



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

1121-21

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	SAVVY FL LLC FTB COLLATERAL ASSIGNEE P.O. BOX 1000 - DEPT, #3035 MEMPHIS, TN 38148-3035	Application date	Feb 22, 2021
Property description	BENTON DEBORAH CHRIS 4718 SPENCER OAKS BLVD PACE, FL 32571 217 HERMEY AVE 08-3845-000 LT 4 BLK 8 LAKEWOOD PB 2 P 30/30D OR 793 P 493 OR 4216 P 703 OR 7132 P 1787 CA 190	Certificate #	2018 / 4282
		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)
# 2018/4282	06/01/2018	200.42	50.98	251.40
→ Part 2: Total*				251.40

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)
# 2020/4436	06/01/2020	205.20	6.25	27.70	239.15
# 2019/4085	06/01/2019	199.09	6.25	36.58	241.92
Part 3: Total*					481.07

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)	732.47
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	148.64
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,256.11

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: <u></u>	<u>Escambia, Florida</u>
Signature, Tax Collector or Designee	Date <u>March 2nd, 2021</u>

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/01/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

4605

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: 2100018

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
P.O. BOX 1000 - DEPT, #3035
MEMPHIS, TN 38148-3035,

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
08-3845-000	2018/4282	06-01-2018	LT 4 BLK 8 LAKEWOOD PB 2 P 30/30D OR 793 P 493 OR 4216 P 703 OR 7132 P 1787 CA 190

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
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
P.O. BOX 1000 - DEPT, #3035
MEMPHIS, TN 38148-3035

02-22-2021
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Nav. Mode ☒ Account ☐ Reference

[Printer Friendly Version](#)

General Information

Reference: 5925301000004008
Account: 083845000
Owners: BENTON DEBORAH CHRIS
Mail: 4718 SPENCER OAKS BLVD
PACE, FL 32571
Situs: 217 HERMEY AVE 32507
Use Code: VACANT RESIDENTIAL - IMPROVED
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
2020	\$8,000	\$1,920	\$9,920	\$9,920
2019	\$8,000	\$1,920	\$9,920	\$9,920
2018	\$8,000	\$1,920	\$9,920	\$9,920

[Disclaimer](#)

[Market Value Breakdown Letter](#)

[Tax Estimator](#)

[File for New Homestead Exemption Online](#)

[Report Storm Damage](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/10/2014	7132	1787	\$100	OT	
01/1998	4216	703	\$100	WD	
01/1974	793	493	\$10,500	WD	
01/1973	725	935	\$10,500	WD	

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

2020 Certified Roll Exemptions

None

Legal Description

LT 4 BLK 8 LAKEWOOD PB 2 P 30/30D OR 793 P 493 OR
4216 P 703 OR 7132 P 1787 CA 190

Extra Features

FRAME BUILDING

Parcel Information

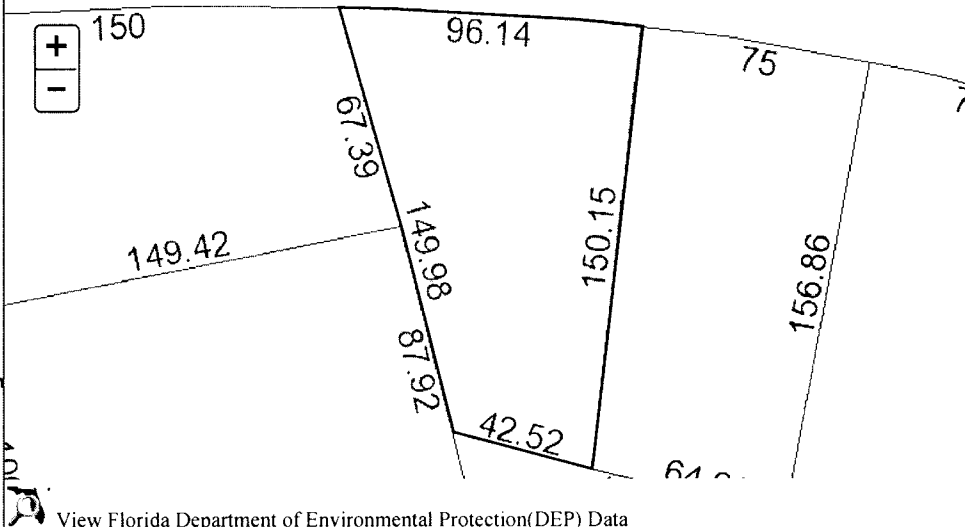
[Launch Interactive Map](#)

Section
Map Id:
CA190

Approx.
Acreage:
0.2278

Zoned:
MDR

Evacuation
& Flood
Information
[Open
Report](#)



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

Buildings

Images



11/20/20

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: 03/05/2021 (tc.4235)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **SAVVY FL LLC FTB COLLATERAL ASSIGNEE** holder of **Tax Certificate No. 04282**, 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 4 BLK 8 LAKEWOOD PB 2 P 30/30D OR 793 P 493 OR 4216 P 703 OR 7132 P 1787 CA 190

SECTION 59, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 083845000 (1121-21)

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

DEBORAH CHRIS BENTON

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 **1st day of November 2021**.

Dated this 6th day of April 2021.

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



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 #: 08-3845-000 CERTIFICATE #: 2018-4282

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: August 26, 2001 to and including August 26, 2021 Abstractor: Ben Murzin

BY

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

Michael A. Campbell,
As President
Dated: August 29, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 29, 2021

Tax Account #: 08-3845-000

1. The Grantee(s) of the last deed(s) of record is/are: **Deborah Chris Benton**

By Virtue of Warranty Deed recorded 1/28/1998 OR 4216/703 and Death Certificate recorded 2/10/2014 – OR 7132/1787
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 Secretary of Housing and Urban Development and MERS recorded 7/10/2012 OR 6880/1396**
4. Taxes:

Taxes for the year(s) 2017-2020 are delinquent.
Tax Account #: 08-3845-000
Assessed Value: \$ 9,920
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: NOV 1, 2021

TAX ACCOUNT #: 08-3845-000

CERTIFICATE #: 2018-4282

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO
 X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for 2020 tax year.

DEBORAH CHRIS BENTON
4718 SPENCER OAKS BLVD
PACE, FL 32571

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
451 SEVENTH ST SW,
WASHINGTON, DC, 20410

MERS AKA
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC.
P.O BOX 2026
FLINT MICHIGAN 48501-2026

DEBORAH CHRIS BENTON
217 HERMEY AVE.
PENSACOLA, FL 32507

MERS AKA MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC.
1901 E VOOHEEES ST. SUITE C
DANVILLE, IL 61834

Certified and delivered to Escambia County Tax Collector, this 29th day of August, 2021.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT

August 29, 2021

Tax Account #: 08-3845-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 4 BLK 8 LAKEWOOD PB 2 P 30/30D OR 793 P 493 OR 4216 P 703 OR 7132 P 1787 CA 190

SECTION 59, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-3845-000 (1121-21)

DR BK 4216 PG0703
Escambia County, Florida
INSTRUMENT 98-452366

Prepared by:
Mary M. Callaway, P.A.
P. O. Box 36097
Pensacola, FL 32516
(850) 434-2114

DEED DOC STAMPS PD & ESC CO \$ 0.70
01/28/98 ERNIE LEE MAGAHA, CLERK
By *(Signature)*

RECD Jan 28, 1998 04:43 pm
Escambia County, Florida

WARRANTY DEED

State of Florida
County of Escambia

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-452366

This indenture made this 28th day of January, 1998, between **PATRICK DAN BENTON**, grantor, party of the first part, and **PATRICK DAN BENTON and DEBORAH CHRIS BENTON**, husband and wife, grantees, 217 Hermey Ave., Pensacola, FL 32507, parties of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to him in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the parties of the second part, their heirs and assigns forever, the following described land in the County of Escambia, State of Florida, to wit:

Lot 4, Block 8, Lakewood Subdivision, according to plat in Plat Book 2, pages 30, 30A, 30B, 30C, 30D, and 30E, of the Public Records of Escambia County, Florida.

Subject to any and all restrictive covenants and easements of record which are not hereby reimposed.

Parcel No. 59 2S 30 1000 004 008

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

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

Witnesses:

(Signature)
Shirley Hamilton

(Signature) (SEAL)
PATRICK DAN BENTON

(Signature)
Sandra J. Mills

State of Florida
County of Escambia

Before the subscriber personally appeared **PATRICK DAN BENTON**, properly identified or known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of January, 1998.



(Signature)
Notary Public
My Commission Expires:

Recorded in Public Records 07/10/2012 at 03:54 PM OR Book 6880 Page 1396,
Instrument #2012052977, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$44.00 MTG Stamps \$18.20 Int. Tax \$10.24

This Document Prepared By:

LEAH R COLLINS
US BANK, NA
4801 FREDERICA ST
OWENSBORO, KY 42301
(800) 365-7772

When Recorded Mail To:

FIRST AMERICAN TITLE
ATTN: LMTS
P.O. BOX 27670
SANTA ANA, CA 92799-7670

Tax/Parcel No. 08-3845-000

[Space Above This Line for Recording Data]

Prev. Rec. Mod. Loan Amt: \$0.00
Investor Loan No.: 703 091-4240577
Loan No: 6850050567

SUBORDINATE MORTGAGE

THIS SUBORDINATE MORTGAGE ("Security Instrument") is made on JUNE 27, 2012. The grantor is PATRICK DAN BENTON AND, DEBORAH CHRIS BENTON HUSBAND AND WIFE ("Borrower"), whose address is 217 HERMEY AVENUE, PENSACOLA, FLORIDA 32507. The beneficiary is the Secretary of Housing and Urban Development, whose address is Attention: Single Family Notes Branch, 451 Seventh Street SW, Washington, DC 20410 ("Lender") AND MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") ("Mortgagee") (solely as a nominee for Lender and Lender's successors and assigns), with a mailing address of P.O. Box 2026, Flint, Michigan 48501-2026, and a street address of 1901 E Voorhees Street, Suite C, Danville, IL 61834, Tel. (888) 679-MERS. Borrower owes Lender the principal sum of FIVE THOUSAND ONE HUNDRED TWENTY-ONE DOLLARS AND 90 CENTS Dollars (U.S. \$5,121.90). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for the full debt, if not paid earlier, due and payable on AUGUST 1, 2042.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, 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 irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY of ESCAMBIA, State of FLORIDA:

Partial Claims Loan Modification Agreement 06202012_105
First American Mortgage Services

Page 1

6850050567

BK: 6880 PG: 1397

LOT 4, BLOCK 8, LAKEWOOD SUBDIVISION, ACCORDING TO PLAT IN PLAT BOOK 2, PAGES 30, 30A, 30B, 30C, 30D, AND 30E, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Tax Parcel No. 08-3845-000

which has the address of , 217 HERMEY AVENUE, PENSACOLA, FLORIDA 32507 (herein "Property Address");

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 COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to 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 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.** Borrower shall pay when due the principal of the debt evidenced by the Note.
2. **Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time of payment 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 successor 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.
3. **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. 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 term of this Security Instrument or the Note without that Borrower's consent.
4. **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: Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 Seventh Street SW, Washington, DC 20410 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.
5. **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.

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

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

7. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 7, 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 7 of the Subordinate Note, the Secretary may invoke the non-judicial 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 by the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this Paragraph or applicable law.

BK: 6880 PG: 1399

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument.

Patrick Dan Benton
Borrower
PATRICK DAN BENTON

Deborah Chris Benton
Borrower
DEBORAH CHRIS BENTON

N/A
Borrower

N/A
Borrower

N/A
Borrower

N/A
Borrower

_____[Space Below This Line for Acknowledgments]_____

BORROWER ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Escambia

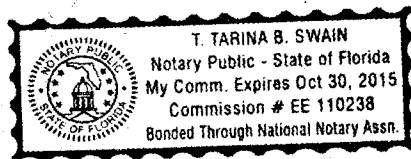
The foregoing instrument was acknowledged before me this 02 July 2012 by
PATRICK DAN BENTON, DEBORAH CHRIS BENTON who is personally known to me or who has
produced Florida Driver License as identification

T. Tarina B. Swain
(Signature of person taking acknowledgement)

T. Tarina B. Swain
(Name typed, printed or stamped)

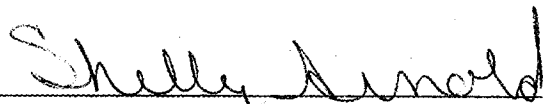
Notary Public
(Title or rank)

EE 110238
(serial number, if any)



Certificate of Preparation

This is to certify that this instrument was prepared by U.S. Bank, NA, one of the parties named in the instrument.

A handwritten signature in cursive script, reading "Shelly Arnold", is written over a horizontal line.

Preparer Signature

Printed Name: Shelly Arnold

Title: Underwriter



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

9/16/2021

Santa Rosa County Sheriff
Attn: Civil Division
PO Box 7129
Milton FL 32572

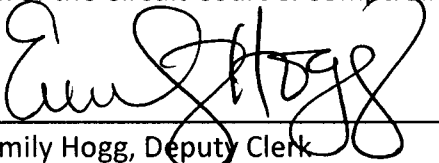
USPS TRACKING # **9114 9023 0722 4857 1281 33**
& CUSTOMER For Tracking or inquiries go to USPS.com
RECEIPT LABEL (ROLL) or call 1-800-222-1811.

Dear Sheriff:

Enclosed are the Notices of Application for Tax Deeds for our November 1, 2021 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 Monday, October 11, 2021 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

Tracking Number: 9114902307224857128133

Remc

Status

Your item has been delivered and is available at a PO Box at 6:48 pm on September 18, 2021 in MILTON, FL 32570.

✓ **Delivered, PO Box**

September 18, 2021 at 6:48 pm
MILTON, FL 32570

Get Updates ▼

Delivered

Text & Email Updates



Tracking History



September 18, 2021, 6:48 pm

Delivered, PO Box

MILTON, FL 32570

Your item has been delivered and is available at a PO Box at 6:48 pm on September 18, 2021 in MILTON, FL 32570.

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 04282 of 2018

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 16, 2021, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

DEBORAH CHRIS BENTON 4718 SPENCER OAKS BLVD PACE, FL 32571	MERS AKA MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. PO BOX 2026 FLINT MICHIGAN 48501-2026
MERS AKA MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 1901 E VOOHEEES ST. SUITE C DANVILLE, IL 61834	SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH ST SW, WASHINGTON, DC 20410
DEBORAH CHRIS BENTON 217 HERMEY AVE. PENSACOLA, FL 32507	

WITNESS my official seal this 16th day of September 2021.



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 November 1, 2021, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That SAVVY FL LLC FTB COLLATERAL ASSIGNEE holder of Tax Certificate No. 04282, 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 4 BLK 8 LAKEWOOD PB 2 P 30/30D OR 793 P 493 OR 4216 P 703 OR 7132 P 1787 CA 190

SECTION 59, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 083845000 (1121-21)

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

DEBORAH CHRIS BENTON

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 **1st day of November 2021.**

Dated this 13th day of September 2021.

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

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Post Property:

217 HERMEY AVE 32507



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

DEBORAH CHRIS BENTON
4718 SPENCER OAKS BLVD
PACE, FL 32571

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1121-21

Document Number: ECSO21CIV033523NON

Agency Number: 21-010098

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04282 2018

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE: DEBORAH CHRIS BENTON

Defendant:

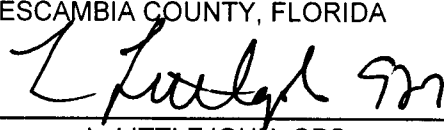
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/20/2021 at 8:58 AM and served same at 4:24 PM on 9/20/2021 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



L. LITTLEJOHN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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NOTICE IS HEREBY GIVEN, That SAVVY FL LLC FTB COLLATERAL ASSIGNEE holder of Tax Certificate No. 04282, 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:

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SECTION 59, TOWNSHIP 2 S, RANGE 30 W

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Dated this 13th day of September 2021.

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.

Post Property:

217 HERMEY AVE 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: SRSO21CIV005830NON

Agency Number:

1121-21

Court: CIRCUIT

County: ESCAMBIA

Case Number: 112121

Attorney/Agent:

ESCAMBIA CO CLERK OF COURT & COMPTROLLER
TAX DEED DIVISION

221 PALAFOX PLACE, STE 110
PENSACOLA, FL 32502

Plaintiff: PAM CHILDERS CLERK OF CIRCUIT COURT ESCAMBIA COUNTY

Defendant: DEBORAH CHRIS BENTON

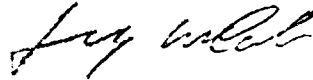
Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

POSTED

Received the above named writ on 9/21/2021 at 9:58 AM and served the same on 9/22/2021 at 9:45 AM, to be served to BENTON, DEBORAH CHRIS in Santa Rosa County, Florida, by posting a true copy of this writ on the within described real property at 4718 SPENCER OAKS BLVD , PACE, FL to the best of our ability acting on the given description.

Bob Johnson, Sheriff
Santa Rosa

By: _____



J. OAKS,

Service Fee: \$40.00
Receipt No: 39553-21-D

Printed By: ASCHEEL

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 November 1, 2021, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

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Personal Services:

DEBORAH CHRIS BENTON
4718 SPENCER OAKS BLVD
PACE, FL 32571

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
SANTA ROSA COUNTY
SHERIFF'S OFFICE
2021 SEP 21 AM 9:58



SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA
CIVIL RECEIPT - NON-ENFORCEABLE



Document Number: SRSO21CIV005830NON

Receive Date: 9/21/2021 9:58 AM

Agency Number:

Clerk ID: SRSO12PER000135

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Plaintiff: PAM CHILDERS CLERK OF CIRCUIT COURT ESCAMBIA COUNTY

Defendant: DEBORAH CHRIS BENTON

Case Number: 112121

Court Name: CIRCUIT

County: ESCAMBIA

Appear On: 11/01/2021

Attorney/Agent:

ESCAMBIA CO CLERK OF COURT & COMPTROLLER
TAX DEED DIVISION

221 PALAFOX PLACE, STE 110
PENSACOLA, FL 32502

Deposits & Fees:

Service Fee: \$40.00

+ Other Fees:

Total Fees: \$40.00

Deposit Amount: \$40.00

Check No. 900032598

Receipt No. 39553-21-D

Refund Amount:

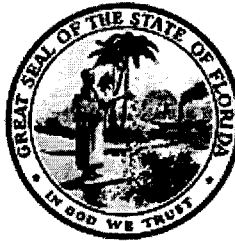
Check No.

Receipt No.

Refund Date:

By: MSmith
Received By

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: 083845000 Certificate Number: 004282 of 2018**

**Payor: PATRICK JUSTIN BENTON 217 HERMEY AVE PENSACOLA FL 32507 Date
 10/28/2021**

Clerk's Check #	1	Clerk's Total	\$530.05
Tax Collector Check #	1	Tax Collector's Total	\$1,431.93
		Postage	\$31.99
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,010.97

\$1945.12

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By
 Deputy Clerk

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



**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 004282

Redeemed Date 10/28/2021

Name PATRICK JUSTIN BENTON 217 HERMEY AVE PENSACOLA FL 32507

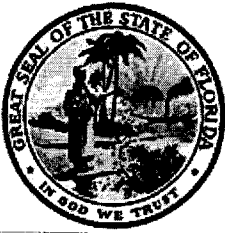
Clerk's Total = TAXDEED	\$530.05 1896.13
Due Tax Collector = TAXDEED	\$1,431.93
Postage = TD2	\$31.99
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

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

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 083845000 Certificate Number: 004282 of 2018

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/01/2021	Redemption Date 10/28/2021
Months	9	8
Tax Collector	\$1,256.11	\$1,256.11
Tax Collector Interest	\$169.57	\$150.73
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,431.93	\$1,413.09 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	\$63.05	\$56.04
Total Clerk	\$530.05	\$523.04 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$31.99	\$31.99
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$2,010.97	\$1,985.12 - 40 = \$1,945.12
	Repayment Overpayment Refund Amount	\$25.85
Book/Page	8501	1392

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 8501, Page 1392, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04282, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 083845000 (1121-21)

DESCRIPTION OF PROPERTY:

LT 4 BLK 8 LAKEWOOD PB 2 P 30/30D OR 793 P 493 OR 4216 P 703 OR 7132 P 1787 CA 190

SECTION 59, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: DEBORAH CHRIS BENTON

Dated this 28th day of October 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a
NOTICE in the matter of TAX DEED SALE

DATE – 11-01-2021 – TAX CERTIFICATE #'S 04282

in the Court
was published in said newspaper in the issues of
SEPTEMBER 30 & OCTOBER 07, 14, 21, 2021

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper.



Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
ou=A01410D00000171E5A7746E0000AE64, cn=Michael P Driver
Date: 2021.10.21 11:06:04 -05'00'

PUBLISHER

Sworn to and subscribed before me this 21ST day of OCTOBER
A.D., 2021



Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
ou=A01410D00000171E5ABA6670000AE70, cn=Heather Tuttle
Date: 2021.10.21 11:25:28 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

Page 1 of 1

**NOTICE OF APPLICATION FOR
TAX DEED**

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OR 793 P 493 OR 4216 P 703 OR 7132 P
1787 CA 190 SECTION 59, TOWNSHIP 2
S, RANGE 30 W

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(1121-21)

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-09-30-10-07-14-21-2021

DEBORAH CHRIS BENTON [1121-21]
4718 SPENCER OAKS BLVD
PACE, FL 32571

9171 9690 0935 0127 1471 35

MERS AKA MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC.
[1121-21]
PO BOX 2026
FLINT MICHIGAN 48501-2026

9171 9690 0935 0127 1471 42

MERS AKA MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC
[1121-21]
1901 E VOOHEEES ST. SUITE C
DANVILLE, IL 61834

9171 9690 0935 0127 1471 59

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT [1121-21]
451 SEVENTH ST SW,
WASHINGTON, DC 20410

9171 9690 0935 0127 1471 66

DEBORAH CHRIS BENTON [1121-21]
217 HERMEY AVE.
PENSACOLA, FL 32507

9171 9690 0935 0127 1471 73

*Contact -
son*

Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records

221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



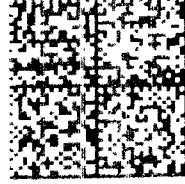
9171 9690 0935 0127 1471 35

quadrant

FIRST-CLASS MAIL

\$006.13

9171 9690 0935 0127 1471 35
0431/031218251



US POSTAGE

DEBORAH CHRIS BENTON [1121-21]
4718 SPENCER OAKS BLVD
PACE, FL 32571

322 NFE 1 62110009/17/21
RETURN TO SENDER

BENTON

MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER

-- 9314100094117347

SC: 32502583335

2187-98473-17-42

3253282488

