APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2000566

| To: Tax Collector of E | SCAMBIA COUNTY | , Florida | |
|---|--|----------------------|--|
| I, HMF FL C, LLC TESCO CUSTODIAN PO BOX 30538 TAMPA, FL 33630-3538, hold the listed tax certificate | e and hereby surrender the | e same to the Tax | Collector and make tax deed application thereon |
| Account Number | Certificate No. | Date | Legal Description |
| 09-4606-000 | 2018/5143 | 06-01-2018 | BEG AT NE COR OF NW1/4 S 300 FT S 80 DEG 14 MIN W 575 FT S 81 DEG 50 MIN W 275 FT S 12 DEG 17 MIN E 191 45/100 FT FOR POB S 12 DEG 18 MIN E 154 FT TO H/W S 74 DEG 7 MIN W ALG H/W 100 FT N 12 DEG 18 MIN W 154 FT N 74 DEG 7 MIN E 100 FT TO POB OR 7666 P 1695 |
| pay all delinquenpay all Tax CollectionSheriff's costs, if | inding tax certificates plus t and omitted taxes, plus in ctor's fees, property informa applicable. | nterest covering the | e property. Clerk of the Court costs, charges and fees, and |
| which are in my possession | n. | cation is based and | l all other certificates of the same legal description |
| Electronic signature on fi HMF FL C, LLC TESCO CUSTODIAN PO BOX 30538 TAMPA, FL 33630-353 | | | |
| · | | | <u>04-30-2020</u> Application Date |

Applicant's signature

| Par | t 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 | nere: Date of sale06/07/2 | 2021 |

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.

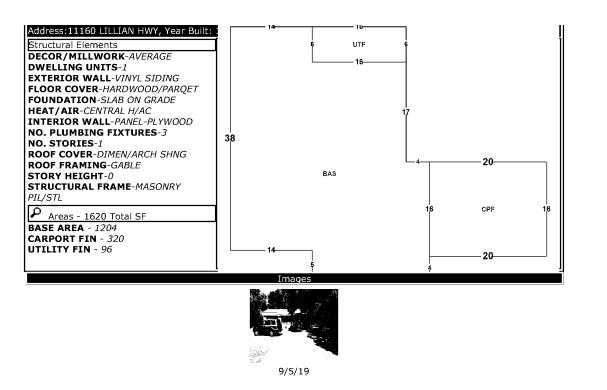
Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT NE COR OF NW1/4 S 300 FT S 80 DEG 14 MIN W 575 FT S 81 DEG 50 MIN W 275 FT S 12 DEG 17 MIN E 191 45/100 FT FOR POB S 12 DEG 18 MIN E 154 FT TO H/W S 74 DEG 7 MIN W ALG H/W 100 FT N 12 DEG 18 MIN W 154 FT N 74 DEG 7 MIN E 100 FT TO POB OR 7666 P 1695

0621-55 513

Sections 197.502 and 197.542, Florida Statutes

| | HME EL C. LLC | | | | | | |
|---|---|----------------|----------------------------------|--------------------------------|------------------|--|--|
| HMF FL C, LLC pplicant Name TESCO CUSTODIAN | | | | | | | |
| Applicant Address | PO BOX 30538 | | | | Appl | ication date | Apr 30, 2020 |
| | TAMPA, FL 3363 | 0-3538 | | | | | |
| Property | WOLF NEIL M | | | | Certi | ificate# | 2018 / 5143 |
| description | 11160 LILLIAN HW PENSACOLA, FL | | | | Date | certificate issued | 06/01/2018 |
| | 11160 LILLIAN HW | | | | Deed application | | 00/01/2010 |
| | BEG AT NE COR | OF NW1/4 S | S 300 FT S | 80 DEG 14 | | | 2000566 |
| | MIN W 575 FT S 8 | | | FT S 12 DEG | | <u></u> | |
| | 17 MIN E (Full leg | al attached | .) | | Acco | ount number | 09-4606-000 |
| Part 2: Certificat | es Owned by App | licant an | d Filed w | ith Tax Deed | Appli | ication | |
| Column 1 Certificate Number | Colum er Date of Certif | | _ | olumn 3 ount of Certificate | | Column 4 Interest | Column 5: Total (Column 3 + Column 4) |
| # 2018/5143 | 06/01/2 | 018 | | 1,271.69 | | 63.58 | 1,335.2 |
| | | | | | | →Part 2: Total* | 1,335.2 |
| Part 3: Other Ce | rtificates Redeem | ed by Ap | plicant (C | ther than Co | unty) | | |
| Column 1 Certificate Number | Column 2 Date of Other Certificate Sale | Coli Face A | umn 3 mount of Certificate | Column 4 Tax Collector's F | | Column 5 Interest | Total (Column 3 + Column 4 + Column 5) |
| # 2019/4926 | 06/01/2019 | | 1,318.70 | | 6.25 | 65.94 | 1,390.8 |
| | J | | | | | Part 3: Total* | 1,390.8 |
| Part 4: Tax Colle | ector Certified An | nounts (L | ines 1-7) | | | | |
| | ificates in applicant's | | | | | ed by applicant of Parts 2 + 3 above) | 2,726.1 |
| 2. Delinquent tax | es paid by the applic | ant | | | | | 0.0 |
| 3. Current taxes | paid by the applicant | | | | | | 1,254.8 |
| | nation report fee and | | lication Red | cording and Rel | ease | Fees | 200.0 |
| 5. Tax deed appl | • | ••• | | | | | 175.0 |
| | ed by tax collector un | der s.197.5 | 542, F.S. (s | ee Tax Collecto | r Insti | ructions, page 2) | 0.0 |
| 7. | | | | | | otal Paid (Lines 1-6) | 4,356.0 |
| certify the above in | nformation is true and that the property in | | | | | | nd tax collector's fees |
| nave been paid, an | ۸ ' '۸ | | | | | | |
| nave been paid, and | DAY MAN | |) | | Ī | <u>Escambia County</u> , F | lorida |



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:05/15/2020 (tc.1687)



Real Estate Search

Tangible Property Search

Sale List

Printer Friendly Version

General Information

Reference: 252S312101000019 Account: 094606000 Owners: WOLF NEIL M 11160 LILLIAN HWY Mail: PENSACOLA, FL 32506 Situs: 11160 LILLIAN HWY 32506

Use Code: SINGLE FAMILY RESID 🔑

Taxing COUNTY MSTU **Authority:**

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 | \$13,300 | \$66,269 | \$79,569 | \$79,569 | |
| 2018 | \$13,300 | \$61,536 | \$74,836 | \$74,836 | |
| 2017 | \$13,300 | \$56,940 | \$70,240 | \$70,240 | |

<u>Disclaimer</u>

Tax Estimator

> File for New Homestead **Exemption Online**

Sales Data

| Sale Date | Book | Page | Value | Туре | Official Records (New Window) |
|------------|------|------|-----------|------|--|
| 10/23/2017 | 7805 | 1024 | \$52,500 | WD | <u>View Instr</u> |
| 02/03/2017 | 7666 | 1695 | \$100 | QC | <u>View Instr</u> |
| 04/02/2015 | 7407 | 1040 | \$100 | WD | <u>View Instr</u> |
| 03/10/2014 | 7146 | 1019 | \$100 | QC | <u>View Instr</u> |
| 10/22/2013 | 7110 | 1107 | \$100 | WD | <u>View Instr</u> |
| 08/22/2013 | 7066 | 142 | \$100 | CT | View Instr |
| 06/28/2008 | 6352 | 370 | \$122,356 | WD | <u>View Instr</u> |
| 06/2005 | 5658 | 1213 | \$99,000 | WD | <u>View Instr</u> |
| 05/2003 | 5143 | 266 | \$73,000 | WD | View Instr |
| 01/1999 | 4361 | 375 | \$60,000 | WD | <u>View Instr</u> |
| 01/1967 | 351 | 154 | \$100 | WD | <u>View Instr</u> |

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

2019 Certified Roll Exemptions

Legal Description

BEG AT NE COR OF NW1/4 S 300 FT S 80 DEG 14 MIN W 575 FT S 81 DEG 50 MIN W 275 FT S 12 DEG 17 MIN E 191 45/100 FT...

Extra Features

Parcel Information Launch Interactive Map Section Map Id: 25-2S-31-1 Approx. Acreage: 0.3212 Zoned: 🔑 HC/LI Evacuation & Flood Information Open Report View Florida Department of Environmental Protection(DEP) Data **Buildings**

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2020047880 6/15/2020 1:35 PM OFF REC BK: 8313 PG: 510 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That HMF FL C LLC TESCO CUSTODIAN holder of Tax Certificate No. 05143, 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:

BEG AT NE COR OF NW1/4 S 300 FT S 80 DEG 14 MIN W 575 FT S 81 DEG 50 MIN W 275 FT S 12 DEG 17 MIN E 191 45/100 FT FOR POB S 12 DEG 18 MIN E 154 FT TO H/W S 74 DEG 7 MIN W ALG H/W 100 FT N 12 DEG 18 MIN W 154 FT N 74 DEG 7 MIN E 100 FT TO POB OR 7666 P 1695

SECTION 25, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094606000 (0621-55)

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

NEIL M WOLF

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 June, which is the 7th day of June 2021.

Dated this 15th day of June 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.

COMPTAGE TO SERVICE TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



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 HMF FL C. LLC **Applicant Name TESCO CUSTODIAN** Application date Apr 30, 2020 **Applicant Address** PO BOX 30538 TAMPA, FL 33630-3538 **Property** WOLF NEIL M description 11160 LILLIAN HWY Certificate # 2018 / 5143 PENSACOLA, FL 32506 11160 LILLIAN HWY 09-4606-000 BEG AT NE COR OF NW1/4 S 300 FT S 80 DEG 14 Date certificate issued 06/01/2018 MIN W 575 FT S 81 DEG 50 MIN W 275 FT S 12 DEG 17 MIN E (Full legal attached.) Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application Column 1 Column 2 Column 3 Column 4 Column 5: Total **Certificate Number** Date of Certificate Sale **Face Amount of Certificate** Interest (Column 3 + Column 4) # 2018/5143 06/01/2018 1.271.69 63.58 1,335.27 →Part 2: Total* 1,335.27 Part 3: Other Certificates Redeemed by Applicant (Other than County) Column 2 Column 3 Total Column 1 Column 4 Column 5 Date of Other Face Amount of (Column 3 + Column 4 Certificate Number Tax Collector's Fee Interest Certificate Sale Other Certificate + Column 5) # 2019/4926 06/01/2019 1.318.70 6.25 65.94 1.390.89 Part 3: Total* 1,390.89 Part 4: Tax Collector Certified Amounts (Lines 1-7) 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant 2,726.16 (*Total of Parts 2 + 3 above) 2. Delinquent taxes paid by the applicant 0.00 1.254.86 3. Current taxes paid by the applicant 4. Property information report fee 200.00 175.00 5. Tax deed application fee 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) 4,356.02 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. Escambia, Florida Sign here Date ____August 26th, 2020 nature, Tax Collector or Designee Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

| Par | t 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 t | nere: Date of sale06/07/2021 |

INSTRUCTIONS

+ 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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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.

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Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2020091306 10/29/2020 1:59 PM OFF REC BK: 8393 PG: 1934 Doc Type: RTD

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 8313, Page 510, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05143, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 094606000 (0621-55)

DESCRIPTION OF PROPERTY:

BEG AT NE COR OF NW1/4 S 300 FT S 80 DEG 14 MIN W 575 FT S 81 DEG 50 MIN W 275 FT S 12 DEG 17 MIN E 191 45/100 FT FOR POB S 12 DEG 18 MIN E 154 FT TO H/W S 74 DEG 7 MIN W ALG H/W 100 FT N 12 DEG 18 MIN W 154 FT N 74 DEG 7 MIN E 100 FT TO POB OR 7666 P 1695

SECTION 25, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: NEIL M WOLF

Dated this 29th day of October 2020.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

PAM CHILDERS

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



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 005143

Redeemed Date 10/29/2020

Name NEIL WOLF 11160 LILLIAN HWY PENSACOLA, FL 32506

| Clerk's Total = TAXDEED | \$505.07 #11 0412 241 |
|--|-----------------------|
| Due Tax Collector = TAXDEED | \$5,27,03 \$4,943.34 |
| Postage = TD2 | \$60.00 |
| ResearcherCopies = TD6 | \$0.00 |
| Release TDA Notice (Recording) = RECORD2 | \$10.00 |
| Release TDA Notice (Prep Fee) = TD4 | \$7.00 |
| _ | |

• For Office Use Only

Date Docket

Desc

Amount Owed

Amount Due

Payee Name

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: 094606000 Certificate Number: 005143 of 2018

Payor: NEIL WOLF 11160 LILLIAN HWY PENSACOLA, FL 32506 Date 10/29/2020

Clerk's Check #

5506361300

Tax Collector Check #

1

Clerk's Total

Tax Collector's Total

Postage

Researcher Copies

Recording

Prep Fee

Total Received

tal odes

\$365.07 \$41943.34

\$5**,2**77.03

\$0.00

\$10.00

\$7.00

\$5,919.10

\$4960.34

PAM CHILDERS
Clerk of the Circuit Court

Received By Littley Coppage
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



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 094606000 Certificate Number: 005143 of 2018

| Redemption No V | Application Date 04/30/2020 | Interest Rate 18% |
|--------------------------------|-------------------------------------|---------------------------------|
| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
| | Auction Date 06/07/2021 | Redemption Date 10/29/2020 |
| Months | 14 | 6 |
| Tax Collector | \$4,356.02 | \$4,356.02 |
| Tax Collector Interest | \$914.76 | \$392.04 |
| Tax Collector Fee | \$6.25 | \$6.25 |
| Total Tax Collector | \$5,277.03 | \$4,754.31 T. C. |
| 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 | \$98.07 | \$42.03 |
| Total Clerk | \$565.07 | \$509.03 C.H |
| 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 | \$5,959.10 | \$5,280.34 -120-200 \$44,960.34 |
| | Repayment Overpayment Refund Amount | \$678.76 |
| Book/Page | 8313 | 510 |
| | • | |

Signed, sealed and delivered in our presence:

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

 $m{And}$ the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time, to keep the buildings now or hereafter on said land fully insured in a sum of not less than \$8,000.00 in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred to paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose

or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

If any sum of money herein referred to be not promptly paid within 10 days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

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

| Witness Signature: Alg Contra | Lauree D. Curran |
|--|---|
| Printed Name: Witness Signature: Printed Name: Witness Signature: Printed Name: | Lauree G. Curran |
| Witness Signature:Printed Name: | |
| STATE OF FLORIDA COUNTY OF Escambia The foregoing instrument was acknowledged befor Curran, a single woman, who is/are personally knowledged before the companies of the compan | own to me or has/have produced driver license(s) as |
| | Printed Name: Notary Public Serial Number CAROL D. EUBANKS Notary Public State of FL Comm. No. DD 2745 |

To Have and to Hold the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

And the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor 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 and clear of all encumbrances except taxes accruing subsequent to 2005, restrictions and easements of record, if any.

Provided Always, that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to-wit:

Recorded in Public Records 06/13/2005 at 03:35 PM OR Book 5658 Page 1219, Instrument #2005382944, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00 MTG Stamps \$28.00 Int. Tax \$16.00

This Instrument Prepared by and Return to:
Carol Eubanks of
Southland Acquire Land Title, LLC
1120 North 12th Avenue
Pensacola, Florida 32501
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

File No:3014245

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$7,791.52, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND AL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

"THIS IS A PURCHASE MONEY MORTGAGE"

THIS MORTGAGE DEED

Executed the 7th day of June, 2005 by Lauree G. Curran, a single woman hereinafter called the mortgagor, to Jason W. Ward and Naomi M. Ward, husband and wife hereinafter called the mortgagee:

(Wherever used herein the terms "mortgager" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one.)

Witnesseth, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in Escambia County, Florida, viz:

Commencing at the Northeast corner of the Northwest Quarter (NW ¼), Section 25, Township 2 South, Range 31 West; thence South 300; thence S80°14'W, 575 feet; thence S81°50'W, 275 feet; thence S12°17'E, 191.45 feet to P.O.B.; thence S12°18'E, 154 feet to Lillian Highway; thence S74°07'W along said highway 100 feet; thence N12°18'W, 154 feet; thence N74°07'E, 100 feet to P.O.B.

Amount of Mortgage: \$8,000.00

This Mortgage cannot be assumed without the prior written consent of the Mortgagee herein.

If payments become ten (10) or more days delinquent per month, a late charge of 5% per month will be assessed.

This Mortgage can be prepaid in part or full at anytime without penalty.

This is a Second Mortgage.

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

 $m{And}$ the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than \$75,000.00 in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred to paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose

or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

If any sum of money herein referred to be not promptly paid within 5 days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

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

THIS IS BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$73,004.38, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE

| Signed, sealed and delivered in our pr | esence; |
|---|---|
| Witness Signature: Printed Name: | Tames & Curan |
| Witness Signature: | Lauree G. Curran |
| Printed Name: | Jaloa () |
| Witness Signature: / / / Printed Name: | O-Eurie () |
| Witness Signature:Printed Name: | |
| STATE OF FLORIDA COUNTY OF Escambia | |
| The foregoing instrument was acknown Curran, a single woman, who is/are identification. | wledged before me this 7th day of June, 2005, by Lauree G. personally known to me or has have produced driver license(s) as |
| My Commission Expires: | -()/3 |
| | Printed Name: |
| | Notary Public |
| | Serial Number |

CAROL D. EUBANKS Notary Public-State of FL Domm. Exp. Mar. 3, 2008 Comm. No. DD 2743? To Have and to Hold the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

And the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor 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 and clear of all encumbrances except taxes accruing subsequent to 2005, restrictions and easements of record, if any.

Provided Always, that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to-wit:

Recorded in Public Records 06/13/2005 at 03:35 PM OR Book 5658 Page 1216, Instrument #2005382943, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00 MTG Stamps \$262.50 Int. Tax \$150.00

This Instrument Prepared by and Return to:
Carol Eubanks of
Southland Acquire Land Title, LLC
1120 North 12th Avenuc
Pensacola, Florida 32501
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

File No:3014245

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$73,004.38, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

THIS MORTGAGE DEED

Executed the 7th day of June, 2005 by Lauree G. Curran, a single woman hereinafter called the mortgagor, to Elizabeth BihlMaier, Ttrustee for benefit of Elisbaeth BihlMaier Revocable Trust, dated Deember 10, 1993 hereinafter called the mortgagee:

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one.)

Witnesseth, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in Escambia County, Florida, viz:

Commencing at the Northeast corner of the Northwest Quarter (NW ¼), Section 25, Township 2 South, Range 31 West; thence South 300; thence S80°14'W, 575 feet; thence S81°50'W, 275 feet; thence S12°17'E, 191.45 feet to P.O.B.; thence S12°18'E, 154 feet to Lillian Highway; thence S74°07'W along said highway 100 feet; thence N12°18'W, 154 feet; thence N74°07'E, 100 feet to P.O.B.

Amount of Mortgage; \$75,000.00

This Mortgage cannot be assumed without the prior written consent of the Mortgagee herein.

If payments become five (5) or more days delinquent per month, a late charge of 5% per month will be assessed.

This Mortgage can be prepaid in part or full anytime without penalty.

BK: 7805 PG: 1027 Last Page

Exhibit "A"

THE FOLLOWING PROPERTY IN ESCAMBIA COUNTY, FLORIDA:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4), SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST; THENCE SOUTH 300; THENCE S. 80 DEGREES 14' W., 575 FEET; THENCE S. 81DEGREES 50' W., 275 FEET; THENCE S. 12 DEGREES 17' E., 191.45 FEET TO THE P.O.B.; THENCE S. 12 DEGREES 18' E., 154 FEET TO LILLIAN HIGHWAY; THENCE S. 74 DEGREES 07' W., ALONG SAID HIGHWAY 100 FEET; THENCE N. 12 DEG. 18' W., 154 FEET; THENCE N. 74 DEGREES 07' E., 100 FEET TO THE P.O.B.

Property Address: 11160 Lillian Highway, Pensacola, FL 32506

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California Orange County of ___ before me, _Cecilia E Alonso / Notary Public October 23, (insert name and title of the officer) Scott Hazen personally appeared who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. **CECILIA E ALONSO** Notary Public - California Orange County Commission # 2206095 My Comm. Expires Jul 20, 2021 (Seal) Signature _

In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

| BANK OF AMERICA, N.A. |
|--|
| By: CARRINGTON MORTGAGE SERVICES, LLC., as Attorney-in-Fact |
| By: Scott Hazen Title: REO Manager Jebeury OBBScott Hazen UezeH 1100SREO Manager Carrington Mortgage Services, LLC, Attorney in Factorial Control of the C |
| Printed Name |
| Signed, sealed and delivered in our presence: |
| Witness Witness |
| Norma Camarena |
| Printed Name Printed Name |
| STATE OF |
| COUNTY OF |
| The foregoing instrument was hereby acknowledged before me this day of, |
| 2017, by who is a/the of CARRINGTON MORTGAGE SERVICES, LLC, as Attorney-in-Fact for BANK OF AMERICA, N.A., on behalf of said company. |
| See Attached |
| |
| Notary Public |
| Printed Name |
| Serial Number: |
| My commission expires: |
| |

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:

Express Legal Dox, LLC c/o Antonio G. Martin, Esq. 11100 66th Street N., Suite 28, Largo, FL 33773 1-866-878-9765

Recorded in Public Records 11/6/2017 12:04 PM OR Book 7805 Page 1024, Instrument #2017087149, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50 Deed Stamps \$367.50

Return To:

Carrington Title Services, LLC 6200 Tennyson Parkway, Suite 110 Plano, TX 75024

Mail Tax Statements To: Neil M. Wolf 11160 Lillian Highway Pensacola, FL 32506

Ref. #: 101-10011927

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 33 day of 0018 day of 00

Witnessed: That GRANTOR, for and in consideration of the sum of Fifty-Two Thousand Five Hundred and 00/100 (\$52,500.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remiss, release, convey and confirm unto the GRANTEE, all that certain land, situated in Escambia County, Florida, described as follows, to-wit:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 11160 Lillian Highway, Pensacola, FL 32506 Parce # 09-4606-000

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 the 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 this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

PROPERTY INFORMATION REPORT

March 25, 2021

Tax Account #: 09-4606-000

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NE COR OF NW1/4 S 300 FT S 80 DEG 14 MIN W 575 FT S 81 DEG 50 MIN W 275 FT S 12 DEG 17 MIN E 191 45/100 FT FOR POB S 12 DEG 18 MIN 154 FT TO H/W S 74 DEG 7 MIN W ALG H/W 100 FT N 12 DEG 18 MIN W 154 FT N 74 DEG 7 MIN E 100 FT TO POB OR 7666 P 1695

SECTION 25, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-4606-000 (0621-55)

PERDIDO TITLE & ABSTRACT, INC.

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA TAX DEED SALE DATE: June 7, 2021 TAX ACCOUNT #: ____ 09-4606-000 **CERTIFICATE #:** ___ **2018-5143** 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 Homestead for 2020 tax year. **NEIL M. WOLF** JASON W. WARD NAOMI M. WARD 11160 LILLIAN HWY PENSACOLA, FL 32506 **520 NIX ROAD** PENSACOLA, FL 32506 JASON W. WARD NAOMI M. WARD ELIZABETH BIHLMAIER, TRUSTEE F/B/O **3504 FISHERMAN COURT** ELISBAETH BIHLMAIER REVOCABLE TRUST PENSACOLA, FL 32506 DATED DECEMBER 10, 1993

3 NAVAHO DR.

PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 24th day of March, 2021.

PERDIDO TITLE & ABSTRACT, INC.

MAMALI

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

March 25, 2021

Tax Account #: 09-4606-000

- 1. The Grantee(s) of the last deed(s) of record is/are: **NEIL M. WOLF**
 - By Virtue of Warranty Deed recorded 11/06/2017 OR 7805/1024
- 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 Deed in favor of Elizabeth BihlMaier, Trustee for benefit of Elisbaeth BihlMaier Revocable Trust dated December 10, 1993, recorded 06/13/2005 OR 5658/1216
 - b. Mortgage Deed in favor of Jason W. Ward and Naomi M. Ward recorded 06/13/2005 OR 5658/1219
- 4. Taxes:

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

Tax Account #: 09-4606-000 Assessed Value: \$83,380 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 #: <u>09-4606-000</u> | _ CERTIFICATE #: _ | 2018-5143 |

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: January 15, 1999 to and including March 16, 2021 Abstractor: LaChelle Floyd

BY

Michael A. Campbell, As President

Dated: March 25, 2021