August 2, 2011 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a) and (b)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$245.00
Administrative costs	<u>\$250.00</u>
Total	\$495.00

The principal amount of this lien shall bear interest at a rate of 8% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this _____ day of _____ 2011 by the County Administrator as authorized by the Escambia County Board of County Commissioners.

ESCAMBIA COUNTY, FLORIDA

Witness *Shirley L. Gafford*
Print Name Shirley L. Gafford

Witness *Susan Hendrix*
Print Name Susan Hendrix

Charles R. Oliver 4/3/11

By: Charles R. "Randy" Oliver
County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 3rd day of November, 2011, by Charles R "Randy" Oliver, County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He ☒ is personally known to me, or ☐ has produced current _____ as identification.

ANGELA CRAWLEY
Notary Public-State of Florida
Comm. Exp. July 28, 2015
Comm. No. EE 116706

(Notary Seal)

Angela Crawley
Signature of Notary Public
Angela Crawley
Printed Name of Notary Public

Recorded in Public Records 01/10/2014 at 02:40 PM OR Book 7123 Page 1773,
Instrument #2014001949, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA

ESCAMBIA COUNTY, FLORIDA

VS.

CASE NO: CE#13-06-00920
LOCATION: 1270 Cheyenne Cir
PR# 092S301000018001

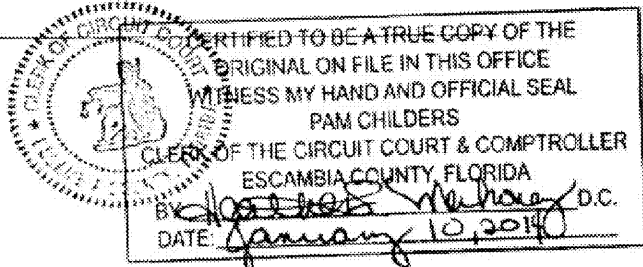
Smith, Christyl Jones
1710 W Walnut St Apt B
Tampa, FL 33607

ORDER

This CAUSE having come before the Office of Environmental
Enforcement Special Magistrate on the Petition of the Environmental Enforcement
Officer for alleged violation of the ordinances of the County of Escambia, State of
Florida, and the Special Magistrate having considered the evidence before him in the
form of testimony by the Enforcement Officer and the respondent or representative,
N/A, as well as evidence submitted and after consideration of the
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate
finds that a violation of the following Code of Ordinance(s) has occurred and continues

- ☒ 42-196 (a) Nuisance Conditions
☒ 42-196 (b) Trash and Debris
☐ 42-196 (c) Inoperable Vehicle(s); Described _____

- ☒ 42-196 (d) Overgrowth



- ☒ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)
☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☒ (o)
☒ (p) ☐ (q) ☐ (r) ☐ (s) ☒ (t) ☒ (u) ☐ (v) ☐ (w) ☒ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Article 6 Commercial in residential and non permitted use
- ☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- ☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: Christy Jones Sma shall have until 2/06, 2014 to correct the violation and to bring the violation into compliance. Corrective action shall include:

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 50.00 per day, commencing 2/07/, 2014. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against S.M.R., Christyl Jones.

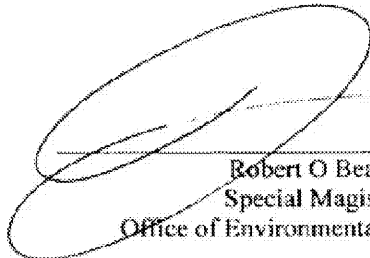
This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building,

190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 7th day of JANUARY, 2014.



Robert O Beasley
Special Magistrate
Office of Environmental Enforcement

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 13-06-00920
Location: 1270 Cheyenne Cir
PR# 092S301000018001

Smith, Christyl Jones
1710 W Walnut St Apt B
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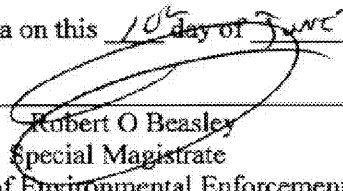
ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of January 07, 2014; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (d) Overgrowth, and 30-203 (o), (p), (t), (u), and (x). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary.

THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated January 07, 2014.

Itemized	Cost
a. Fines	\$ 0.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ 0.00
Total:	\$ 1,100.00

DONE AND ORDERED at Escambia County, Florida on this 10th day of June, 2014.


Robert O Beasley
Special Magistrate
Office of Environmental Enforcement

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

BELLSOUTH TELECOMMUNICATIONS, INC.
260 Cumberland Bend Drive
NASHVILLE TN 37228
Plaintiff,

CASE NO. 2007 SC 000106

FINAL JUDGMENT

vs.

Attorney Bar No. :0070262

CHRISTYL SMITH

Defendant(s).

IT IS HEREBY Ordered and Adjudged as follows:

That the Plaintiff, BELLSOUTH TELECOMMUNICATIONS, INC., hereby recovers from the Defendant(s), CHRISTYL SMITH, the principal sum of \$2568.04, pre-judgment costs in the amount of \$275.00, and reasonable attorneys' fees in the amount of \$750.00 making a subtotal of \$3593.04, that shall bear interest at the rate of 11% per annum and in addition interest in the amount of \$48.55 for a total amount of \$3641.59 for all of the above let execution issue.

DONE AND ORDERED at PENSACOLA, ESCAMBIA County, Florida on this the 24 day of March, 2007.

March, 2007.


COUNTY COURT JUDGE

Copies furnished to:
NADERPOUR & ASSOCIATES, PA
Attorneys for Plaintiff
951 N.E. 167th Street
Penthouse Suite (3rd Floor)
North Miami Beach, Florida 33162

CHRISTYL SMITH
1270 CHEYENNE CIR
PENSACOLA FL 32505

Case: 2007 SC 000106

00072632680

Dkt: CC1033 Pg#:

STATE OF FLORIDA
COUNTY OF ESCAMBIA

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 02320 of 2018

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 17, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CHRISTYL JONES SMITH 1710 W WALNUT ST APT B TAMPA, FL 33607	KIMMI MITCHELL PO BOX 17883 TAMP A, FL 33682
CHRISTYL JONES SMITH 1270 CHEYENNE CIR PENSACOLA, FL 32505	THE BANK OF NEW YORK MELLON BAC HOME LOANS SERVICING, LP 7105 CORPORATE DR PTX-B-35 PLANO, TX 75024
BELLSOUTH TELECOMMUNICATIONS 260 CUMBERLAND BEND DR NASHVILLE, TN 37228	ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	

WITNESS my official seal this 17th day of April 2025.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **June 4, 2025**, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **LOGAN TAYLOR** holder of **Tax Certificate No. 02320**, 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 18 BLK A WESTERNMARK S/D PB 7 P 81 OR 5137 P 821

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 052631023 (0625-80)

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

CHRISTYL JONES SMITH

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** Wednesday in the month of June, which is the **4th day of June 2025**.

Dated this 16th day of April 2025.

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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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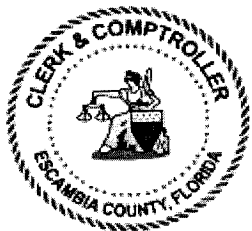
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Post Property:

1270 CHEYENNE CIR 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

CHRISTYL JONES SMITH
1710 W WALNUT ST APT B
TAMPA, FL 33607

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

01025.80

Document Number: ECSO25CIV014061NON

Agency Number: 25-005698

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT# 02320, 2018

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE: CHRISTYL JONES SMITH

Defendant:

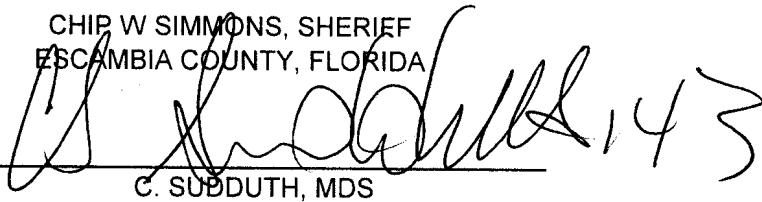
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 4/25/2025 at 8:51 AM and served same at 12:55 PM on 4/29/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

143

C. SUD DUTH, MDS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

WARNING

005698

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Post Property:

1270 CHEYENNE CIR 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

APR 25 AM 8:51

RECEIVED

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.



**HILLSBOROUGH COUNTY
SHERIFF'S OFFICE
CIVIL PROCESS SECTION**

CIVIL # HS 2025-11966
CASE # 02320
Court : TAX DEED COUNTY

DATE/TIME RECEIVED : 04/29/2025 08:50 DATE RETURNED : 05/06/2025

AGENCY : ESCAMBIA COUNTY

TYPE OF PROCESS : TAX DEED WARNING

ESCAMBIA COUNTY TAX DEEDS
221 PALAFOX PL #110
PENSACOLA, FLORIDA 32502

HILLSBOROUGH COUNTY, FLORIDA
2683 - BULLARA, SAMUEL

PETITIONER(S)
IN RE

RESPONDENT(S)
TAX DEED WARNING

SERVE TO(S)
CHRISTYL JONES SMITH

ROS RECIPIENT(S)
ESCAMBIA COUNTY TAX DEEDS

CHRISTYL JONES SMITH - SERVED

POSTED-TAX WARRANT [197.522(2)]

DATE/TIME: 05/01/2025 07:44

BY: 2683 - BULLARA, SAMUEL

ADDRESS: 1710 W WALNUT ST #B, TAMPA

WARNING

RMS# 05-11966

R# 2976

JPB

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 4, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

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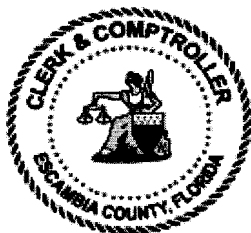
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Personal Services:

CHRISTYL JONES SMITH
1710 W WALNUT ST APT B
TAMPA, FL 33607

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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SERVED
C. Jones Smith
TRUE COPY
Address: [illegible]
Month 5 Day 1 Year 2025
Time 2:44 PM
Hillsborough County, Florida
By [Signature]
DEPUTY SHERIFF

HCSD CIVIL 25 APR 29 AM 8:50

N/S



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

April 24, 2025

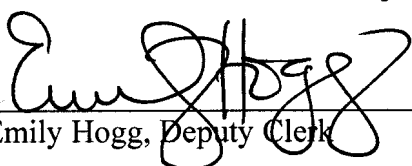
Hillsborough County Sheriff
Attn: Civil Division
PO Box 3371
Tampa FL 33601

Dear Sheriff:

Enclosed are the Notices of Application for Tax Deeds for our June 4, 2025 Tax Deed Sale. Please serve the persons indicated on each of the notices. If you are unable to make service, please post the notice in a conspicuous place at the address provided. This service must take place no later than May 13, 2025 in order to comply with Florida Statutes.

Please find the check enclosed for payment of these services. **PLEASE CONTACT ME** at 850-595-3793 or ehogg@escambiaclerk.com if you have any questions or problems with the requested service. Thank you for your assistance and have a great day.

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By: 
Emily Hogg, Deputy Clerk

/eh

CHRISTYL JONES SMITH [0625-80]
1710 W WALNUT ST APT B
TAMPA, FL 33607

9171 9690 0935 0127 2400 72

KIMMI MITCHELL [0625-80]
PO BOX 17883
TAMP A, FL 33682

9171 9690 0935 0127 2400 89

CHRISTYL JONES SMITH [0625-80]
1270 CHEYENNE CIR
PENSACOLA, FL 32505

9171 9690 0935 0127 2400 96

THE BANK OF NEW YORK MELLON
BAC HOME LOANS SERVICING, LP
[0625-80]
7105 CORPORATE DR PTX-B-35
PLANO, TX 75024

9171 9690 0935 0128 2990 17

BELLSOUTH
TELECOMMUNICATIONS [0625-80]
260 CUMBERLAND BEND DR
NASHVILLE, TN 37228

9171 9690 0935 0129 5947 77

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0625-80]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0625-80]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0129 5949 99

contact

CERTIFIED MAIL™

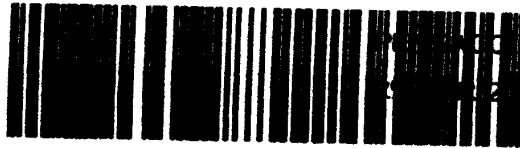
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0129 5947 77

PENSACOLA FL 325

04/28/2025 AM



quadiant

FIRST-CLASS MAIL

IMI

\$008.16⁰

04/28/2025 ZIP 32502
043M31219251

US POSTAGE

CLERK OF THE CIRCUIT COURT & COMPTROLLER
PAM CHILDERS
OFFICIAL RECORDS

2025 MAY 13 A

PENSACOLA COUNTY FL

[Handwritten signature]

BELLSOUTH
TELECOMMUNICATIONS [0625-80]
260 CUMBERLAND BEND DR
NASHVILLE, TN 37228

NIXIE

372 DE 1

0005/07/25

RETURN TO SENDER

VACANT

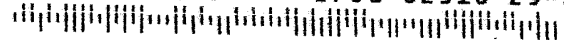
UNABLE TO FORWARD

VAC

37228-51067893

BC: 32502583335

*2758-02910-29-21



CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

PAM CHILDERS
CLERK & COMPTROLLER
FILED

2025 JUN -6 A 11:00

ESCAMBIA COUNTY

CHRISTYL JONES SMITH [0625-80]

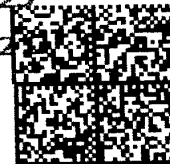
1270 CHEYENNE CIR

PENSACOLA, FL 32505



9171 9690 0935 0127 2400 96

PENSACOLA FL 325
25 APR 2025 AM 2:11



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

04/28/2025 ZIP 32502
043M31219251

US POSTAGE

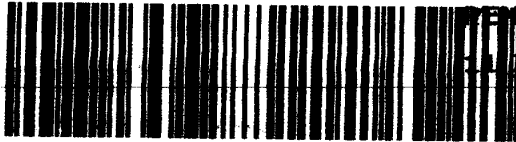
NIXIE 326 FE 1 0005/29/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335 *2738-02957-29-21

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CERTIFIED MAIL™



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PENSACOLA FL 325

JUN 2025 AM 1



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FIRST-CLASS MAIL
IMI

\$008.16⁰

06/10/2025 ZIP 32502
043M31219251

US POSTAGE

Pam Childers

Clerk of the Circuit Court & Com

Official Records

221 Palafox Place, Suite 11C

Pensacola, FL 32502

PAM CHILDERS

CLERK & COMPTROLLER

FILED

2025 JUN 23 AM 1

PENSACOLA COUNTY

AL

OF SOME FUNDS FROM TAX DEED SA.

CHRISTYL JONES SMITH
1710 W WALNUT ST APT B
TAMPA, FL 33607

Tax Deed File #0625-80
Certificate #00220-50010

NIXIE

339 FE 1

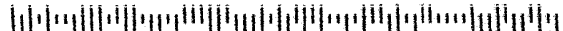
0006/17/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK
33507-434374
32502>5827

BC: 32502582799

*2638-03407-11-23



THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That LOGAN TAYLOR holder of Tax Certificate No. 02320, 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 18 BLK A WESTERNMARK S/D PB 7 P
81 OR 5137 P 821

SECTION 09, TOWNSHIP 2 S, RANGE 30 W
TAX ACCOUNT NUMBER 052631023
(0625-80)

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

CHRISTYL JONES SMITH

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 Wednesday in the month of June, which is the 4th day of June 2025.

Dated this 24th day of April 2025.

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

4WR4/30-5/21TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7927
Order Date: 4/24/2025
Number Issues: 4
Pub Count: 1
First Issue: 4/30/2025
Last Issue: 5/21/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly 4/30/2025, 5/7/2025, 5/14/2025, 5/21/2025


Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

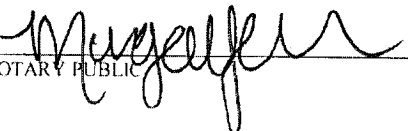
2018 TD 02320 LOGAN TAYLOR Smith

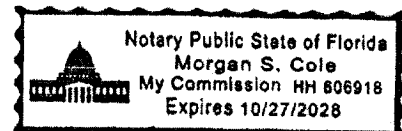
was published in said newspaper in and was printed and released from 4/30/2025 until 5/21/2025 for a consecutive 4 weeks.

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

X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 5/21/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC



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
 High Bid Tax Deed Sale**

**Cert # 002320 of 2018 Date 6/4/2025
 Name JOHNNY CHERABIE**

Cash Summary

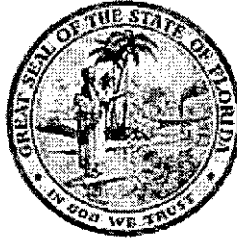
Cash Deposit	\$550.00
Total Check	\$10,569.50
Grand Total	\$11,119.50

Purchase Price (high bid amount)	\$11,000.00	Total Check	\$10,569.50
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$77.00	Adv Doc. Stamps	\$77.00
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$4,964.49	Postage	\$67.50
		Researcher Copies	\$0.00
- postage	\$67.50		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$4,896.99	Registry of Court	\$4,896.99
Purchase Price (high bid)	\$11,000.00		
-Registry of Court	\$4,896.99	Overbid Amount	\$6,035.51
-advance recording (for mail certificate)	\$18.50		
-postage	\$67.50		
-Researcher Copies	\$0.00		
= Overbid Amount	\$6,035.51		

PAM CHILDERS
 Clerk of the Circuit Court

By: 
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**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 002320
 Sold Date 6/4/2025
 Name JOHNNY CHERABIE**

RegistryOfCourtT = TAXDEED	\$4,896.99
overbidamount = TAXDEED	\$6,035.51
PostageT = TD2	\$67.50
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$77.00
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2018	0101	CASE FILED 06/01/2018 CASE NUMBER 2018 TD 002320	
12/6/2024	TD83	TAX COLLECTOR CERTIFICATION	
12/6/2024	TD84	PA INFO	
12/6/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024088553	
12/6/2024	TDNOT	TAX DEED NOTICE - RECORDED	
12/6/2024	TD84	W9 LETTER	
3/12/2025	TD82	PROPERTY INFORMATION REPORT	
4/17/2025	CheckMailed	CHECK PRINTED: CHECK # 900038627 - - REGISTRY CHECK	
4/29/2025	TD81	CERTIFICATE OF MAILING	
5/2/2025	CheckVoided	CHECK (CHECKID 141882) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
5/2/2025	CheckMailed	CHECK PRINTED: CHECK # 900038674 - - REGISTRY CHECK	
5/9/2025	CORRESPONDENCE	SHERIFF RETURN OF SERVICE	
5/13/2025	TD84	CERTIFIED MAIL TRACKING / RETURNED MAIL	
5/28/2025	TD84	PROOF OF PUBLICATION	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
12/6/2024 12:28:57 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00

12/6/2024 12:28:57 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
6/4/2025 9:32:20 AM	TAXDEED	TAX DEED CERTIFICATES	4,896.99	0.00	0.00	4,896.99
6/4/2025 9:32:33 AM	TAXDEED	TAX DEED CERTIFICATES	6,135.51	0.00	0.00	6,135.51
6/4/2025 9:32:51 AM	TAXDEED	TAX DEED CERTIFICATES	77.70	0.00	0.00	77.70
6/4/2025 9:33:03 AM	TAXDEED	TAX DEED CERTIFICATES	28.50	0.00	0.00	28.50
12/6/2024 12:28:57 PM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
6/4/2025 9:32:37 AM	TD2	POSTAGE TAX DEEDS	67.50	0.00	0.00	67.50
6/4/2025 9:32:43 AM	TD4	PREPARE ANY INSTRUMENT	14.00	0.00	0.00	14.00
12/6/2024 12:28:56 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
12/6/2024 12:28:58 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
		Total	11,676.20	456.00	0.00	11,220.20

RECEIPTS

ReceiptDate	ReceiptNumber	Received from	payment amt	applied amt	refunded amt
12/6/2024 12:32:47 PM	2024088553	TAYLOR, LOGAN	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
5/2/2025 9:05:04 AM	Check (outgoing)	101993865	BALLINGER PUBLISHING	PO BOX 12665	200.00	900038674 CLEARED ON 5/2/2025
4/17/2025 8:30:27 AM	Check (outgoing)	101989845	HILLSBOROUGH COUNTY SHERIFF	ATTN: CIVIL DIVISION	40.00	900038627 CLEARED ON 4/17/2025
12/6/2024 12:32:47 PM	Deposit	101952468	TAYLOR, LOGAN		320.00	Deposit
	Check (outgoing)	102004839	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	40.00	
Deposited			Used		Balance	
320.00			7,480.00		-7,160.00	

** Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following bu sale.

Sale Date	Case #	EA Fee	POPR Fr	Doc Stam	Total Due	Certificate Number	Name On Title
<input checked="" type="checkbox"/> 06/04/2025	2018 TD	\$0.00	\$0.00	\$87.50	\$12,006.00	09114	Mersadez R
<input checked="" type="checkbox"/> 06/04/2025	2018 TD	\$0.00	\$0.00	\$10.50	\$1,353.00	05613	Pierre L Marc
<input checked="" type="checkbox"/> 06/04/2025	2018 TD	\$0.00	\$0.00	\$77.00	\$10,569.50	02320	JLC RE Inve

Edit Name on Title

Name on Title

Custom Fields

Style

Case Number: 2018 TD 002320

Result Date: 06/04/2025

Title Information:

Name: JLC RE Investments LLC

Address1: PO Box 461611

Address2:

City: Escondido

State: CA

Zip: 92046

Cancel Update

82105

Johnny Cherabie

\$11,000.00

Deposit
\$550.00



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

BELLSOUTH TELECOMMUNICATIONS
260 CUMBERLAND BEND DR
NASHVILLE, TN 37228

Tax Deed File # 0625-80
Certificate # 02320 of 2018
Account # 052631023

Property legal description:

LT 18 BLK A WESTERNMARK S/D PB 7 P 81 OR 5137 P 821

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **June 4, 2025**, and a surplus of **\$4,804.68** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 10th day of June 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0128 1815 65



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

CHRISTYL JONES SMITH
1270 CHEYENNE CIR
PENSACOLA, FL 32505

Tax Deed File # 0625-80
Certificate # 02320 of 2018
Account # 052631023

Property legal description:

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Dated this 10th day of June 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0128 2969 55



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

CHRISTYL JONES SMITH
1710 W WALNUT ST APT B
TAMPA, FL 33607

Tax Deed File # 0625-80
Certificate # 02320 of 2018
Account # 052631023

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Dated this 10th day of June 2025.

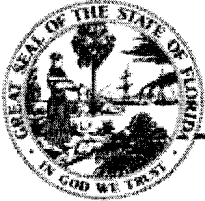


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0128 2969 48



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

KIMMI MITCHELL
PO BOX 17883
TAMP A, FL 33682

Tax Deed File # 0625-80
Certificate # 02320 of 2018
Account # 052631023

Property legal description:

LT 18 BLK A WESTERNMARK S/D PB 7 P 81 OR 5137 P 821

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Dated this 10th day of June 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0128 0604 19



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

THE BANK OF NEW YORK MELLON BAC HOME LOANS SERVICING, LP
7105 CORPORATE DR PTX-B-35
PLANO, TX 75024

Tax Deed File # 0625-80
Certificate # 02320 of 2018
Account # 052631023

Property legal description:

LT 18 BLK A WESTERNMARK S/D PB 7 P 81 OR 5137 P 821

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Dated this 10th day of June 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

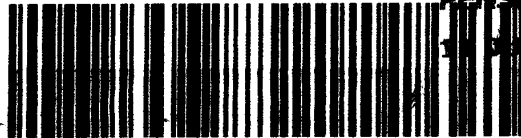
9171 9690 0935 0128 0603 96

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™

PENSACOLA FL 325

10 JUN 2025 AM 1



9171 9690 0935 0128 1815 65



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

06/10/2025 ZIP 32502
043M31219251

US POSTAGE

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

FILED
JUN 24 A 10:15
PENSACOLA COUNTY, FL

NOTICE OF SURPLUS FUNDS FROM TAX DEED

BELLSOUTH TELECOMMUNICATIONS
260 CUMBERLAND BEND DR
NASHVILLE, TN 37228

Tax Deed File # 0625-80

NIXIE

372 DE 1

0606/19/25

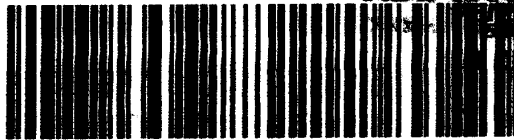
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 32502582799

*2638-04140-11-23

325025827
37228-180799

CERTIFIED MAIL™



9171 9690 0935 0128 2969 55

PENSACOLA FL 325

JUN 2025 AM 1



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

06/10/2025 ZIP 32502
043M31219251

US POSTAGE

BCI 32502583335 0532-09384-04-24

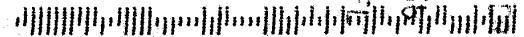
UNABLE TO FORWARD
ATTEMPTED - NOT KNOWN

NOTICE

CHRISTYL JONES SMITH
1270 CHEYENNE CIR
PENSACOLA, FL 32505

Tax Deed File # 0625-80

32505-392970



[Handwritten signature]

ESCAMEDIA COUNTY, FL

2025 JUL -8 A 12:56

CLERK & COMPTROLLER
FILED
PAM CHILDERS

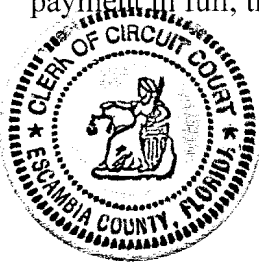
Tax Certificate #		2018 TD 002320	
Account #		052631023	
Property Owner		Christyl Jane Smith	
Property Address		1270 Cheyenne Cir 32505	
SOLD TO:		Johnny Cherabie \$11,000.00	
Disbursed to/for:		Amount Pd:	Registry Balance:
Recording Fees (from TXD receipt)		\$105.50 ✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860		\$108.03 ✓	\$
Tax Collector Fee (from redeem screen)		\$6.25 ✓	\$
Certificate holder/taxes & app fees		\$4,890.74 ✓	\$
Refund High Bidder unused sheriff fees		\$40.00 ✓	\$
Additional taxes		\$0	\$5927.48
Postage final notices		\$41.00	\$
CODE ENF		\$574.00	\$
CODE ENF		\$507.80	\$4804.68
		\$	\$
BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!			
Lien Information:			
MIS. ABATEMENT 6785/525 (507.80)		Due \$	507.80
CODE ENF 7123/1801		Paid \$	507.80
		Due \$	574.00
		Paid \$	574.00
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
Post sale process:		Notes:	
Tax Deed Results Report to Tax Collector		<div style="border: 1px solid black; padding: 5px;"> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; border: 1px solid black; margin-right: 5px;"></div> <div></div> </div> </div>	
Print Deed/Send to Admin for signature			
Request check for recording fees/doc stamps			
Request check for Clerk Registry fee/fee due clerk			
Request check for Tax Collector fee (\$6.25 etc)			
Request check for certificate holder refund/taxes & app fees			
Request check for any unused sheriff fees to high bidder			
Determine government liens of record/ amounts due			
Print Final notices to all lienholders/owners			
Request check for postage fees for final notices			
Record Tax Deed/Certificate of Mailing			
Copy of Deed for file and to Tax Collector			

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Case No. CE110602530

CANCELLATION OF LIEN

The lien dated 11/3/2011, and created pursuant to Escambia County Ordinance No. 42-191, 42-198 and Chapter 79-455, Laws of Florida, against property described in said Lien recorded in Official Records Book 6785, Page 525, of the public records of Escambia County, Florida, and owned by CHRISTYL JONES SMITH, in the amount of \$495.00, is hereby cancelled, such lien having been satisfied by payment in full, this 16TH DAY OF JUNE, 2025.



Seal

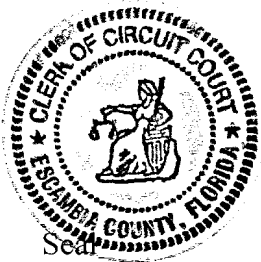
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL

By: 
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

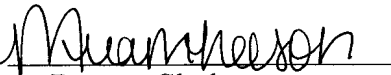
Before the undersigned Deputy Clerk, personally appeared MYLINDA JOHNSON who is personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court of Escambia County, Florida, and acknowledged before me that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 16TH DAY OF JUNE, 2025.



Seal

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL

By: 
Deputy Clerk

Prepared by
Pam Childers
Clerk of the Circuit Court
Escambia County, FL

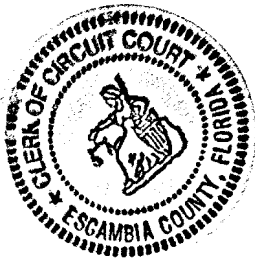
**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

CANCELLATION OF LIEN

Case No. CE13-06-00920

The Code Enforcement Special Master Order dated 01/07/2014, created pursuant to Section 30-34(d) of Escambia County Code of Ordinances and recorded as a lien on 01/10/2014 against CHRISTYL JONES SMITH, whose address is 1270 CHEYENNE CIR, is hereby satisfied by payment in full to Pam Childers, Clerk of the Circuit Court, Escambia County, FL, on this 16TH DAY OF JUNE, 2025.

OFFICIAL RECORDS BOOK/PG#S: 7123/1801, 7123/1773 and 7184/1424



STATE OF FLORIDA
COUNTY OF ESCAMBIA

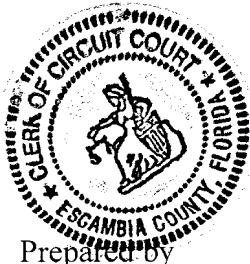
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 

Deputy Clerk

Before the undersigned deputy clerk, personally appeared MYLINDA JOHNSON, personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court, and acknowledged before me that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 16TH DAY OF JUNE, 2025.



Prepared by
Pam Childers
Clerk of the Circuit Court

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 

Deputy Clerk



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

CODE ENFORCEMENT LIEN PAYOFF

OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court

Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827

Official Records Book: Page: [View Image](#)

Start Date



Court Cost

Recording Fees Copies Certified Abatement Costs

Fine Per Day

Date Of Compliance



1270 CHEYENNE CIR / CE13-06-00920
7123/1773 &1801
7184/1424
2014 CL 001956

Notes:

[Submit](#)

[Reset](#)

[Clear](#)

Fine Per Day	Number Of Days Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Costs	Total Due
0	123	\$0.00	\$550.00	\$0.00	\$10.00	\$7.00	\$7.00	\$0.00	\$574.00



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
2008 NUISANCE ABATEMENT LIEN
PAYOFF**

OFFICIAL RECORDS

P.O. Box 333

Pensacola, FL 32591-0333

**Check payable to Pam Childers,
Clerk Of The Circuit Court**

Date Of Lien



**Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827**

Recording Fee

Official Records Book: Page:

[View Image](#)

Foreclosure

Original Principal

Date Of Payoff



Interest Rate

[Submit](#)

[Reset](#)

[Clear](#)

Original Principal	Number Of Days Accrued	Interest Due	Recording Fee For Lien	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparing Fee Payoff	Total Due
\$245.00	4934	\$220.30	\$18.50	\$10.00	\$7.00	\$7.00	\$507.80

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02320 of 2018

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 17, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CHRISTYL JONES SMITH 1710 W WALNUT ST APT B TAMPA, FL 33607	KIMMI MITCHELL PO BOX 17883 TAMP A, FL 33682
CHRISTYL JONES SMITH 1270 CHEYENNE CIR PENSACOLA, FL 32505	THE BANK OF NEW YORK MELLON BAC HOME LOANS SERVICING, LP 7105 CORPORATE DR PTX-B-35 PLANO, TX 75024
BELLSOUTH TELECOMMUNICATIONS 260 CUMBERLAND BEND DR NASHVILLE, TN 37228	ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	

WITNESS my official seal this 17th day of April 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That LOGAN TAYLOR holder of Tax Certificate No. 02320, 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 18 BLK A WESTERNMARK S/D PB 7 P
81 OR 5137 P 821

SECTION 09, TOWNSHIP 2 S, RANGE 30 W
TAX ACCOUNT NUMBER 052631023
(0625-80)

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

CHRISTYL JONES SMITH

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 Wednesday in the month of June, which is the 4th day of June 2025.

Dated this 24th day of April 2025.

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 Plaza Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg
Deputy Clerk

4WR4/30-5/21TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7927
Order Date: 4/24/2025
Number Issues: 4
Pub Count: 1
First Issue: 4/30/2025
Last Issue: 5/21/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly 4/30/2025, 5/7/2025, 5/14/2025, 5/21/2025


Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

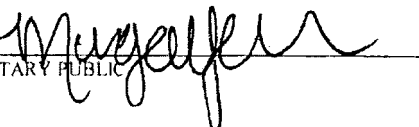
2018 TD 02320 LOGAN TAYLOR Smith

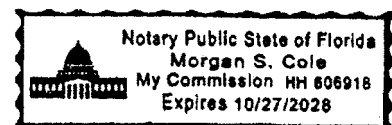
was published in said newspaper in and was printed and released from 4/30/2025 until 5/21/2025 for a consecutive 4 weeks.

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

X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 5/21/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025041955 6/10/2025 10:15 AM
OFF REC BK: 9328 PG: 1180 Doc Type: TXD
Recording \$10.00 Deed Stamps \$77.00

Tax deed file number 0625-80

Parcel ID number 092S301000018001

TAX DEED

Escambia County, Florida

for official use only

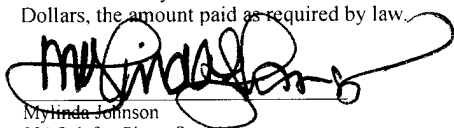
Tax Certificate numbered 02320 issued on June 1, 2018 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 4th day of June 2025, the land was offered for sale. It was sold to **JLC RE Investments LLC**, PO Box 461611 Escondido CA 92046, who was the highest bidder and has paid the sum of the bid as required by law.

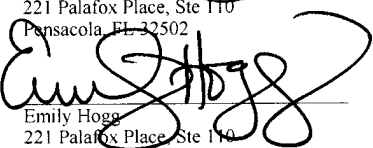
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.


Description of lands: LT 18 BLK A WESTERNMARK S/D PB 7 P 81 OR 5137 P 821 SECTION 09, TOWNSHIP 2 S, RANGE 30 W

**** Property previously assessed to: CHRISTYL JONES SMITH**

On 4th day of June 2025, in Escambia County, Florida, for the sum of (\$11,000.00) ELEVEN THOUSAND Dollars, the amount paid as required by law.


Mylinda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502


Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502


Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida



On this 4th day of JUNE, 2025 before me personally appeared PAM CHILDERS
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid



Mylinda Johnson
Comm.: HH 622730
Expires: Jan. 2, 2029
Notary Public - State of Florida