

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000084

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
10-3335-400	2018/5877	06-01-2018	LTS 35 & 36 BLK 17 TREASURE HILL PARK PLAT DB 102 P 286 OR 5801 P 1469

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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>12/07/2020</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

513  
R. 07/19

1220-47

## 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	MEHRIARY NASSER 5314 YELLOW BLUFF RD PENSACOLA, FL 32507 5314 YELLOW BLUFF RD LTS 35 & 36 BLK 17 TREASURE HILL PARK PLAT DB 102 P 286 OR 5801 P 1469	Certificate #	2018 / 5877
		Date certificate issued	06/01/2018
		Deed application number	2000084
		Account number	10-3335-400

## 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)
# 2018/5877	06/01/2018	1,107.50	55.38	1,162.88
→ Part 2: Total*				1,162.88

## 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)
# 2019/5640	06/01/2019	1,141.99	6.25	57.10	1,205.34
Part 3: Total*					1,205.34

## 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)	2,368.22
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,049.40
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)	3,792.62

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 24th, 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

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	123S322000035017
<b>Account:</b>	103335400
<b>Owners:</b>	MEHRIARY NASSER
<b>Mail:</b>	5314 YELLOW BLUFF RD PENSACOLA, FL 32507
<b>Situs:</b>	5314 YELLOW BLUFF RD 32507
<b>Use Code:</b>	MOBILE HOME
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2019	\$18,000	\$49,273	\$67,273	\$67,273
2018	\$15,000	\$48,349	\$63,349	\$63,349
2017	\$15,000	\$44,794	\$59,794	\$59,794

[Disclaimer](#)

[Tax Estimator](#)

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

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/2005	5801	1469	\$63,000	WD	<a href="#">View Instr</a>
02/2005	5606	277	\$20,000	WD	<a href="#">View Instr</a>
01/2005	5560	663	\$100	CT	<a href="#">View Instr</a>
08/2000	4595	1823	\$12,500	WD	<a href="#">View Instr</a>
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2019 Certified Roll Exemptions
None

Legal Description
LTS 35 & 36 BLK 17 TREASURE HILL PARK PLAT DB 102 P 286 OR 5801 P 1469

Extra Features
None

## Parcel Information

[Launch Interactive Map](#)

**Section Map Id:**  
12-3S-32-2

**Approx. Acreage:**  
0.2315

**Zoned:**   
HDMU

**Evacuation & Flood Information**  
[Open Report](#)



90

110

110



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

## Buildings

Address: 5314 YELLOW BLUFF RD, Year Built: 2000, Effective Year: 2000

**Structural Elements**  
**DWELLING UNITS-1**  
 MH EXTERIOR WALL-WOOD SIDING  
 MH FLOOR FINISH-CARPET  
 MH FLOOR SYSTEM-TYPICAL  
 MH HEAT/AIR-HEAT & AIR

**MH INTERIOR FINISH-PANEL**  
**PLYWOOD**  
**MH MILLWORK-TYPICAL**  
**MH ROOF COVER-COMP**  
**SHINGLE/WOOD**  
**MH ROOF FRAMING-GABLE HIP**  
**MH STRUCTURAL FRAME-TYPICAL**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**STORY HEIGHT-0**

**Areas - 1512 Total SF**  
**BASE AREA - 1512**

27

BAS

27

Images



12/6/18

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/01/2020 (tc.3352)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FCAP AS CUSTODIAN FOR FTCFIMT LLC** holder of **Tax Certificate No. 05877**, 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:

**LTS 35 & 36 BLK 17 TREASURE HILL PARK PLAT DB 102 P 286 OR 5801 P 1469**

**SECTION 12, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 103335400 (1220-47)**

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

**NASSER MEHRIARY**

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 December, which is the **7th day of December 2020**.

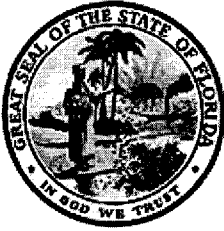
Dated this 11th day of May 2020.

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



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

**Tax Deed - Redemption Calculator**

**Account: 103335400 Certificate Number: 005877 of 2018**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/07/2020"/>	Redemption Date <input type="text" value="06/30/2020"/>
Months	8	2
Tax Collector	<input type="text" value="\$3,792.62"/>	<input type="text" value="\$3,792.62"/>
Tax Collector Interest	\$455.11	\$113.78
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,253.98	<input type="text" value="\$3,912.65"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$56.04	\$14.01
Total Clerk	\$523.04	<input type="text" value="\$481.01"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$4,894.02	\$4,410.66
	Repayment Overpayment Refund Amount	\$483.36
Book/Page	<input type="text" value="8294"/>	<input type="text" value="513"/>

**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 005877**

**Redeemed Date 06/30/2020**

**Name NASSER MEHRIARY 2205 87TH STREET NW BRADENTON FL 34209**

Clerk's Total = TAXDEED	\$523.04	4073.66
Due Tax Collector = TAXDEED	\$4,253.98	
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
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
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 MENTAL HEALTH  
 MIS  
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 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: 103335400 Certificate Number: 005877 of 2018**

**Payor: NASSER MEHRIARY 2205 87TH STREET NW BRADENTON FL 34209      Date  
 06/30/2020**

Clerk's Check #	1	Clerk's Total	\$533.04
Tax Collector Check #	1	Tax Collector's Total	\$4,233.98
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$4,894.02</del>

4073.66  
 \$4070.66

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By  
 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 8294, Page 513, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05877, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 103335400 (1220-47)

DESCRIPTION OF PROPERTY:

LTS 35 & 36 BLK 17 TREASURE HILL PARK PLAT DB 102 P 286 OR 5801 P 1469

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

NAME IN WHICH ASSESSED: NASSER MEHRIARY

Dated this 30th day of June 2020.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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>12/07/2020</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS** *6625*

**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**.

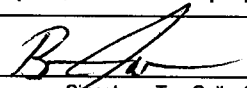
**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.



# 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	MEHRIARY NASSER 5314 YELLOW BLUFF RD PENSACOLA, FL 32507 5314 YELLOW BLUFF RD 10-3335-400 LTS 35 & 36 BLK 17 TREASURE HILL PARK PLAT DB 102 P 286 OR 5801 P 1469	Certificate #	2018 / 5877		
		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)	
# 2018/5877	06/01/2018	1,107.50	55.38	1,162.88	
→Part 2: Total*				1,162.88	
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)
# 2019/5640	06/01/2019	1,141.99	6.25	57.10	1,205.34
Part 3: Total*					1,205.34
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)				2,368.22	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				1,049.40	
4. Property information report fee				200.00	
5. Tax deed application fee				175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00	
7. Total Paid (Lines 1-6)				3,792.62	
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 03/31/2005 at 08:19 AM, OR Book 5606 Page 277,  
Instrument #2005353434, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00 Deed Stamps \$140.00

*Return to +*

Prepared By: Martha Pitman  
Surety Land Title of Florida  
358 West Nine Mile Road, Ste. C  
Pensacola, FL 32534  
incidental to the issuance of a title insurance policy.  
File Number: 0501-089  
Parcel ID #: 201N30420000045

### WARRANTY DEED (CORPORATE)

This WARRANTY DEED, dated 02/24/2005 by GREEN TREE SERVICING, LLC F/K/A GREEN TREE FINANCIAL SERVICING CORPORATION, A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF DELAWARE, whose post office address is 4625 RIVER GREEN PARKWAY, DULUTH, GA 30096 hereinafter called the GRANTOR, to ALLEN AND DEBRA FOLEY, LLC whose post office address is 26500 WERNER ROAD, ELBERTA, AL 36530, hereinafter called the GRANTEE: (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, FL, viz:  
LOTS 35 AND 36, BLOCK 17, TREASURE HILL PARK, A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN DEED BOOK 102, AT PAGE 286, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2005 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Emilia Antiveros  
Print Name: Emilia Antiveros

Signature: Imelda Mercado  
Print Name: Imelda Mercado

STATE OF Arizona  
COUNTY OF Maricopa

GREEN TREE SERVICING, LLC F/K/A GREEN TREE FINANCIAL SERVICING CORPORATION, A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF DELAWARE

By: Kent Smith  
Authorized Agent

THE FOREGOING INSTRUMENT was acknowledged before me this 01st March 2005 by Kent Smith AS Authorized Agent of GREEN TREE SERVICING, LLC F/K/A GREEN TREE FINANCIAL SERVICING CORPORATION, A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF DELAWARE on behalf of the corporation. He/She is personally known to me or has produced \_\_\_\_\_ as identification.



Theresa Loos  
Notary Public  
Print Name: Theresa Loos  
My Commission Expires: 4-8-08

0501-089

BK: 5801 PG: 1474 Last Page

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**Lots 35 and 36, Block 17, Treasure Hill Park, a subdivision of a portion of Section 12, Township 3 South, Range 32 West, Escambia County, Florida as recorded in Deed Book 102, Page 286, of the Public Records of Escambia County, Florida.**

and shall perform, comply with and abide by each and every of 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.

**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 **\$60,000.00** in a company or companies acceptable to the mortgagee 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 or 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 **THIRTY** 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 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 or 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.

Signed, sealed and delivered in our presence:

(TWO WITNESSES REQUIRED)

Martha A. Pitman  
Witness Signature

Martha A. Pitman  
Witness Printed Name

B. Caulkins  
Witness Signature

B. Caulkins  
Witness Printed Name

Nasser Mehriary L.S.  
**NASSER MEHRIARY**  
5314 YELLOW BLUFF RD, PENSACOLA, FL

\_\_\_\_\_  
L.S.  
5314 YELLOW BLUFF RD, PENSACOLA, FL

\_\_\_\_\_  
L.S.

\_\_\_\_\_  
L.S.

**STATE OF FLORIDA** )

**COUNTY OF ESCAMBIA** )

The foregoing instrument was acknowledged before me this **21st** day of **July, 2005**, by **NASSER MEHRIARY** who is personally known to me or has produced FL Drivers License as identification and did (did not) take an oath.

Martha A. Pitman  
Notary Public

**SEAL**

MARTHA A. PITMAN  
NOTARY PUBLIC - STATE OF FL  
COMM. EXP. JAN. 18, 2009  
COMM. NO. DD 377170

\_\_\_\_\_  
Printed Notary Name

BK: 5801 PG: 1472

DATE: July 21st, 2005

**NOTE**

PENSACOLA, FLORIDA

AMOUNT: \$60,000.00

**FOR VALUE RECEIVED** the undersigned promises to pay to the order of:

MIKE YONKE AND VENESSA YONKE  
14420 RIVER ROAD  
PENSACOLA, FL 32507

the principal sum of **\$60,000.00 (Sixty Thousand and 00/100) DOLLARS**

together with interest thereon at the rate of **5.5%** (percent) per annum from DATE OF EXECUTION HEREOF until maturity 7/21/2020, both principal and interest being payable in Lawful Money of the United States, such principal sum and interest payable in installments as follows:

Payable in **180** equal consecutive monthly installments of principal and interest in the amount of **\$490.26** each, the first of which shall be due and payable one month from the date hereof together with a like installment due on the same date each and every month thereafter until **July 21st, 2020**, when the entire unpaid remaining balance together with accrued interest thereon shall be due and payable. There shall be no pre-payment penalty. **LATE CHARGE 5.0% AFTER 10 DAYS. STATE OF FLORIDA DOCUMENTARY STAMPS HAVE BEEN AFFIXED TO THE MORTGAGE SECURING THIS NOTE.**

Such installment payments shall be applied first to the interest accruing under the terms of this note and then to a reduction of the principal indebtedness. The makers and endorsers of this note further agree to waive demand, notice of non-payment and protest, and in the event suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. All payments hereunder shall bear interest at the rate of **18.0%** (percent) per annum from maturity until paid. This note is secured by a mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon default in the payment of principal and/or interest when due, the whole sum of principal and interest remaining unpaid shall at the option of the holders, become immediately due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of subsequent default.

Payable at: **14420 RIVER ROAD, PENSACOLA, FL 32507** or such other place as shall be designated by the holder of this note in writing.

Maker's Address

**5314 YELLOW BLUFF RD  
PENSACOLA, FL**

  
**NASSER MEHRIARY**

Prepared by:

**SURETY LAND TITLE OF FLORIDA, LLC  
358 WEST NINE MILE ROAD  
PENSACOLA, FLORIDA 32534**

File No.: 0502-490



Recorded in Public Records 12/19/2005 at 01:43 PM OR Book 5801 Page 1471,  
Instrument #2005457175, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50 MTG Stamps \$210.00 Int. Tax \$120.00

Return to:

SURETY LAND TITLE OF FLORIDA, LLC  
358 WEST NINE MILE ROAD  
PENSACOLA, FLORIDA 32534

This Instrument Prepared By:

*Maitha J. Thomas*  
SURETY LAND TITLE OF FLORIDA, LLC  
358 WEST NINE MILE ROAD  
PENSACOLA, FLORIDA 32534  
TELEPHONE:

File No. 0502-490

## MORTGAGE

Executed the 21st day of July, 2005 by:

**NASSER MEHRIARY  
, A SINGLE MAN**

hereinafter called the mortgagor, to

**MIKE YONKE AND VENESSA YONKE, HUSBAND AND WIFE**

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 corporation; and the term "note" includes all the notes herein described if more than one).*

**WITNESSETH**, that for good and valuable consideration, 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:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH THAT CERTAIN MOBILE HOME ID NUMBER H173011GL AND ID NUMBER H173011GR.

**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.

**PROVIDED ALWAYS** that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to wit: COPY ATTACHED

BK: 5801 PG: 1470 Last Page

**Lots 35 and 36, Block 17, Treasure Hill Park, a subdivision of a portion of Section 12, Township 3 South, Range 32 West, Escambia County, Florida as recorded in Deed Book 102, Page 286, of the Public Records of Escambia County, Florida.**

Recorded in Public Records 12/19/2005 at 01:43 PM OR Book 5801 Page 1469,  
Instrument #2005457174, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$441.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

*Martha A. Pitman*  
SURETY LAND TITLE OF FLORIDA, LLC  
358 WEST NINE MILE ROAD  
PENSACOLA, FLORIDA 32534

Property Appraisers Parcel Identification (Folio) Number:

*123 S32-2000-035-A7*

## WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 21st day of July, 2005 by ALLEN FOLEY AND DEBRA FOLEY, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, whose post office address is 26500 WOENER ROAD, ELBERTA, AL 36530 herein called the grantor, to NASSER MEHRIARY, A SINGLE MAN whose post office address is 5314 YELLOW BLUFF RD, PENSACOLA, FL, hereinafter called the Grantee:  
(Wherever 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)

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

**SEE ATTACHED EXHIBIT "A"**

**Subject to easements, restrictions and reservations of record and taxes for the year 2005 and thereafter.**

**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, and hereby 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, 2004.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*Martha A. Pitman*

Witness #1 Signature

*Martha A. Pitman*

Witness #1 Printed Name

*B. Caulkins*

Witness #2 Signature

*B. Caulkins*

Witness #2 Printed Name

ALLEN FOLEY AND DEBRA FOLEY, LLC

*Allen Foley*

ALLEN FOLEY *Member*

*Debra Foley*

DEBRA FOLEY *Member*

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21st day of July, 2005 by ALLEN FOLEY AND DEBRA FOLEY OF ALLEN FOLEY AND DEBRA FOLEY, LLC who is personally known to me or has produced FL. Drivers License as identification.

**SEAL**

*Martha A. Pitman*

Notary Public

Printed Notary Name

My Commission Expires:

MARTHA A. PITMAN  
NOTARY PUBLIC - STATE OF FL  
COMM. EXP. JAN. 18, 2009  
COMM. NO. DD 377170

File No.: 0502-490

**PROPERTY INFORMATION REPORT**

**September 25, 2020**

**Tax Account #: 10-3335-400**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LTS 35 & 36 BLK 17 TREASURE HILL PARK PLAT DB 102 P 286 OR 5801 P 1469**

**SECTION 12, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 10-3335-400 (1220-47)**

**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:** DEC 7, 2020

**TAX ACCOUNT #:** 10-3335-400

**CERTIFICATE #:** 2018-5877

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 2019 tax year.

**MEHRIARY NASSER**  
**5314 YELLOW BLUFF RD**  
**PENSACOLA, FL 32507**

**ALLEN AND DEBRA FLOEY, LLC**  
**26500 WERNER ROAD**  
**ELBERTA, AL 36530**

**MIKE YONKE AND VENESSA YONKE**  
**14420 RIVER ROAD**  
**PENSACOLA, FL 32507**

**Certified and delivered to Escambia County Tax Collector, this 25<sup>TH</sup> day of September , 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**

September 25, 2020

Tax Account #: 10-3335-400

1. The Grantee(s) of the last deed(s) of record is/are: **NASSER MEHRIARY**

**By Virtue of Warranty Deed recorded 12/19/2005 – OR 5801/1469**

**Abstractor's Note: Grantor on above deed does not match exactly Grantee on prior deed so we have included for notice Allen and Debra Foley, LLC as shown on Warranty Deed recorded 3/31/2005 – OR 5606/277**

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 favor of Mike Yonke and Venessa Yonke, husband and wife recorded 12/19/2009 OR 5801/1471**

4. Taxes:

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

**Tax Account #: 10-3335-400**

**Assessed Value: \$67,273**

**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 #: 10-3335-400 CERTIFICATE #: 2018-5877

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: September 24, 2000 to and including September 24, 2020 Abstractor: Vicki Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell".

Michael A. Campbell,  
As President

Dated: September 25, 2020