

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000439

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

PLEASANT VALLEY CAPITAL LLC - 18
US BANK % PLEASANT VALLEY CAPITAL LLC - 18
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
11-0294-000	2018/6283	06-01-2018	LT 38 BLK 4 ASHLAND PARK PB 3 P 9 OR 4494 P 1799

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
PLEASANT VALLEY CAPITAL LLC - 18
US BANK % PLEASANT VALLEY CAPITAL LLC - 18
PO BOX 645040
CINCINNATI, OH 45264-5040

04-21-2020
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	20249
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>05/03/2021</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

0521-45

513
R. 07/19

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040		Application date	Apr 21, 2020	
Property description	BARNSDALE REGINALD & SAMANTHA & BARNSDALE REGINALD I 601 TELERAN ST PENSACOLA, FL 32534 601 TELERAN ST LT 38 BLK 4 ASHLAND PARK PB 3 P 9 OR 4494 P 1799		Certificate #	2018 / 6283	
			Date certificate issued	06/01/2018	
			Deed application number	2000439	
			Account number	11-0294-000	
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)	
# 2018/6283	06/01/2018	514.03	25.70	539.73	
→Part 2: Total*				539.73	
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)
# 2019/5966	06/01/2019	521.80	6.25	26.09	554.14
Part 3: Total*					554.14
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)				1,093.87	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				348.36	
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)				1,817.23	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: _____ Signature, Tax Collector or Designee			Escambia County, Florida Date <u>May 12th, 2020</u>		

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



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[← Navigate Mode](#)
[⦿ Account](#)
[○ Reference](#)
[➔](#)
[Printer Friendly Version](#)

General Information

Reference: 191N304100038004
Account: 110294000
Owners: BARNSDALE REGINALD & SAMANTHA & BARNSDALE REGINALD I
Mail: 601 TELERAN ST
 PENSACOLA, FL 32534
Situs: 601 TELERAN ST 32534
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$12,350	\$67,330	\$79,680	\$40,498
2018	\$12,350	\$71,110	\$83,460	\$48,030
2017	\$12,350	\$66,202	\$78,552	\$47,043

Disclaimer

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/1999	4494	1799	\$32,000	WD	View Instr
03/1999	4387	1319	\$100	CT	View Instr
08/1996	4086	823	\$100	WD	View Instr
08/1996	4038	686	\$100	WD	View Instr

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

2019 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 38 BLK 4 ASHLAND PARK PB 3 P 9 OR 4494 P 1799

Extra Features

FRAME BUILDING
 METAL BUILDING

Parcel Information

[Launch Interactive Map](#)

Section
Map Id:
 19-1N-30-2



Approx. Acreage:
 0.3040

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)




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

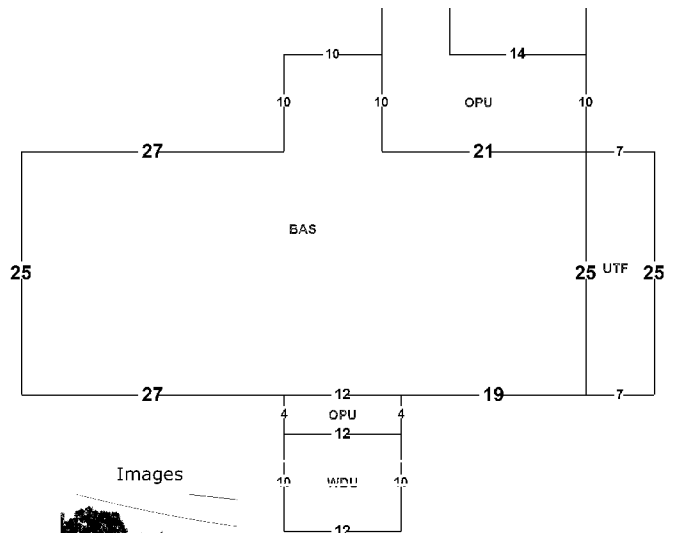
Buildings

Address:601 TELERAN ST, Year Built: 1957, Effective Year: 1980

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-VINYL/CORK
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER NO. PLUMBING FIXTURES-3 NO. STORIES-1 ROOF COVER-METAL/MODULAR ROOF FRAMING-GABLE STORY HEIGHT-0 STRUCTURAL FRAME-WOOD FRAME
 Areas - 2376 Total SF
BASE AREA - 1550 OPEN PORCH UNF - 349 UTILITY FIN - 175 WOOD DECK UNF - 302



Images



11/15/18

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:05/14/2020 (tc.9630)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **PLEASANT VALLEY CAPITAL LLC - 18 US BANK** holder of **Tax Certificate No. 06283**, 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 38 BLK 4 ASHLAND PARK PB 3 P 9 OR 4494 P 1799

SECTION 19, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110294000 (0521-45)

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

REGINALD BARNSDALE and SAMANTHA BARNSDALE and REGINALD I BARNSDALE

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 May, which is the **3rd day of May 2021**.

Dated this 3rd 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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

May 22, 2020

PLEASANT VALLEY CAPITAL LLC 18 US BANK
PO BOX 645040
CINCINNATI OH 45264

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. There are additional fees needed in order to process your application. If you have any questions, please feel free to contact me at (850) 595-3793.

TAX CERT	ADDITIONAL FEES
2018 TD 06283	\$40.00 - Sheriff Fee
2018 TD 00540	\$40.00 - Sheriff Fee
2018 TD 02915	\$120.00 - Sheriff Fee

PLEASE REMIT \$200.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division



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	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020
Property description	BARNSDALE REGINALD & SAMANTHA & BARNSDALE REGINALD I 601 TELERAN ST PENSACOLA, FL 32534 601 TELERAN ST 11-0294-000 LT 38 BLK 4 ASHLAND PARK PB 3 P 9 OR 4494 P 1799	Certificate #	2018 / 6283
		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)
# 2018/6283	06/01/2018	514.03	25.70	539.73
→Part 2: Total*				539.73

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)
# 2019/5966	06/01/2019	521.80	6.25	26.09	554.14
Part 3: Total*					554.14

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)	1,093.87
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	348.36
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)	1,817.23

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date August 25th, 2020

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.	20,249.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>05/03/2021</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

1625

Tax Collector (complete Parts 1-4)

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

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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.

Recorded in Public Records 7/27/2020 10:09 AM OR Book 8338 Page 999,
Instrument #2020060802, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 4/23/2020 4:51 PM OR Book 8284 Page 1426,
Instrument #2020033230, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 106634028 E-Filed 04/23/2020 03:47:43 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

PORTFOLIO RECOVERY
ASSOCIATES, LLC
Plaintiff

CASE NO: 2019 CC 003553

vs.

SAMANTHA BARNSDALE
Defendant(s)

DEFAULT FINAL JUDGMENT

THIS CAUSE having come on before me upon the motion of the Plaintiff herein, and the Court finding that a Default was entered, and being otherwise fully advised in the premises, it is:

ORDERED AND ADJUDGED that:

Plaintiff whose address is 140 CORPORATE BLVD, SUITE 100 NORFOLK, VA 23502 shall recover from Defendant(s) SAMANTHA BARNSDALE the principal sum of \$6,034.72 and court costs in the amount of \$364.50, for all of the above let execution issue. Plaintiff shall be entitled to post-judgment costs incurred in the execution of the judgment pursuant to Florida Statute.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete under oath the Fact Information Sheet including all required attachments, and return it to the Plaintiff's attorney, within 45 days from the date of this Judgment, unless the Judgment is satisfied or post judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney.

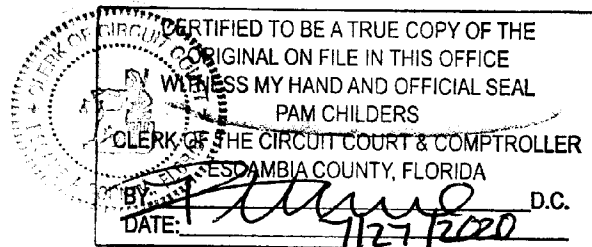
DONE AND ORDERED in Pensacola, Escambia County, Florida.

Jennifer J. Drydrychowicz
eSigned by COUNTY COURT JUDGE JENNIFER J. DRYDRYCHOWICZ in 2019 CC 003553
on 04/23/2020 12:58:21 -xzy 122v

COUNTY COURT JUDGE

Copies furnished to:
HAYT, HAYT & LANDAU, P.L. (eservice@haytfla.com)
Our File # 407338
Last 4 Digits of [REDACTED]

SAMANTHA BARNSDALE
601 TELERAN ST
PENSACOLA, FL 32534-9614



Recorded in Public Records 10/8/2019 3:23 PM OR Book 8178 Page 1396,
Instrument #2019088673, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 8/19/2019 8:54 AM OR Book 8147 Page 1713,
Instrument #2019071515, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 94093594 E-Filed 08/13/2019 02:27:56 PM

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

DISCOVER BANK,

Plaintiff,

vs.

CASE NO.: 2018 CC 004231

DIVISION: III

SAMANTHA L BARNSDALE
601 Teleran Street
Pensacola, FL 32534

Defendant.


DEFAULT FINAL JUDGMENT

THIS CAUSE came before the Court on Plaintiff's Motion for Final Judgment and the Court finding that the Defendant is indebted to the Plaintiff, it is:

ORDERED AND ADJUDGED that the Plaintiff, DISCOVER BANK, recover from the Defendant, SAMANTHA L BARNSDALE, the sum of \$10,563.57, cost herein taxed at \$410.85, all of which shall bear interest at the prevailing statutory interest rate of 6.77% per year from this date through December 31 of this current year. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 55.03, Florida Statutes. For all of the above, let execution issue.

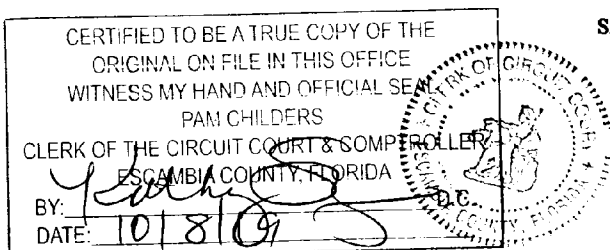
DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida.

Copies Furnished to:
ZWICKER & ASSOCIATES, P.C.
ATTORNEY FOR PLAINTIFF
10751 DEERWOOD PARK BLVD
SUITE 100
JACKSONVILLE, FL 32256
FLORIDALITIGATION@ZWICKERPC.COM


eSigned by COUNTY COURT JUDGE AMY BRODERSEN
on 08/13/2019 13:24:15 qvV0kFg

PLAINTIFF'S ADDRESS (F. S. 55.10)
DISCOVER BANK
C/O DISCOVER PRODUCTS INC.
6500 NEW ALBANY ROAD
NEW ALBANY, OH 43054

SAMANTHA L BARNSDALE, DEFENDANT



Recorded in Public Records 05/20/2015 at 11:02 AM OR Book 7347 Page 687,
Instrument #2015037953, Pam Childers Clerk of the Circuit Court Escambia
County, FL

CAPITAL ONE BANK (USA), N, A

Plaintiff,

vs.

REGINALD BARNSDALE,

Defendant.

and

POP'S AVIATION LLC,

Garnishee

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

CIVIL DIVISION

CASE NO: 2012-SC-000086

**FINAL JUDGMENT AGAINST
GARNISHEE**

FILED
JUL 19 P 3:35
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

IT IS ADJUDGED THAT Plaintiff, CAPITAL ONE BANK (USA), N, A (who's address 806 DOUGLAS ROAD SOUTH TOWER, SUITE 200 CORAL GABLES, FL 33134) recover from Garnishee, POP'S AVIATION LLC the sum of \$7114.36 and costs in the sum of \$228.00, for a total due of \$7570.36 that shall bear interest at the rate of 4.75% for which let execution issue. Thereafter, on January 1 of each succeeding year until the judgment is paid, the Garnishee shall complete the Fact Information Sheet pursuant to Florida Rule of Civil Procedure Form 1.977 B and return it to plaintiff's attorney within 45 days from the date of this final judgment, unless the final judgment is satisfies or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further order that is proper to compel the Garnishee to complete form 1.977 B and return it to the plaintiff's attorney

DONE AND ORDERED in ESCAMBIA County, Florida this 19th day of may, 2015.


COUNTY COURT JUDGE

Copies furnished to:
POLLACK & ROSEN, P.A.
806 DOUGLAS ROAD
SOUTH TOWER SUITE 200
CORAL GABLES, FLORIDA 33134
Telephone No: 305-448-0006

✓ POP'S AVIATION LLC
5825 CURTIS ROAD PACE, FL 32571
✓ REGINALD BARNSDALE
601 TELERAN ST, PENSACOLA, FL 32534

Our File No.: 1960455

5-20-2015

Recorded in Public Records 11/19/2012 at 03:01 PM OR Book 6936 Page 620,
Instrument #2012088137, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2012-SC-000086

CAPITAL ONE BANK (USA), N.A.,

Plaintiff,

vs.

REGINALD BARNSDALE,

Defendant,

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2012 NOV 15 P 2:26
COUNTY CIVIL DIVISION
FILED & RECORDED

FINAL JUDGMENT

IT IS ADJUDGED THAT plaintiff, CAPITAL ONE BANK (USA), N.A., recover from defendant, REGINALD BARNSDALE, Social Security Number [REDACTED] the sum of \$3,731.60 on principal, prejudgment interest of \$2,403.50, attorney's fees in the amount of \$570.00 and court costs in the sum of \$350.00 for a total due of \$7,055.10 that shall bear interest at the rate of 4.75%, for which let execution issue.

It is further ordered and adjudged that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to plaintiff's attorney within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete form 7.343 and return it to the plaintiff's attorney.

DONE AND ORDERED in ESCAMBIA County, Florida this 15th day of November 2012.


COUNTY COURT JUDGE

Copies furnished to:

JOSEPH F. ROSEN, ESQ.
ATTORNEY FOR PLAINTIFF
POLLACK & ROSEN, P.A.
800 DOUGLAS ROAD
NORTH TOWER, SUITE 450
CORAL GABLES, FLORIDA 33134

REGINALD BARNSDALE
601 TELERAN STREET
PENSACOLA, FL 32534

FILE #1960455

Case: 2012 SC 000086



00030340521

Dkt: CC1036 Pg#: 1

Recorded in Public Records 09/04/2007 at 02:03 PM OR Book 6211 Page 604,
Instrument #2007084667, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

REBUILD NORTHWEST FLORIDA, INC.
HHRP/Housing Repair Assistance Program

Administered by:
City of Pensacola
Department of Housing
P.O. Box 12910
Pensacola, Florida 32521-0031
Phone: (850) 453-7500
Fax: (850) 453-7483

LIEN AGREEMENT

Applicant Name (s)	Address of Property	(xx) Deferred Payment Grant
Samantha Barnsdale	601 Teleran Street	
Reginald Barnsdale	Pensacola FL 32534-	
Total Amount of Lien*	Total Amount Due to Date	Date of Sale or Vacate
\$ <u>13,231.70</u>	\$ _____	_____

*The total amount of the lien will not exceed \$15,000.00. The adjusted amount reflecting actual cost will be used when recording the lien.

Legal Description of Property:

191N304100038004 LT 38 BLK 4 ASHLAND PARK PB 3 P 9 OR 4494 P 1799

I, the undersigned, owner occupant of said property do hereby agree that I will continue to occupy and maintain the rehabilitated housing unit for at least a five (5) year period from the date of execution of this lien agreement. I will not sell, transfer ownership or rent the property to any other person or persons during this five (5) year period. The lien will depreciate at the rate of twenty percent (20%) per year for a period of five (5) years. I understand that this lien will not be subordinated under any circumstances.

If the property is sold, ownership is transferred to another party or parties, or the property is converted to rental occupancy during the five (5) year period, I do hereby agree that I or my heir(s) will repay to the Escambia/Pensacola State Housing Initiatives Partnership (SHIP) Program Trust Fund, the undepreciated portion of the total lien amount cited above. If the property is sold, the undepreciated portion shall be paid lump sum from the proceeds of the sale. If the property is rented or transferred to another party, the undepreciated portion shall be considered a loan and a repayment plan will be established. The undepreciated portion to be repaid shall be calculated on a daily rate, based upon the number of days remaining in the five (5) year period, from the date of sale, rental or transfer of said property.

Hurricane Housing Recovery Program (HHRP)

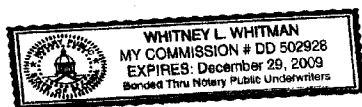
x 3/14/07
Date

Signature: *Reginald Barnsdale II*

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me the undersigned Notary Public, personally appeared *Samantha Barnsdale, Reginald Barnsdale I, Reginald Barnsdale II*, who () is personally known to me or who () has produced *FL Driver's License* as identification and who () did () did not take an oath. Given under my hand and official seal on this day, *March 14, 2007*.

Whitney L. Whitman



BK: 6135 PG: 1014 Last Page

H1078988

SCHEDULE A

KNOWN AS: 601 TELERAN ST

ALL THAT CERTAIN LAND IN ESCAMBIA COUNTY, FLORIDA, TO-WIT:

LOT(S) 38, BLOCK 4 OF ASHLAND PARK AS RECORDED IN PLAT BOOK 3,
PAGE 9, ET SEQ., OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY,
FLORIDA.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS,
OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BK: 6135 PG: 1013

SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Mortgagor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1.

☒ Reginald Barnsdale II 4-11-07 ☒ Samantha L. Barnsdale 4-11-07
REGINALD BARNSDALE II (Date) SAMANTHA L. BARNSDALE (Date)

Louise V. White (Witness) Louise V. White (Witness)

☒ Louise V. White 4-11-07 ☒ (Date) (Date)

(Witness) (Witness)

ACKNOWLEDGMENT:

(Individual) STATE OF FLORIDA, COUNTY OF Escambia } ss.
This instrument was acknowledged before me this 11th day of April, 20 07.
by REGINALD BARNSDALE II
who is personally known to me or who has produced FLDL B652 720 743440 as identification.
My commission expires: 10/31/2010
(Seal)

Official Notary Seal
Judy L. Griggers
Notary Public State of Florida
Commission No. DD 610304
My Commission Exp. Oct. 31, 2010

☒ Judy L. Griggers (Notary Public)
Printed Name: Judy L. Griggers

(Individual) STATE OF FLORIDA, COUNTY OF Escambia } ss.
This instrument was acknowledged before me this 11th day of April, 20 07.
by SAMANTHA L. BARNSDALE
who is personally known to me or who has produced FLDL B652 720 743440 as identification.
My commission expires: 10/31/2010
(Seal)

Official Notary Seal
Judy L. Griggers
Notary Public State of Florida
Commission No. DD 610304
My Commission Exp. Oct. 31, 2010

☒ Judy L. Griggers (Notary Public)
Printed Name: Judy L. Griggers

(Individual) STATE OF FLORIDA, COUNTY OF _____ } ss.
This instrument was acknowledged before me this _____ day of _____, 20 _____.
by _____
who is personally known to me or who has produced _____ as identification.
My commission expires: _____
(Seal)

☒ (Notary Public)
Printed Name: _____

(Individual) STATE OF FLORIDA, COUNTY OF _____ } ss.
This instrument was acknowledged before me this _____ day of _____, 20 _____.
by _____
who is personally known to me or who has produced _____ as identification.
My commission expires: _____
(Seal)

☒ (Notary Public)
Printed Name: _____

BK: 6135 PG: 1012

All insurance policies and renewals shall be acceptable to Lender and shall include a standard "mortgage clause" and, where applicable, "loss payee clause." Mortgagor shall immediately notify Lender of cancellation or termination of the insurance. Lender shall have the right to hold the policies and renewals. If Lender requires, Mortgagor shall immediately give to Lender all receipts of paid premiums and renewal notices. Upon loss, Mortgagor shall give immediate notice to the insurance carrier and Lender. Lender may make proof of loss if not made immediately by Mortgagor.

Unless otherwise agreed in writing, all insurance proceeds shall be applied to the restoration or repair of the Property or to the Secured Debt, whether or not then due, at Lender's option. Any application of proceeds to principal shall not extend or postpone the due date of the scheduled payment nor change the amount of any payment. Any excess will be paid to the Mortgagor. If the Property is acquired by Lender, Mortgagor's right to any insurance policies and proceeds resulting from damage to the Property before the acquisition shall pass to Lender to the extent of the Secured Debt immediately before the acquisition.

- 20. ESCROW FOR TAXES AND INSURANCE.** Unless otherwise provided in a separate agreement, Mortgagor will not be required to pay to Lender funds for taxes and insurance in escrow.
- 21. FINANCIAL REPORTS AND ADDITIONAL DOCUMENTS.** Mortgagor will provide to Lender upon request, any financial statement or information Lender may deem reasonably necessary. Mortgagor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Mortgagor's obligations under this Security Instrument and Lender's lien status on the Property.
- 22. JOINT AND INDIVIDUAL LIABILITY; CO-SIGNERS; SUCCESSORS AND ASSIGNS BOUND.** All duties under this Security Instrument are joint and individual. If Mortgagor signs this Security Instrument but does not sign an evidence of debt, Mortgagor does so only to mortgage Mortgagor's interest in the Property to secure payment of the Secured Debt and Mortgagor does not agree to be personally liable on the Secured Debt. If this Security Instrument secures a guaranty between Lender and Mortgagor, Mortgagor agrees to waive any rights that may prevent Lender from bringing any action or claim against Mortgagor or any party indebted under the obligation. These rights may include, but are not limited to, any anti-deficiency or one-action laws. Mortgagor agrees that Lender and any party to this Security Instrument may extend, modify or make any change in the terms of this Security Instrument or any evidence of debt without Mortgagor's consent. Such a change will not release Mortgagor from the terms of this Security Instrument. The duties and benefits of this Security Instrument shall bind and benefit the successors and assigns of Mortgagor and Lender.
- 23. APPLICABLE LAW; SEVERABILITY; INTERPRETATION.** This Security Instrument will be governed by applicable federal law and the law of the state of Texas without regard to its rules regarding the conflicts of laws, except for laws regarding the perfection and enforcement of the lien on real property, which will be governed by the law of the situs of the Property. This Security Instrument is complete and fully integrated. This Security Instrument may not be amended or modified by oral agreement. Any section in this Security Instrument, attachments, or any agreement related to the Secured Debt that conflicts with applicable law will not be effective, unless that law expressly or impliedly permits the variations by written agreement. If any section of this Security Instrument cannot be enforced according to its terms, that section will be severed and will not affect the enforceability of the remainder of this Security Instrument. Whenever used, the singular shall include the plural and the plural the singular. The captions and headings of the sections of this Security Instrument are for convenience only and are not to be used to interpret or define the terms of this Security Instrument. Time is of the essence in this Security Instrument.
- 24. NOTICE.** Unless otherwise required by law, any notice shall be given by delivering it or by mailing it by first class mail to the appropriate party's address on page 1 of this Security Instrument, or to any other address designated in writing. Notice to one mortgagor will be deemed to be notice to all mortgagors.
- 25. WAIVERS.** Except to the extent prohibited by law, Mortgagor waives all appraisal and homestead exemption rights relating to the Property.
- 26. RIDERS.** The covenants and agreements of each of the riders described below are incorporated into and supplement and amend the terms of this Security Instrument:
-
-
- 27. OTHER TERMS.** If checked, the following are applicable to this Security Instrument:
- ☐ **Line of Credit.** The Secured Debt includes a revolving line of credit provision. Although the Secured Debt may be reduced to a zero balance, this Security Instrument will remain in effect until released.
 - ☐ **Construction Loan.** This Security Instrument secures an obligation incurred for the construction of an improvement on the Property.
 - ☐ **Fixture Filing.** Mortgagor grants to Lender a security interest in all goods that Mortgagor owns now or in the future and that are or will become fixtures related to the Property. This Security Instrument suffices as a financing statement and any carbon, photographic or other reproduction may be filed of record for purposes of Article 9 of the Uniform Commercial Code.
 - ☐ **Additional Terms.**
- ☐ **Payment of this note or mortgage is subject to the terms of a home improvement installment contract of even date between maker and payee or mortgagor and mortgagee.**

(page 4 of 5)

13. LEASEHOLDS; CONDOMINIUMS; PLANNED UNIT DEVELOPMENTS. Mortgagor agrees to comply with the provisions of any lease if this Security Instrument is on a leasehold. If the Property includes a unit in a condominium or is part of a planned unit development ("PUD"), Mortgagor agrees to the following: (i) The Property includes not only the property described above, but also an undivided interest in certain common elements and facilities of the condominium or PUD, and any interest of the Mortgagor in the homeowners' association or other equivalent entity owning or managing the common areas and facilities and the uses, benefits and proceeds of that interest; (ii) Mortgagor will perform all of Mortgagor's duties under the covenants, by-laws, or regulations of the condominium or PUD; (iii) Mortgagor will take such actions as are reasonable to ensure that any homeowners' association or equivalent entity maintains a public liability insurance policy and a "master" or "blanket" policy on the Property providing insurance coverage against loss by fire, hazards included within the term "extended coverage," and any other hazards, including but not limited to, earthquakes and floods, from which Lender requires insurance that is acceptable in form, amount, and extent of coverage to Lender.

14. DEFAULT. Mortgagor will be in default if any party obligated on the Secured Debt fails to make payment when due. Mortgagor will be in default if a breach occurs under the terms of this Security Instrument or any other document executed for the purpose of creating, securing or guarantying the Secured Debt. A good faith belief by Lender that Lender at any time is insecure with respect to any person or entity obligated on the Secured Debt or that the prospect of any payment or the value of the Property is impaired shall also constitute an event of default.

15. REMEDIES ON DEFAULT. In some instances, federal and state law will require Lender to provide Mortgagor with notice of the right to cure or other notices and may establish time schedules for foreclosure actions. Subject to these limitations, if any, Lender may accelerate the Secured Debt and foreclose this Security Instrument in a manner provided by law if Mortgagor is in default.

At the option of Lender, all or any part of the agreed fees and charges, accrued interest and principal shall become immediately due and payable, after giving notice if required by law, upon the occurrence of a default or anytime thereafter. In addition, Lender shall be entitled to all the remedies provided by law, the terms of the Secured Debt, this Security Instrument and any related documents. All remedies are distinct, cumulative and not exclusive, and the Lender is entitled to all remedies provided at law or equity, whether or not expressly set forth. The acceptance by Lender of any sum in payment or partial payment on the Secured Debt after the balance is due or is accelerated or after foreclosure proceedings are filed shall not constitute a waiver of Lender's right to require complete cure of any existing default. By not exercising any remedy on Mortgagor's default, Lender does not waive Lender's right to later consider the event a default if it continues or happens again.

16. EXPENSES; ADVANCES ON COVENANTS; ATTORNEYS' FEES; COLLECTION COSTS. Except when prohibited by law, Mortgagor agrees to pay all of Lender's expenses if Mortgagor breaches any covenant in this Security Instrument. Mortgagor will also pay on demand any amount incurred by Lender for insuring, inspecting, preserving or otherwise protecting the Property and Lender's security interest. These expenses will bear interest from the date of the payment until paid in full at the highest interest rate in effect as provided in the terms of the Secured Debt. Mortgagor agrees to pay all costs and expenses incurred by Lender in collecting, enforcing or protecting Lender's rights and remedies under this Security Instrument. This amount may include, but is not limited to, reasonable attorneys' fees, court costs, and other legal expenses. This Security Instrument shall remain in effect until released. Mortgagor agrees to pay for any recordation costs of such release.

17. ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES. As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 U.S.C. 9601 et seq.), and all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substances," "hazardous waste" or "hazardous substance" under any Environmental Law.

Mortgagor represents, warrants and agrees that:

A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Hazardous Substances that are generally recognized to be appropriate for the normal use and maintenance of the Property.

B. Except as previously disclosed and acknowledged in writing to Lender, Mortgagor and every tenant have been, are, and shall remain in full compliance with any applicable Environmental Law.

C. Mortgagor shall immediately notify Lender if a release or threatened release of a Hazardous Substance occurs on, under or about the Property or there is a violation of any Environmental Law concerning the Property. In such an event, Mortgagor shall take all necessary remedial action in accordance with any Environmental Law.

D. Mortgagor shall immediately notify Lender in writing as soon as Mortgagor has reason to believe there is any pending or threatened investigation, claim, or proceeding relating to the release or threatened release of any Hazardous Substance or the violation of any Environmental Law.

18. CONDEMNATION. Mortgagor will give Lender prompt notice of any pending or threatened action, by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Mortgagor authorizes Lender to intervene in Mortgagor's name in any of the above described actions or claims. Mortgagor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds shall be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

19. INSURANCE. Mortgagor shall keep Property insured against loss by fire, flood, theft and other hazards and risks reasonably associated with the Property due to its type and location. This insurance shall be maintained in the amounts and for the periods that Lender requires. What Lender requires pursuant to the preceding two sentences can change during the term of the Secured Debt. The insurance carrier providing the insurance shall be chosen by Mortgagor subject to Lender's approval, which shall not be unreasonably withheld. If Mortgagor fails to maintain the coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property according to the terms of this Security Instrument.

(page 3 of 5)

BK: 6135 PG: 1010

B. All future advances from Lender to Mortgagor. If more than one person signs this Security Instrument, each Mortgagor agrees that this Security Instrument will secure all future advances that are given to or incurred by any one or more Mortgagor, or any one or more Mortgagor and others. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.

C. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

5. **PAYMENTS.** Mortgagor agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.

6. **WARRANTY OF TITLE.** Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to grant, bargain, convey, sell, and mortgage the Property. Mortgagor also warrants that the Property is unencumbered, except for encumbrances of record.

7. **PRIOR SECURITY INTERESTS.** With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Mortgagor agrees:

A. To make all payments when due and to perform or comply with all covenants.

B. To promptly deliver to Lender any notices that Mortgagor receives from the holder.

C. Not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written consent.

8. **CLAIMS AGAINST TITLE.** Mortgagor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagor's payment. Mortgagor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Mortgagor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Mortgagor may have against parties who supply labor or materials to maintain or improve the Property.

9. **DUE ON SALE OR ENCUMBRANCE.** Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, any lien, encumbrance, transfer or sale of the Property. This right is subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable. This covenant shall run with the Property and shall remain in effect until the Secured Debt is paid in full and this Security Instrument is released.

10. **PROPERTY CONDITION, ALTERATIONS AND INSPECTION.** Mortgagor will keep the Property in good condition and make all repairs that are reasonably necessary. Mortgagor shall not commit or allow any waste, impairment, or deterioration of the Property. Mortgagor will keep the Property free of noxious weeds and grasses. Mortgagor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Mortgagor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Mortgagor will notify Lender of all demands, proceedings, claims and actions against Mortgagor, and of any loss or damage to the Property.

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender shall give Mortgagor notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Any inspection of the Property shall be entirely for Lender's benefit and Mortgagor will in no way rely on Lender's inspection.

11. **AUTHORITY TO PERFORM.** If Mortgagor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Mortgagor appoints Lender as attorney in fact to sign Mortgagor's name or pay any amount necessary for performance. Lender's right to perform for Mortgagor shall not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument. If any construction on the Property is discontinued or not carried on in a reasonable manner, Lender may take all steps necessary to protect Lender's security interest in the Property, including completion of the construction.

12. **ASSIGNMENT OF LEASES AND RENTS.** Mortgagor irrevocably grants, bargains, conveys and mortgages to Lender as additional security all the right, title and interest in and to any and all existing or future leases, subleases, and any other written or verbal agreements for the use and occupancy of any portion of the Property, including any extensions, renewals, modifications or substitutions of such agreements (all referred to as "Leases") and rents, issues and profits (all referred to as "Rents"). Mortgagor will promptly provide Lender with true and correct copies of all existing and future Leases. Mortgagor may collect, receive, enjoy and use the Rents so long as Mortgagor is not in default under the terms of this Security Instrument.

Mortgagor agrees that this assignment is immediately effective between the parties to this Security Instrument and effective as to third parties on the recording of this Security Instrument. Mortgagor agrees that Lender is entitled to notify Mortgagor or Mortgagor's tenants to make payments of Rents due or to become due directly to Lender after such recording. However, Lender agrees not to notify Mortgagor's tenants until Mortgagor defaults and Lender notifies Mortgagor in writing of the default and demands that Mortgagor and Mortgagor's tenants pay all Rents due or to become due directly to Lender. On receiving notice of default, Mortgagor will endorse and deliver to Lender any payment of Rents in Mortgagor's possession and will receive any Rents in trust for Lender and will not commingle the Rents with any other funds. Any amounts collected will be applied as provided in this Security Instrument. Mortgagor warrants that no default exists under the Leases or any applicable landlord/tenant law. Mortgagor also agrees to maintain and require any tenant to comply with the terms of the Leases and applicable law.

(page 2 of 5)

Recorded in Public Records 05/01/2007 at 09:06 AM OR Book 6135 Page 1009,
Instrument #2007040997, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$52.50 MTG Stamps \$290.50 Int. Tax \$166.00

This document was prepared by Marvin Barnes, Loan Closer.....
10750 McDERMOTT FREEWAY SAN ANTONIO, TX.....
State of Florida's Documentary Stamp Tax required by law in
the amount of \$456.50..... has been paid to the
Clerk of the Circuit Court (or the County Comptroller, if
applicable) for the County of ESCAMBIA.....
State of Florida.

State of Florida _____ Space Above This Line For Recording Data _____
613251 **MORTGAGE**
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Mortgage (Security Instrument) is April 11, 2007.....
The parties and their addresses are:

MORTGAGOR:

Reginald Barnsdale, II and Samantha L. Barnsdale, joining herein as Borrower, not as Owner, and for
the purpose of securing her interest, if any, in the property, husband and wife; whose address is: 601 TELERAN ST,
PENSACOLA, FL 32534

☐ If checked, refer to the attached Addendum incorporated herein, for additional Mortgagors, their signatures and
acknowledgments.

LENDER:

USAA FEDERAL SAVINGS BANK ("USAA FSB")
10750 McDERMOTT FREEWAY
SAN ANTONIO, TX 78288-0558



BARNSDALE, REGINALD

Record and Return To:
Fiserv Lending Solutions
600A N. John Rodes Blvd
MELBOURNE, FL 32934

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure
the Secured Debt (defined below) and Mortgagor's performance under this Security Instrument, Mortgagor grants, bargains,
conveys and mortgages to Lender the following described property:

**See Exhibit A, which is attached to this Mortgage and made a part of this
Mortgage as if fully set forth herein.**

The Real Property tax identification number is .

The property is located in ESCAMBIA at _____
(County)
601 TELERAN ST PENSACOLA, Florida 32534
(Address) (City) (ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights,
ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at
any time in the future, be part of the real estate described above (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not
exceed \$ 83,000.00. This limitation of amount does not include interest and other fees and
charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the
terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security
Instrument.
4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:
A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described
below and all their extensions, renewals, modifications or substitutions. (When referencing the debts below it is
suggested that you include items such as borrowers' names, note amounts, interest rates, maturity dates, etc.)
- That Note dated 04/11/2007 in the original principal amount of \$83,000.00 executed by [Borrower(s):]
REGINALD BARNSDALE II, SAMANTHA L. BARNSDALE to USAA FSB as Lender and having a maturity date of
04/21/2022.

FLORIDA - MORTGAGE (NOT FOR FNMA, FHLMC, FHA OR VA USE)

© 1994 Wolters Kluwer Financial Services - Bankers Systems™ Form USAAREMTG-FL 7/31/2006
65898-0806

(page 1 of 5)

OR BK 4494 PG1800
Escambia County, Florida
INSTRUMENT 99-683240

RCD Nov 22, 1999 09:46 am
Escambia County, Florida

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-683240

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

Name of Roadway: 601 Teleran Street

Legal Address of Property: 601 Teleran Street, Pensacola, Florida 32534

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

This form completed by: First American Title Insurance Company
7201 N. 9th Ave, Suite A-4
Pensacola, Florida 32504

AS TO SELLER(S):
U. S. Bank National Association
f/k/a First Bank National Association
By: EquiCredit Corporation of America, Attorney-in-Fact

Debra Middlemas
Debra Middlemas
REO Administrator

Witness to Seller(s)

Denay Chaffee
Julie Payne

AS TO BUYER(S):

Reginald Barnsdale
Reginald Barnsdale
Samantha Barnsdale
Samantha Barnsdale

Witness to Buyer(s)

L. SALTER
David Kirkman

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

OR BK 4494 PG1799
Escambia County, Florida
INSTRUMENT 99-683240

DEED DOC STAMPS (PD) & ESC CO \$ 224.00
11/22/99 ERNIE LEE MAGNAH, CLERK
By: [Signature]

Corporate Warranty Deed

This Indenture, made this 18 day of November
A.D. 19 99 Between

U.S. Bank National Association, TR. U/A
Dtd 4/1/98 (Home Equity Loan Trust
1998-1)

whose post office address is: P. O. Box 53077
Jacksonville, Florida 32201-3077

a corporation existing under the laws of the
State of Illinois, Grantor and
Reginald Barnsdale and Samantha
Barnsdale, husband and wife and
Reginald Barnsdale, I

whose post office address is: 601 Teleran Street
Pensacola, Florida 32534

Grantees' Tax Id #: [REDACTED]

Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of (Ten & NO/100)
Dollars, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and
sold to the said Grantee forever, the following described land, situate, lying and being in the County of
Escambia , State of Florida, to wit:

Lot 38, Block 4, Ashland Park Subdivision, a subdivision of a
portion of Section 19, Township 1 North, Range 30 West, escambia
County, Florida, , according to Plat recorded in Plat Book 3,
Page 9 of the Public Records of said county.

Subject to covenants, restrictions and easements of record. Subject
also to taxes for 1999 and subsequent years.

Parcel Identification Number: 19-1n-30-4100-038-004

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly
authorized officer and caused its corporate seal to be affixed the day and year first above written.

U.S. Bank National Association, TR.
U/A Dtd 4/1/98 (Home Equity Loan
Trust 1998-1)

By: [Signature]

DOROTHY M. WITT

Its ASSISTANT VICE PRESIDENT

Signed and Sealed in Our Presence:

[Signature]
Name: DEBRA MIDDLEMAS

[Signature]
Name: STEPHANIE MCANIEL

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 18 day of November, 19 99, by

of U.S. Bank National Association, TR. U/A Dtd 4/1/98 (Home Equity
Loan Trust 1998-1)

a corporation existing under the laws of the State of Illinois, on behalf of the corporation.
He/She is personally known to me or has produced drivers license as identification.

PREPARED BY: Linda G. Salter
RECORD & RETURN TO:
First American Title Insurance Company
7201 North 9th Avenue, Suite A-4
Pensacola, Florida 32504

[Signature]
Print Name:
Notary Public
My Commission Expires: 6/13/2002
Notary Public State of Florida
MAUREEN F. SAUNDERS
Commission # CC746538
Expires 6/13/2002

CWD-1
5/93

PROPERTY INFORMATION REPORT

July 24, 2020

Tax Account #: 11-0294-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 38 BLK 4 ASHLAND PARK PB 3 P 9 OR 4494 P 1799

SECTION 19, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-0294-000 (0521-45)

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: MAY 3, 2021

TAX ACCOUNT #: 11-0294-000

CERTIFICATE #: 2018-6283

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.

**REGINALD BARNSDALE AND
SAMANTHA BARNSDALE
601 TELERAN ST.
PENSACOLA, FL 32534**

**USAA FEDERAL SAVINGS BANK
10750 MCDERMOTT FREEWAY
SAN ANTONIO, TX 78288-2558**

**CAPITAL ONE BAN (USA), N.A.
P.O. BOX 30285
SALT LAKE CITY, UTAH, 84130-0287**

**POP'S AVIATION LLC
5825 CURTIS ROAD
PACE, FL 32571**

**PORTFOLIO RECOVERY ASSOCIATES, LLC
140 CORPORATE BLVD, SUITE 100
NORFOLK, VA 23502**

**DISCOVER BANK
C/O DISCOVER PRODUCTS INC.
6500 NEW ALBANY RD.
NEW ALBANY, OH 43054**

Certified and delivered to Escambia County Tax Collector, this 25th day of February, 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
CONTINUATION PAGE

February 25, 2021

Tax Account #: 11-0294-000

1. The Grantee(s) of the last deed(s) of record is/are: **REGINALD BARNSDALE AND SAMANTHA BARNSDALE**

By Virtue of Warranty Deed recorded 11/22/1999 – OR 4494/1799

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 USAA Federal Savings Bank recorded 5/1/2007 – 6135/1009**
 - b. **Lien Agreement in favor of City of Pensacola recorded 9/4/2007 – OR 6211/604**
 - c. **Judgment in favor of Capital One Bank (USA) N.A. recorded 11/19/2012 together with Judgment of Garnishee recorded 5/20/2005 – OR 7347/687**
 - d. **Judgment in favor of Discover Bank recorded 10/8/2019 – OR 8178/1396**
 - e. **Judgment in favor of Portfolio Recover Associates, LLC – OR 8338/999**

4. Taxes:

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

Tax Account #: 11-0294-000

Assessed Value: \$41,429

Exemptions: HOMESTEAD

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 #: 11-0294-000 CERTIFICATE #: 2018-6283

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: November 22, 1999 to and including February 23, 2021 Abstractor: Vicki Campbell

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: February 25, 2021

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 8306, Page 1563, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06283, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 110294000 (0521-45)

DESCRIPTION OF PROPERTY:

LT 38 BLK 4 ASHLAND PARK PB 3 P 9 OR 4494 P 1799

SECTION 19, TOWNSHIP 1 N, RANGE 30 W

NAME IN WHICH ASSESSED: REGINALD BARNSDALE and SAMANTHA BARNSDALE and
REGINALD I BARNSDALE

Dated this 12th day of March 2021.



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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 110294000 Certificate Number: 006283 of 2018**

Payor: REGINALD BARNSDALE 601 TELERAN ST PENSACOLA, FL 32534 Date 03/12/2021

Clerk's Check # 1003459293
Tax Collector Check # 1

Clerk's Total	\$605.87 \$2,353.98
Tax Collector's Total	\$2,177.84
Postage	\$54.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$2,834.71

Reduced amount: \$2,370.98

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: Hiltney 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
 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 006283

Redeemed Date 03/12/2021

Name REGINALD BARNSDALE 601 TELERAN ST PENSACOLA, FL 32534

Clerk's Total = TAXDEED	\$605.87	\$2,353.98
Due Tax Collector = TAXDEED	\$2,177.84	
Postage = TD2	\$54.00	
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
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 110294000 Certificate Number: 006283 of 2018

Redemption	<input type="button" value="No"/>	Application Date	<input type="text" value="04/21/2020"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="05/03/2021"/>	Redemption Date	<input type="text" value="03/12/2021"/>
Months	13			11	
Tax Collector	<input type="text" value="\$1,817.23"/>			<input type="text" value="\$1,817.23"/>	
Tax Collector Interest	\$354.36			\$299.84	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$2,177.84			\$2,123.32	T.C.
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="\$160.00"/>			<input type="text" value="\$160.00"/>	-
Legal Advertisement	<input type="text" value="\$200.00"/>			<input type="text" value="\$200.00"/>	-
App. Fee Interest	\$98.87			\$83.66	
Total Clerk	\$605.87			\$590.66	C.H.
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="\$54.00"/>			<input type="text" value="\$0.00"/>	
Researcher Copies	<input type="text" value="\$0.00"/>			<input type="text" value="\$0.00"/>	
Total Redemption Amount	\$2,854.71			\$2,730.98	- 160 - 200
		Repayment Overpayment Refund Amount		\$123.73	\$2,370.98
Book/Page	<input type="text" value="8306"/>			<input type="text" value="1563"/>	