

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000116

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677,

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
06-2241-500	2018/3131	06-01-2018	LT 121 KANEN PLACE NO 1 AND 2 PB 1/2 P 96/9 OR 5913 P 1852

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
FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677

04-01-2020
Application Date

Applicant's signature

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. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	
Sign here: _____ Date of sale <u>11/02/2020</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.

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

1120-60

513
R. 07/19

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FCAP AS CUSTODIAN FOR FTCFIMT, LLC FL TAX CERT FUND I MUNI TAX, LLC PO BOX 775311 CHICAGO, IL 60677	Application date	Apr 01, 2020
Property description	REID DENNIS R JR & ANGELA M 3995 ROMMITCH LN PENSACOLA, FL 32504 1901 ST MARY AVE LT 121 KANEN PLACE NO 1 AND 2 PB 1/2 P 96/9 OR 5913 P 1852	Certificate #	2018 / 3131
		Date certificate issued	06/01/2018
		Deed application number	2000116
		Account number	06-2241-500

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)
# 2018/3131	06/01/2018	2,587.07	129.35	2,716.42
→ Part 2: Total*				2,716.42

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)
# 2019/2975	06/01/2019	2,652.51	6.25	132.63	2,791.39
Part 3: Total*					2,791.39

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)	5,507.81
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,474.00
4. Property information report fee and Deed Application Recording and Release Fees	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)	8,356.81

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: Candice Lewis
Signature, Tax Collector or Designee

Escambia County, Florida

Date April 23rd, 2020

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



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

← [Navigate Mode](#) ☒ [Account](#) ☐ [Reference](#) →

[Printer Friendly Version](#)

General Information

Reference: 172S301600121121
Account: 062241500
Owners: REID DENNIS R JR & ANGELA M
Mail: 3995 ROMMITCH LN
 PENSACOLA, FL 32504
Situs: 1901 ST MARY AVE 32501
Use Code: OFFICE, 1 STORY
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$31,017	\$128,413	\$159,430	\$159,430
2018	\$31,017	\$119,207	\$150,224	\$150,224
2017	\$19,644	\$123,193	\$142,837	\$142,837

Disclaimer

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/2006	5913	1852	\$185,000	WD	View Instr
03/1987	2371	687	\$12,500	WD	View Instr

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

2019 Certified Roll Exemptions

None

Legal Description

LT 121 KANEN PLACE NO 1 AND 2 PB 1/2 P 96/9 OR 5913 P 1852

Extra Features

ASPHALT PAVEMENT
 CARPORT
 CONCRETE PAVING
 WOOD FENCE

Parcel Information

[Launch Interactive Map](#)

Section Map Id:
 17-2S-30-1



Approx. Acreage:
 0.4750

Zoned:
 HC/LI

Evacuation & Flood Information
[Open Report](#)



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

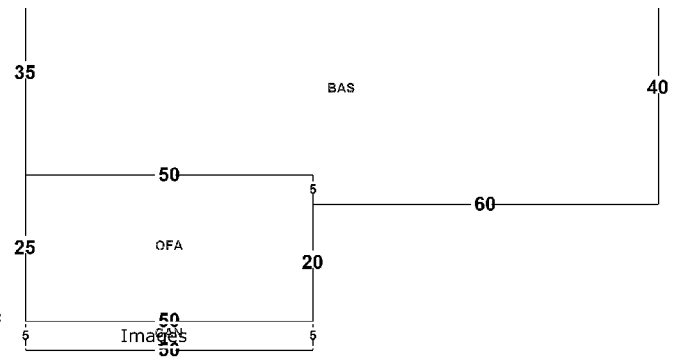
Buildings

Address:1901 ST MARY AVE, Year Built: 1987, Effective Year: 1987

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-METAL-MODULAR
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-NONE
INTERIOR WALL-UNFINISHED
NO. PLUMBING FIXTURES-4

BASE AREA - 4150
CANOPY - 250
OFFICE AVG - 1250



Last Updated:05/05/2020 (tc.28409)



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 062241500 Certificate Number: 003131 of 2018

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/02/2020	Redemption Date 05/06/2020
Months	7	1
Tax Collector	\$8,356.81	\$8,356.81
Tax Collector Interest	\$877.47	\$125.35
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$9,240.53	\$8,488.41 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$49.04	\$7.01
Total Clerk	\$516.04	\$474.01 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$9,873.57	\$8,979.42
	Repayment Overpayment Refund Amount	\$894.15
Book/Page		

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



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

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

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

Case # 2018 TD 003131

Redeemed Date 05/06/2020

Name DENNIS R REID JR 3995 ROMMITCH LN PENSACOLA, FL 32504

Clerk's Total = TAXDEED	\$516.04	8642.42
Due Tax Collector = TAXDEED	\$9,240.53	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets

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



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

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

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

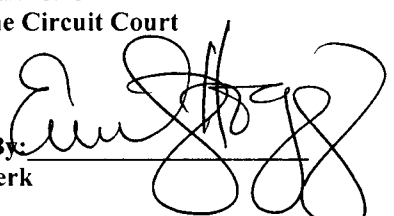
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 062241500 Certificate Number: 003131 of 2018**

Payor: DENNIS R REID JR 3995 ROMMITCH LN PENSACOLA, FL 32504 Date 05/06/2020

Clerk's Check #	1	Clerk's Total	\$516.04
Tax Collector Check #	1	Tax Collector's Total	\$9,240.53
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$9,873.57

\$ 8659.42

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FL TAX CERT FUND I MUNI TAX LLC/FCAP AS CUSTODIAN** holder of **Tax Certificate No. 03131**, 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 121 KANEN PLACE NO 1 AND 2 PB 1/2 P 96/9 OR 5913 P 1852

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062241500 (1120-60)

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

DENNIS R REID JR and ANGELA M REID

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of November, which is the **2nd day of November 2020**.

Dated this 6th day of May 2020.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8291, Page 1344, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03131, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 062241500 (1120-60)

DESCRIPTION OF PROPERTY:

LT 121 KANEN PLACE NO 1 AND 2 PB 1/2 P 96/9 OR 5913 P 1852

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: DENNIS R REID JR and ANGELA M REID

Dated this 6th day of May 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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>11/02/2020</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

7 6.25

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.



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

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	FCAP AS CUSTODIAN FOR FTCFIMT, LLC FL TAX CERT FUND I MUNI TAX, LLC PO BOX 775311 CHICAGO, IL 60677	Application date	Apr 01, 2020		
Property description	REID DENNIS R JR & ANGELA M 3995 ROMMITCH LN PENSACOLA, FL 32504 1901 ST MARY AVE 06-2241-500 LT 121 KANEN PLACE NO 1 AND 2 PB 1/2 P 96/9 OR 5913 P 1852	Certificate #	2018 / 3131		
		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)	
# 2018/3131	06/01/2018	2,587.07	129.35	2,716.42	
→Part 2: Total*				2,716.42	
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)
# 2019/2975	06/01/2019	2,652.51	6.25	132.63	2,791.39
Part 3: Total*					2,791.39
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)				5,507.81	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				2,474.00	
4. Property information report fee				200.00	
5. Tax deed application fee				175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00	
7. Total Paid (Lines 1-6)				8,356.81	
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: 			Escambia, Florida		
Signature, Tax Collector or Designee			Date July 28th, 2020		

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

Recorded in Public Records 11/20/2019 8:55 AM OR Book 8201 Page 1744,
Instrument #2019101643, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 10/24/2019 3:51 PM OR Book 8187 Page 1923,
Instrument #2019093910, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 97679895 E-Filed 10/22/2019 02:41:55 PM

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA
CASE NO.: 2018-SC-001292

CAVALRY SPV I, LLC, AS ASSIGNEE
OF CITIBANK, N.A.
500 Summit Lake Drive, Suite 400
Valhalla, NY 10595

Plaintiff,

vs.

DENNIS R. REID
1901 Saint Mary Avenue
Pensacola, FL 32501
srbboffice@gmail.com

Defendant

FINAL JUDGMENT

At a Small Claims Pretrial on May 9, 2018, the parties appeared and entered into a Court Order payment plan. The Plaintiff notified the Court that the Defendant failed to pay as agreed. Therefore the Plaintiff is entitled to a Final Judgment and it is

ORDERED AND ADJUDGED that the Plaintiff shall recover from Defendant, DENNIS R. REID, the principal sum of \$1,272.95 that shall bear interest at the rate of 6.77% per annum, for all of the above let execution issue. The interest rate will adjust in accordance with section 55.03, Florida Statutes. Plaintiff shall be entitled to post-judgment costs incurred in the execution of the judgment pursuant to Florida Statute.

FURTHER ORDERED AND ADJUDGED THAT the Defendant shall complete under oath the Fact Information Sheet and return it to plaintiff's attorney: HAYT, HAYT & LANDAU, P.L. 7765 SW 87TH AVENUE, SUITE 101, MIAMI, FL 33173 together with all required attachments within 45 days from the date of this Judgment, unless the Judgment is satisfied or a post judgment discovery is stayed.

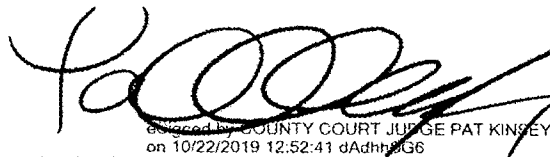
DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida

Copies furnished to:

HAYT, HAYT & LANDAU, P.L.
7765 SW 87TH AVENUE, SUITE 101
MIAMI, FL 33173

DENNIS R. REID
1901 SAINT MARY AVENUE
PENSACOLA, FL 32501

HHL File # 357557
Last 4 Digits of Account # 4161


Signed by COUNTY COURT JUDGE PAT KINSEY
on 10/22/2019 12:52:41 dAdh066

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS CLERK OF THE CIRCUIT COURT & COMPTROLLER ESCAMBIA COUNTY, FLORIDA	
BY: 	D.C.
DATE: 10-23-2019	

Recorded in Public Records 10/24/2019 3:51 PM OR Book 8187 Page 1923,
Instrument #2019093910, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 97679895 E-Filed 10/22/2019 02:41:55 PM

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA
CASE NO.: 2018-SC-001292

CAVALRY SPV I, LLC, AS ASSIGNEE
OF CITIBANK, N.A.
500 Summit Lake Drive, Suite 400
Valhalla, NY 10595

Plaintiff,

vs.

DENNIS R. REID
1901 Saint Mary Avenue
Pensacola, FL 32501
srbboffice@gmail.com

Defendant

FINAL JUDGMENT

At a Small Claims Pretrial on May 9, 2018, the parties appeared and entered into a Court Orderd payment plan. The Plaintiff notified the Court that the Defendant failed to pay as agreed. Therefore the Plaintiff is entitled to a Final Judgment and it is

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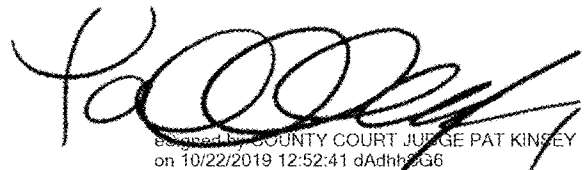
DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida

Copies furnished to:

HAYT, HAYT & LANDAU, P.L.
7765 SW 87TH AVENUE, SUITE 101
MIAMI, FL 33173

DENNIS R. REID
1901 SAINT MARY AVENUE
PENSACOLA, FL 32501

HHL File # 357557
Last 4 Digits of Account # 4161



Assigned by COUNTY COURT JUDGE PAT KINSEY
on 10/22/2019 12:52:41 dAdhhG6

Recorded in Public Records 2/13/2018 12:35 PM OR Book 7853 Page 572,
Instrument #2018011368, Pam Childers Clerk of the Circuit Court Escambia
County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA, For Use and Benefit of
THE CLERK OF THE CIRCUIT COURT, ESCAMBIA COUNTY,
Plaintiff,

Case No.: **2018 CA 000216**
Division: **F**
Power No(s): AS15K237253

vs.

TIMOTHY LAVON JOHNSON, DENNIS SONNY REID JR, ALLEGHENY CASUALTY COMPANY,
Defendants.

FINAL JUDGMENT PURSUANT TO SECTION 903.27, FLORIDA STATUTES

Pursuant to §903.27, *Florida Statutes*, if a bond forfeiture is not paid or discharged by court order within 60 days, then the Clerk of Circuit Court shall enter judgment against the surety. The bond forfeiture in the above-captioned case and as described below has not been paid and the time for discharge has expired.

Criminal defendant:	TIMOTHY LAVON JOHNSON	Surety:	ALLEGHENY CASUALTY COMPANY
Bail Bond Agent:	DENNIS SONNY REID JR	Bail Bond Agency:	SONNY REID BAIL BONDS
Bond power # AS15K237253	Amount: \$ 15,000.00	Bond power # N/A	Amount: \$
Bond power # N/A	Amount: \$	Bond power # N/A	Amount: \$

Accordingly, it is

ADJUDGED that judgment is entered in favor of the Plaintiff, the State of Florida, for the use and benefit of the Clerk of the Circuit Court, Escambia County, 190 W. Government Street, Pensacola, FL 32502, and against the Surety Company, in the total amount of the referenced bond(s), \$ **15,000.00**, which shall accrue interest at the legal rate in effect on the filing date, for which let execution issue.

Witness by hand and seal this **7th day of February, 2018.**

PAM CHILDERS, CLERK OF THE CIRCUIT COURT

BY:

Christina R. Sande



Deputy Clerk

I HEREBY CERTIFY that a true and correct certified copy of the foregoing was sent by U.S. Mail as follows:

Bail Bond Agency: Sonny Reid Bail Bonds 1901 West St. Mary Ave Pensacola, FL 32501	Surety (home office): Allegheny Casualty Company 26560 Agoura Rd, Ste 100 Calabasas, CA 91302	Attorney of record (via email if shown):
Florida Dept. of Financial Services Division of Agent & Agency Services Bail Bond Section -- Room 412 200 E Gaines Street Tallahassee FL 32399-0320	Florida Office of Insurance Regulation Bureau of P&C Insurer Solvency Room 216 200 E Gaines Street Tallahassee FL 32399	

Done this **7th day of February, 2018.**

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
BY:

Christina R. Sande

Deputy Clerk



Recorded in Public Records 05/20/2015 at 12:43 PM OR Book 7347 Page 1022,
Instrument #2015038056, Pam Childers Clerk of the Circuit Court Escambia
County, FL

**IN THE CIRCUIT COURT
IN AND FOR ESCAMBIA COUNTY, FLORIDA**

STATE OF FLORIDA, For Use and Benefit of
THE CLERK OF THE CIRCUIT COURT, ESCAMBIA COUNTY,
Plaintiff,

vs.

Sean G Stephenson, Dennis(Sonny) Reid Jr.,
Allegheny Casualty Company
Defendants.

Case No.: 2015 CA 838
Division: E
Power No(s): AS3K280795

FINAL JUDGMENT PURSUANT TO SECTION 903.27, FLORIDA STATUTES

Pursuant to §903.27, *Florida Statutes*, if a bond forfeiture is not paid or discharged by court order within 60 days, then the Clerk of Circuit Court shall enter judgment against the surety. The bond forfeiture in the above-captioned case and as described below has not been paid and the time for discharge has expired.

Criminal defendant:	Sean G. Stephenson	Surety:	Allegheny Casualty Company
Bail Bond Agent:	Dennis (Sonny) Reid Jr.	Bail Bond Agency:	Sonny Reid Bail Bonds
Bond power # AS3K280795	Amount: \$2,000.00	Bond power #	Amount: \$

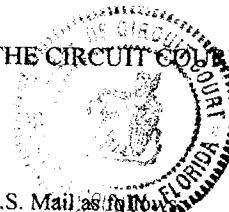
Accordingly, it is

ADJUDGED that judgment is entered in favor of the Plaintiff, the State of Florida, for the use and benefit of the Clerk of the Circuit Court, Escambia County, 190 W. Government Street, Pensacola, FL 32502, and against the Surety Company, in the total amount of the referenced bond(s), \$ 2,000.00 which shall accrue interest at the legal rate in effect on the filing date, for which let execution issue.

Witness by hand and seal this 20th day of May, 2015.

PAM CHILDERS, CLERK OF THE CIRCUIT COURT

BY: *Scott Phelps*
Deputy Clerk



I HEREBY CERTIFY that a true and correct certified copy of the foregoing was sent by U.S. Mail as follows:

Bail Bond Agency: SONNY REID BAIL BONDS DENNIS (SONNY) REID SR@SONNYREIDBAILBONDS.COM	Surety (home office): ALLEGHENY CASUALTY COMPANY P.O. BOX 9810 CALABASAS, CA 91372	Attorney of record (via email if shown):
Florida Dept. of Financial Services Division of Agent & Agency Services Bail Bond Section – Room 412 200 E Gaines Street Tallahassee FL 32399-0320	Florida Office of Insurance Regulation Bureau of P&C Insurer Solvency Room 216 200 E Gaines Street Tallahassee FL 32399	

Done this 20TH day of MAY 2015.

PAM CHILDERS, CLERK OF THE CIRCUIT COURT

BY: *Scott Phelps*
Deputy Clerk

CAFJBNDST (2/2011)

Recorded in Public Records 01/14/2015 at 09:14 AM OR Book 7285 Page 887,
Instrument #2015002870, Pam Childers Clerk of the Circuit Court Escambia
County, FL

**IN THE CIRCUIT COURT
IN AND FOR ESCAMBIA COUNTY, FLORIDA**

STATE OF FLORIDA, For Use and Benefit of
THE CLERK OF THE CIRCUIT COURT, ESCAMBIA COUNTY,
Plaintiff,

vs.

Case No.: 2015 CA 46
Division: F

GERTHIE ANN WILLIAMS
DENNIS (SONNY) REID JR
ALLEGHENY CASUALTY COMPANY

Power No(s): AS3K264145, AS1K325238, AS1K325239,
AS6K454376

Defendants.

FINAL JUDGMENT PURSUANT TO SECTION 903.27, FLORIDA STATUTES

Pursuant to §903.27, *Florida Statutes*, if a bond forfeiture is not paid or discharged by court order within 60 days, then the Clerk of Circuit Court shall enter judgment against the surety. The bond forfeiture in the above-captioned case and as described below has not been paid and the time for discharge has expired.

Criminal defendant:	GERTHIE ANN WILLIAMS	Surety:	ALLEGHENY CASUALTY COMPANY
Bail Bond Agent:	DENNIS (SONNY) REID JR	Bail Bond Agency:	SONNY REID BAILBONDS
Bond power #AS6K454376	Amount: \$1,000.00	Bond power #AS1K325239	Amount: \$500.00
Bond power #AS1K325238	Amount: \$500.00	Bond power #AS3K264145	Amount: \$2,500.00

Accordingly, it is

ADJUDGED that judgment is entered in favor of the Plaintiff, the State of Florida, for the use and benefit of the Clerk of the Circuit Court, Escambia County, 190 W. Government Street, Pensacola, FL 32502, and against the Surety Company, in the total amount of the referenced bond(s), \$4,500.00, which shall accrue interest at the legal rate in effect on the filing date, for which let execution issue.

Witness by hand and seal this 14 day of JANUARY, 2015.



PAM CHILDERS, CLERK OF THE CIRCUIT COURT

BY:

Deputy Clerk

I HEREBY CERTIFY that a true and correct certified copy of the foregoing was sent by U.S. Mail as follows:

Bail Bond Agency: SONNY REID BAILBONDS 1901 W ST. MARY AVE PENSACOLA, FL 32501	Surety (home office): ALLEGHENY CASUALTY COMPANY PO BOX 9810 CALABASAS, CA 91372	Attorney of record (via email if shown): N/A
Florida Dept. of Financial Services Division of Agent & Agency Services Bail Bond Section - Room 412 200 E Gaines Street Tallahassee FL 32399-0320	Florida Office of Insurance Regulation Bureau of P&C Insurer Solvency Room 216 200 E Gaines Street Tallahassee FL 32399	

Done this 14 day of JANUARY, 2015.

PAM CHILDERS, CLERK OF THE CIRCUIT COURT

BY:

Deputy Clerk

CAFJBNDEST (2/2011)

Recorded in Public Records 09/11/2012 at 04:01 PM OR Book 6905 Page 1708,
Instrument #2012069485, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Form 668 (Y)(c) (Rev. February 2004)	5219 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien				
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	Serial Number 891512212				
For Optional Use by Recording Office					
As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.					
Name of Taxpayer DENNIS R JR & ANGELA M REID					
Residence 3995 ROMMITCH LN PENSACOLA, FL 32504-4451					
IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2007	XXX-XX-3449	11/28/2011	12/28/2021	21485.06
1040	12/31/2008	XXX-XX-3449	10/11/2010	11/10/2020	
1040	12/31/2008	XXX-XX-3449	11/28/2011	12/28/2021	43584.29
1040	12/31/2009	XXX-XX-3449	05/30/2011	06/29/2021	
1040	12/31/2009	XXX-XX-3449	11/28/2011	12/28/2021	19411.00
1040	12/31/2010	XXX-XX-3449	11/21/2011	12/21/2021	2907.22
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 87387.57

This notice was prepared and signed at BALTIMORE, MD, on this,
 the 31st day of August, 2012.

Signature  for P.A. BELTON	Title ACS SBSE (800) 829-3903
--	-------------------------------------

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
 Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
 CAT. NO 60025X

DR BK 4599 P60940
Escambia County, Florida
INSTRUMENT 2000-766213

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

THE STATE OF FLORIDA, FOR THE USE AND
BENEFIT OF ESCAMBIA COUNTY, FLORIDA,
PLAINTIFF,

CASE NO. 00-1548-CA-01
DIVISION C
POWER OF ATTY.NO.
500060290

VS.

COOK, JOHNATHAN MARCUS DEFENDANTS

FINAL JUDGMENT, SECTION 903.27, F.S.

UPON APPLICATION OF ERNIE LEE MAGAHA, CLERK OF CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, FOR THE USE AND BENEFIT OF ESCAMBIA COUNTY, FLORIDA, FOR JUDGMENT AGAINST DEFENDANT, JOHNATHAN MARCUS COOK, PRINCIPAL, AND DENNIS R. REID, JR AND GRANITE STATE INSURANCE COMPANY, SURETIES, WHO ENTERED INTO AN APPEARANCE BOND IN THE AMOUNT OF \$5,000.00, CONDITIONED UPON DEFENDANT, JOHNATHAN MARCUS COOK, APPEARING IN THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, TO ANSWER A CHARGE OF TAMPER W PHYSICAL EV, POSS OF CANNABIS UND, FAILED TO AND IT APPEARING THAT THE SAID DEFENDANT FAILED TO APPEAR IN SAID SAID COURT TO ANSWER SAID CHARGE AND THAT THE DEFENDANTS, DENNIS R. REID, JR. AND GRANITE STATE INSURANCE CO., WERE CALLED UPON AND FAILED TO PRODUCE THE BODY OF THE SAID JOHNATHAN MARCUS COOK AS PROVIDED BY SAID APPEARANCE BOND; IT FURTHER APPEARING THE SAID BOND HAS BEEN FORFEITED ACCORDING TO LAW, AND CERTIFIED COPY OF THE CERTIFICATE AND ORDER OF FORFEITURE OF SAID BOND WAS DULY FILED BY THE CLERK OF THIS COURT IN THE COUNTY WHEREIN SUCH ORDER OF FORFEITURE WAS MADE,

WHEREFORE, BY VIRTUE OF THE LAW AND BY REASON OF THE PREMISES AFORESAID, IT IS,

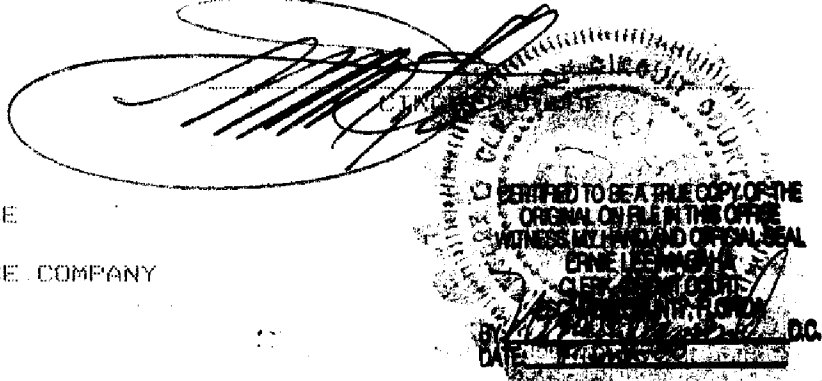
ORDERED AND ADJUDGED THAT PLAINTIFF, THE STATE OF FLORIDA, FOR THE USE AND BENEFIT OF ESCAMBIA COUNTY, FLORIDA, DO HAVE AND RECOVER OF AND FROM THE DEFENDANTS THE SUM OF \$5,000.00, TOGETHER WITH COSTS HEREIN TAXED AT \$98.50, AND INTEREST AT THE RATE OF 10 PERCENT PER ANNUM.

JUDGMENT ENTERED AT PENSACOLA, ESCAMBIA COUNTY, FLORIDA, THIS
THE 30th DAY OF August, 2000.

RCD Aug 30, 2000 09:18 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-766213

CC: DEPARTMENT OF INSURANCE
DENNIS R. REID, JR.
GRANITE STATE INSURANCE COMPANY



DR BK 4599 PG0939
Escambia County, Florida
INSTRUMENT 2000-766212

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

THE STATE OF FLORIDA, FOR THE USE AND
BENEFIT OF ESCAMBIA COUNTY, FLORIDA,
PLAINTIFF.

VS.

COOK, JOHNATHAN MARCUS

DEFENDANT'S

CASE NO. 00-1548-CA-01
DIVISION C
POWER OF ATTY.NO. FILED
500060290

FILED & RECORDED

2000 AUG 23 P 12: 23

ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND
COUNTY COURT
ESCAMBIA COUNTY, FL

FINAL JUDGMENT, SECTION 903.27, F.S.

UPON APPLICATION OF ERNIE LEE MAGAHA, CLERK OF CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, FOR THE USE AND BENEFIT OF ESCAMBIA COUNTY, FLORIDA, FOR JUDGMENT AGAINST DEFENDANT, JOHNATHAN MARCUS COOK, PRINCIPAL, AND DENNIS R. REID, JR AND GRANITE STATE INSURANCE COMPANY, SURETIES, WHO ENTERED INTO AN APPEARANCE BOND IN THE AMOUNT OF \$5,000.00, CONDITIONED UPON DEFENDANT, JOHNATHAN MARCUS COOK, APPEARING IN THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, TO ANSWER A CHARGE OF TAMPER W PHYSICAL EV, POSS OF CANNABIS UND, FAILED TO AND IT APPEARING THAT THE SAID DEFENDANT FAILED TO APPEAR IN SAID SAID COURT TO ANSWER SAID CHARGE AND THAT THE DEFENDANTS, DENNIS R. REID, JR. AND GRANITE STATE INSURANCE CO., WERE CALLED UPON AND FAILED TO PRODUCE THE BODY OF THE SAID JOHNATHAN MARCUS COOK AS PROVIDED BY SAID APPEARANCE BOND; IT FURTHER APPEARING THE SAID BOND HAS BEEN FORFEITED ACCORDING TO LAW, AND CERTIFIED COPY OF THE CERTIFICATE AND ORDER OF FORFEITURE OF SAID BOND WAS DULY FILED BY THE CLERK OF THIS COURT IN THE COUNTY WHEREIN SUCH ORDER OF FORFEITURE WAS MADE.

WHEREFORE, BY VIRTUE OF THE LAW AND BY REASON OF THE PREMISES
AFORESAID, IT IS,

ORDERED AND ADJUDGED THAT PLAINTIFF, THE STATE OF FLORIDA, FOR THE USE AND BENEFIT OF ESCAMBIA COUNTY, FLORIDA, DO HAVE AND RECOVER OF AND FROM THE DEFENDANTS THE SUM OF \$5,000.00, TOGETHER WITH COSTS HEREIN TAXED AT \$98.50, AND INTEREST AT THE RATE OF 10 PERCENT PER ANNUM.

JUDGMENT ENTERED AT PENSACOLA, ESCAMBIA COUNTY, FLORIDA, THIS
THE 22nd DAY OF August, 2000.

RCD Aug 30, 2000 09:18 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-766212

CC: DEPARTMENT OF INSURANCE
DENNIS R. REID, JR.
GRANITE STATE INSURANCE COMPANY

~~CIRCUIT JUDGE~~

RECEIVED
JUL 10 1968
FEDERAL BUREAU OF INVESTIGATION
U. S. DEPARTMENT OF JUSTICE
WASHINGTON, D. C. 20535

BK: 6710 PG: 452 Last Page

Witnesses:

Valeria Marquez
Print Witness Name: Valeria Martinez
Connie Phillips
Print Witness Name: Connie Phillips

MORTGAGEE:

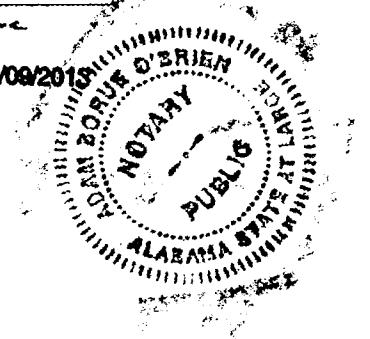
Terry D. Douglas
TERRY D. DOUGLAS
Barbara J. Douglas
BARBARA J. DOUGLAS

County of Houston
State of Alabama

Sworn to and subscribed to before me on March 21st, 2011, by Terry D. Douglas and Barbara J. Douglas, who are personally known to me _____ or who have produced Driver's License as identification.

Adam Bruce O'Brien
Notary Public State of Florida Alabama
(Affix Notarial Seal)

My Commission Expires 11/09/2015



BK: 6710 PG: 451

familiar with this Agreement; that the terms and provisions contained in this Agreement are clearly understood by them and have been fully and unconditionally consented to by them; that each party has had the full benefit and advice of counsel of its own selection, or the opportunity to obtain the benefit and advice of counsel of its own selection, in regard to understanding the terms, meaning and effect of this Agreement; that the execution of this Agreement is done freely, voluntarily, with full knowledge, and without duress; and, that in executing this Agreement, the parties are relying on no other representations, either written or oral, express or implied, made to either party by the other, nor any other party, and that the consideration received as defined herein for entering into this Note and Mortgage Modification Agreement is actual and adequate.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this ____ day of March, 2011.

Witnesses:

Kelli Willis
Print Witness Name:

Kelli Willis
Print Witness Name:

Amanda Dasher
Print Witness Name:

Amanda Dasher
County of Fluors
State of Florida

MORTGAGOR:

Dennis R. Reid, Jr.
DENNIS R. REID, JR.

Angela M. Reid
ANGELA M. REID

Sworn to and subscribed to before me on March 9, 2011, by Dennis R. Reid, Jr. and Angela M. Reid, who are personally known to me _____ or who have produced _____ as identification.

Notary Public State of Florida
(Affix Notary Seal)
R. CARY GARLISLE
Comm# DD0707031
Expires 8/21/2011
Florida Notary Assn., Inc.

NOW, THEREFORE, in consideration of the modification of the terms of the Note and Mortgage by Mortgagee, as set forth herein, Mortgagor covenants and agrees to pay the entire balance of the indebtedness, as evidenced by the Note and secured by the Mortgage, as modified, and to perform all covenants contained in the Note and Mortgage, and further agrees that the prepayment privilege now in effect shall remain in full force and effect; and, the parties hereto mutually covenant and agree as follows:

1. The unpaid principal balance is One Hundred Fifty-Seven Thousand One-Hundred Sixty-Three and 57/100 (\$157,163.57);

2. The terms and provisions of the Note are restated and/or amended and modified as follows:

- A. The maturity date is hereby modified to be March 1, 2041, and the final payment shall be due on or before that date, together with any unpaid accrued interest and any and all other sums and fees due to Mortgagee by Mortgagor;
- B. The balloon feature of the Note and Mortgage are hereby deleted, and the current principal balance outstanding shall be amortized over a period of 30 years.
- C. The monthly payments of principal and interest shall be in the amount of \$892.36 and shall be due as stated in the original Note and Mortgage.
- D. The interest rate is modified to Five and one-half percent (5.5%) per annum.

3. The terms and provisions of the Mortgage are restated and/or amended and modified as follows:

- A. The maturity date is hereby modified to be March 1, 2041, and the final payment shall be due on or before that date, together with any unpaid accrued interest and any and all other sums and fees due to Mortgagee by Mortgagor;
- B. The balloon feature of the Note and Mortgage are hereby deleted, and the current principal balance outstanding shall be amortized over a period of 30 years.
- C. The monthly payments of principal and interest shall be in the amount of \$892.36 and shall be due as stated in the original Note and Mortgage.

4. Nothing herein invalidates or shall impair or release any covenant, condition, agreement, or stipulation in the Note and/or the Mortgage, and the same, except as herein modified, shall continue in full force and effect, and the undersigned further covenant and agree to perform and comply with and abide by each of the covenants, agreements, conditions, and stipulations of the Note and Mortgage which are not inconsistent herewith,

5. All of Mortgagee's rights against all parties, including but not limited to all parties secondarily liable, are hereby reserved.

6. This Agreement shall be binding upon and shall inure to the benefit of the heirs, executors, administrators and assigns, or successors and assigns of the respective parties hereto.

7. Mortgagor and Mortgagee hereby covenant and agree that each shall, upon request, promptly execute and deliver any and all documents and instruments necessary to effect the agreements herein contained.

8. Mortgagor and Mortgagee acknowledge and agree that they have thoroughly read and reviewed the terms and provisions of this Agreement and are

Recorded in Public Records 04/14/2011 at 11:27 AM OR Book 6710 Page 449,
Instrument #2011024739, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Prepared by and upon recording return to:
R. Lane Lynchard
Bordelon, Greene & Lynchard, P.L.
1901 Andorra Street
Navarre, Florida 32566
Phone: 850-936-9385
Parcel ID Number: 17-2S-30-1600-121-121

NOTE AND MORTGAGE MODIFICATION AGREEMENT

THIS AGREEMENT is made and entered into this 21st day of March, 2011, by and between DENNIS R. REID, JR. and ANGELA M. REID, husband and wife (hereinafter "Mortgagor"), and TERRY D. DOUGLAS and BARBARA J. DOUGLAS, husband and wife (hereinafter "Mortgagee").

RECTALS

WHEREAS, TERRY D. DOUGLAS and BARBARA J. DOUGLAS, whose post office address is 124 Rosa Lane, Midland City, Alabama 36350, is the owner and holder of that certain Mortgage given by DENNIS R. REID, JR. and ANGELA M. REID, husband and wife, whose post office address is 3995 Rommitch Lane, Pensacola, Florida 32566, dated May 5, 2006, and recorded in Official Records Book 5913 at Page 1854, of the Public Records of Escambia County, Florida, securing a debt evidenced by a Promissory Note of even date (hereinafter the "Note"), in the original amount of One Hundred Sixty Five Thousand and No/100 Dollars (\$165,000.00), which Mortgage encumbers real property located at 1901 St. Mary Avenue, Pensacola, Escambia County, Florida 32501 (hereinafter the "Property"), and more particularly described in said Mortgage, being:

Lot 121, Kanon Place, Unit No. 2, according to the subdivision thereof by Brainerd and McIntire and according to map of C.H. Overman, Civil Engineer dated August 1945 and recorded in Plat Book 2, Page(s) 9, Public Records of Escambia County, Florida. Less and Except any portion of captioned property lying within road right-of-way pursuant to Order of Taking in O & J Book 36, Page 746.

Together with all improvements now or hereafter erected on the Property and all replacements thereof and additions thereto, and all easements, appurtenances and fixtures now or hereafter a part of the Property, as more particularly described in the Mortgage; and,

WHEREAS, the Note and Mortgage provide for monthly payments of principal and interest in the amount of \$1,153.70, and for a balloon payment of all outstanding principal and interest on or before the maturity date of May 1, 2016; and,

WHEREAS, Mortgagor and Mortgagee have mutually agreed to modify the terms of the Note and Mortgage for the purpose of extending the term of the Note and Mortgage, but in no event hereunder shall the amount of the obligation increase, nor shall the interest rate be changed; and,

WHEREAS, as of March 1, 2011, the outstanding principal balance under the Mortgage is One Hundred Fifty-Seven Thousand One-Hundred Sixty-Three and 57/100 (\$157,163.57), and that all interest due has been paid up to and including February 1, 2011, and,

WHEREAS, Mortgagor represents to Mortgagee that there is no second mortgage or other subsequent lien now outstanding against the Mortgaged Premises, unless so disclosed to Mortgagee, and provided that any subsequent lienholder has agreed to consent to the extension of the loan term and this Note and Mortgage Modification Agreement and has subordinated its lien to the lien of the Mortgage, as modified, which Consent and Subordination, if any, is attached as an exhibit hereto; and, that the lien of the Mortgage, as modified, is a valid, first and subsisting lien on the Mortgaged Premises;

BK: 5913 PG: 1856 Last Page

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me this 5th day of May, 2006 by Dennis R. Reid, Jr. and Angela M. Reid, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Helen R. McCasland
Notary Public

Printed Name: Helen R. McCasland

My Commission Expires: _____

BK: 5913 PG: 1855

with a copy of all current policies. If Mortgagor does not provide Mortgagee with copies of the policies showing Mortgagee as loss payees after 14 days written demand by Mortgagee, then Mortgagee may purchase such insurance and shall add any payments made for such policy to the principal balance owed on the mortgage, and such payments shall accrue interest at the maximum rate of interest allowed by law. In the event any sum of money becomes payable under such policy, Mortgagee, his legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit Mortgagor to receive and use it or any part thereof for repair or replacement, without hereby waiving or impairing any equity, lien or right under or by virtue of this mortgage. In the event of loss Mortgagor shall give immediate notice to Mortgagee.

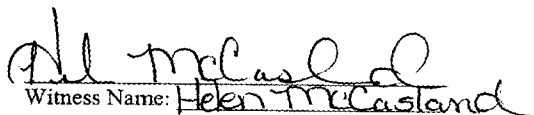
3. To permit, commit or suffer no waste, impairment or deterioration of the property, or any part thereof.
4. To permit no other lien or mortgage to be placed ahead of this mortgage.
5. Mortgagor shall provide proof of payment of annual real estate taxes by March 15, for the preceding years taxes. In the event that Mortgagor does not pay the taxes by such date, the Mortgagee may pay the taxes and the full amount of such payment by Mortgagee shall be added to the principal balance owed on the mortgage, and shall accrue interest at the maximum rate allowed by law.
6. The Mortgagee may, at any time pending a suit upon this mortgage, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee. The rents, profits, income, issues, and revenues shall be applied by such receiver according to the lien of this mortgage.
7. If any of the sums of money due and owing to Mortgagee under the terms of the promissory note and this mortgage, including but not limited to any advance made by Mortgagee for the payment of insurance or taxes, are not paid within 15 days after the same become due and payable, or if each of the stipulations, agreements, conditions and covenants of the promissory note and this mortgage, or either, are not fully performed or complied with the aggregate sum owed on the promissory note shall become due and payable forthwith or thereafter at the option of Mortgagee, his successors, legal representatives, or assigns.

This mortgage and the note hereby secured shall be construed and enforced according to the laws of the State of Florida.

The principal sum secured hereby, along with any interest to be paid in accordance with the terms of the note secured hereby, shall immediately become due and payable without notice, if a transfer of title to the premises by sale or otherwise is made without the Mortgagee's written consent, while this mortgage remains a lien thereon, at the option of Mortgagee, his successors, legal representatives, or assigns.

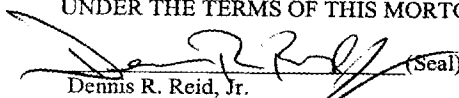
Executed at **Santa Rosa County, Florida** on the date written above.

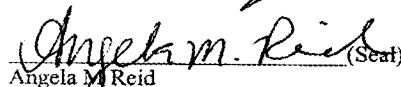
Signed, sealed and delivered in the presence of:


Witness Name: Helen McCasland

Witness Name: _____

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$144,365.43, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

 (Seal)
Dennis R. Reid, Jr.

 (Seal)
Angela M. Reid

Recorded in Public Records 05/25/2006 at 08:10 AM OR Book 5913 Page 1854,
Instrument #2006053156, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 MTG Stamps \$505.40 Int. Tax \$288.73

Prepared by and return to:
R. Lane Lynchard

Lynchard Law Firm, PA
7552 Navarre Parkway Suite 9
Navarre, FL 32566
850-936-9385
File Number: **RPT-810**
Will Call No.:

[Space Above This Line For Recording Data]

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$144,365.43, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MORTGAGE

This Indenture, Made this May 5, 2006 by and between **Dennis R. Reid, Jr. and Angela M Reid, husband and wife** whose address is **3995 Rommitch Lane, Pensacola, FL 32504**, hereinafter called the Mortgagor, and **Terry D. Douglas and Barbara J. Douglas, husband and wife** whose address is **2804 Sequoyah Drive, Haines City, FL 33844-8414**, hereinafter called the Mortgagee:

The terms "Mortgagor" and "Mortgagee" shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or requires.

Witnesseth, that the said Mortgagor, for and in consideration of the aggregate sum named in the promissory note, a copy of which is attached hereto and made a part hereof, the receipt of which is hereby acknowledged, does grant, bargain and sell to the said Mortgagee, his successors and assigns, in fee simple, the following described land, situate, lying and being in **Escambia County, Florida**, to-wit:

Lot 121, Kanen Place, Unit No. 2, according to the subdivision thereof by Brainerd and McIntire and according to map of C.H. Overman, Civil Engineer dated August 1945 and recorded in Plat Book 2, Page(s) 9, Public Records of Escambia County, Florida. Less and Except any portion of captioned property lying within road right-of-way pursuant to Order of Taking in O & J Book 36, Page 740.

And the said Mortgagor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Provided always, that if said Mortgagor, his successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, that certain promissory note, of which a true and correct copy is attached, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this mortgage, and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorneys fees that Mortgagee may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

1. To pay the principal and interest and other sums of money payable by virtue of said promissory note and this mortgage, or either, promptly on the days respectively the same severally come due.
2. To keep the buildings now or hereafter on the land insured for fire and extended coverage in a sum at least equal to the amount owed on the above described promissory note, and name the Mortgagee as loss payees, and to furnish Mortgagee

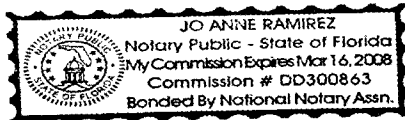
Initials: 
DoubleTime®

BK: 5913 PG: 1853 Last Page

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 5th day of May, 2006 by Terry D. Douglas and Barbara J. Douglas, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name:

My Commission Expires:

Recorded in Public Records 05/25/2006 at 08:10 AM OR Book 5913 Page 1852,
Instrument #2006053155, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$1295.00

Prepared by and return to:
R. Lane Lynchard

Emerald Coast Title Partners, LLC
7552 Navarre Parkway Suite 9
Navarre, FL 32566
850-936-9385
File Number: RPT-810
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5th day of May, 2006 between **Terry D. Douglas and Barbara J. Douglas, husband and wife** whose post office address is **2804 Sequoyah Drive, Haines City, FL 33844-8414**, grantor, and **Dennis R. Reid, Jr. and Angela M Reid, husband and wife** whose post office address is **3995 Rommitch Lane, Pensacola, FL 32504**, grantee:

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

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

Lot 121, Kanen Place, Unit No. 2, according to the subdivision thereof by Brainerd and McIntire and according to map of C.H. Overman, Civil Engineer dated August 1945 and recorded in Plat Book 2, Page(s) 9, Public Records of Escambia County, Florida. Less and Except any portion of captioned property lying within road right-of-way pursuant to Order of Taking in O & J Book 36, Page 740.

Parcel Identification Number: 172s30-1600-121-121

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

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

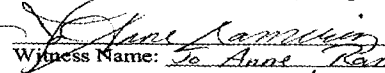
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

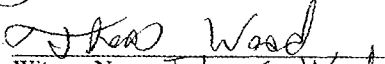
To Have and to Hold, the same in fee simple forever.

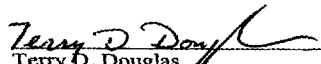
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005**.

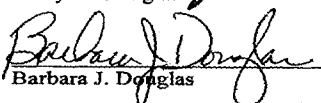
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Jo Anne Ramirez


Witness Name: Thomas Wood

 (Seal)
Terry D. Douglas

 (Seal)
Barbara J. Douglas

DoubleTimes

PROPERTY INFORMATION REPORT

August 27, 2020

Tax Account #: 06-2241-500

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 121 KANEN PLACE NO 1 AND 2 PB 1/2 P 96/9 OR 5913 P 1852

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-2241-500 (1120-60)

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: NOV 2, 20202

TAX ACCOUNT #: 06-2241-500

CERTIFICATE #: 2018-3131

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

<u> </u>	<u> X </u>	Notify City of Pensacola, P.O. Box 12910, 32521
<u> X </u>	<u> </u>	Notify Escambia County, 190 Governmental Center, 32502
<u> </u>	<u> X </u>	Homestead for <u>2019</u> tax year.

DENNIS R. REID JR. AND ANGELA M. REID
3995 ROMMITCH LN
PENSACOLA, FL 32504

DEPARTMENT OF TREASURY
INTERNAL REVENUE SERVICE
400 W BAY ST STE 35045
JACKSONVILLE, FL 32202-4437

DENNIS R. REID JR. AND ANGELA M. REID
1901 ST. MARY AVE
PENSACOLA, FL 32501

DENNIS R REID JR. AND ANGELA REID
1901 WEST ST. MARY AVE.
PENSACOLA, FL 32501

TERRY D. DOUGLAS AND BARBARA J. DOUGLAS
2804 SEQUOYA DR.
HAINES CITY, FL 33844-8414

CALVARY SPV I, LLC ASSIGNEE
OF CITIBANK, N.A.
500 SUMMIT LAKE DR, SUITE 400
VALHALLA, NY 32501

TERRY D. DOUGLAS AND BARBARA J. DOUGLAS
124 ROSA LANE
MIDLAND CITY, AL 36350

Certified and delivered to Escambia County Tax Collector, this 27TH day of August, 2020.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 27, 2020

Tax Account #: 06-2241-500

1. The Grantee(s) of the last deed(s) of record is/are: **DENNIS R. REID, JR. AND ANGELA M. REID**

By Virtue of Warranty Deed from Terry D. Douglas and Barbara J. Douglas recorded 5/25/2006 – OR 5913/1852

2. The land covered by this Report is:

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

- a. **Mortgage in favor of Terry D. Douglas and Barbara J. Douglas recorded 5/25/2006 – OR 5913/1854 together with modification recorded 4/14/2011 – OR 6710/449.**
- b. **Judgment in favor of Escambia County/State of Florida recorded 8/30/2000 – OR 4599/939 and recorded 8/30/2000 – OR 4599/940.**
- c. **Notice of Federal Tax Lien in favor of Department of Treasury – Internal Revenue Service recorded 9/11/2012 – OR 6905/1708**
- d. **Judgment in favor of Escambia County/State of Florida recorded 1/14/2015 – OR 7285/887**
- e. **Judgment in favor of Escambia County/State of Florida recorded 5/20/2015 – OR 7347/1022.**
- f. **Judgment in favor of Escambia County/State of Florida recorded 2/13/2018 – OR 7853/572**
- g. **Judgment in favor of Cavalry SPV I, LLC, as assignee of Citibank, N.A. recorded 10/24/2019 – OR 8187/1923 and recorded 11/20/2019 – OR 8201/1744**

4. Taxes:

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

Tax Account #: 06-2241-500

Assessed Value: \$159,430

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.



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 #: 06-2241-500 CERTIFICATE #: 2018-3131

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

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

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

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

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

Period Searched: March 25, 1987 to and including August 26, 2020 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: August 27, 2020