



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

0322-12

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021
Property description	NELSON MICHAEL S NELSON SUSAN C 4531 MARSEILLE WAY PENSACOLA, FL 32505 4531 MARSEILLE WAY 05-3652-022 LOT 16 BLK 36 RES/D OF PORTIONS OF BLKS 36 37 & 41 MONTCLAIR UNIT #7 PB 7 P 100 OR 2936 P 116 SEC 10 (Full legal attached.)	Certificate #	2019 / 2332
		Date certificate issued	06/01/2019

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)
# 2019/2332	06/01/2019	369.53	18.48	388.01
→Part 2: Total*				388.01

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/2525	06/01/2020	376.35	6.25	18.82	401.42
Part 3: Total*					401.42

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)	789.43
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	336.01
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)	1,500.44

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 Escambia, Florida
Signature, Tax Collector or Designee Date April 27th, 2021

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.	19,875
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/07/2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 6.25

Tax Collector (complete Parts 1-4)

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

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

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

Part 4: Tax Collector Certified Amounts (Lines 1-7)

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

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

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

LOT 16 BLK 36 RES/D OF PORTIONS OF BLKS 36 37 & 41 MONTCLAIR UNIT #7 PB 7 P 100 OR 2936 P 116 SEC 10/12 T2S R 30W

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100277

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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
05-3652-022	2019/2332	06-01-2019	LOT 16 BLK 36 RES/D OF PORTIONS OF BLKS 36 37 & 41 MONTCLAIR UNIT #7 PB 7 P 100 OR 2936 P 116 SEC 10/12 T2S R 30W

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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-16-2021
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode Account Reference →

[Printer Friendly Version](#)

General Information Reference: 102S301000017036 Account: 053652022 Owners: NELSON MICHAEL S NELSON SUSAN C Mail: 4531 MARSEILLE WAY PENSACOLA, FL 32505 Situs: 4531 MARSEILLE WAY 32505 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 <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$4,500</td> <td>\$65,578</td> <td>\$70,078</td> <td>\$39,750</td> </tr> <tr> <td>2019</td> <td>\$4,500</td> <td>\$62,094</td> <td>\$66,594</td> <td>\$38,857</td> </tr> <tr> <td>2018</td> <td>\$4,500</td> <td>\$57,658</td> <td>\$62,158</td> <td>\$38,133</td> </tr> </tbody> </table> <hr/> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Market Value Breakdown Letter</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">File for New Homestead Exemption Online</p> <hr/> <p style="text-align: center;">Report Storm Damage</p>	Year	Land	Imprv	Total	Cap Val	2020	\$4,500	\$65,578	\$70,078	\$39,750	2019	\$4,500	\$62,094	\$66,594	\$38,857	2018	\$4,500	\$57,658	\$62,158	\$38,133
Year	Land	Imprv	Total	Cap Val																	
2020	\$4,500	\$65,578	\$70,078	\$39,750																	
2019	\$4,500	\$62,094	\$66,594	\$38,857																	
2018	\$4,500	\$57,658	\$62,158	\$38,133																	

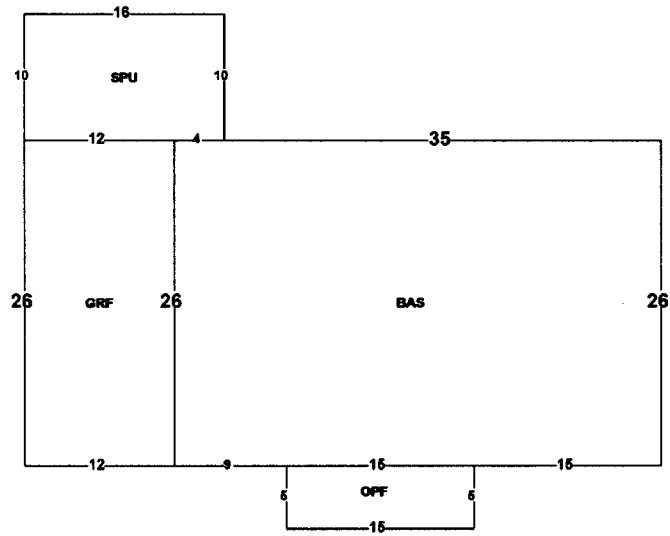
Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>11/1990</td> <td>2936</td> <td>116</td> <td>\$51,400</td> <td>WD</td> <td></td> </tr> <tr> <td>11/1986</td> <td>2315</td> <td>155</td> <td>\$49,500</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1975</td> <td>939</td> <td>719</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>01/1973</td> <td>737</td> <td>458</td> <td>\$18,100</td> <td>WD</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	11/1990	2936	116	\$51,400	WD		11/1986	2315	155	\$49,500	WD		01/1975	939	719	\$100	QC		01/1973	737	458	\$18,100	WD		2020 Certified Roll Exemptions HOMESTEAD EXEMPTION <hr/> Legal Description LOT 16 BLK 36 RES/D OF PORTIONS OF BLKS 36 37 & 41 MONTCLAIR UNIT #7 PB 7 P 100 OR 2936 P 116 SEC 10/12 T2S R... <hr/> Extra Features FRAME SHED METAL SHED
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
11/1990	2936	116	\$51,400	WD																											
11/1986	2315	155	\$49,500	WD																											
01/1975	939	719	\$100	QC																											
01/1973	737	458	\$18,100	WD																											

Parcel Information Section Map Id: 12-2S-30-1 Approx. Acreage: 0.4112 Zoned: MDR Evacuation & Flood Information Open Report	Launch Interactive Map
View Florida Department of Environmental Protection (DEP) Data	
Buildings	

Address:4531 MARSEILLE WAY, Year Built: 1971, Effective Year: 1971, PA Building ID#: 74379

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1561 Total SF
BASE AREA - 1014
GARAGE FIN - 312
OPEN PORCH FIN - 75
SCRN PORCH UNF - 160



Images



1/3/03

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.

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: 053652022 Certificate Number: 002332 of 2019

Payor: MICHAEL S NELSON 4531 MARSEILLE WAY PENSACOLA, FL 32505 Date 05/14/2021

Clerk's Check #	1	Clerk's Total	\$544.06
Tax Collector Check #	1	Tax Collector's Total	\$1,754.26
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,375.32

\$ 1700.21

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

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



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

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

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

Case # 2019 TD 002332

Redeemed Date 05/14/2021

Name MICHAEL S NELSON 4531 MARSEILLE WAY PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$514.06	1683.21
Due Tax Collector = TAXDEED	\$1,754.26	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

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

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 053652022 Certificate Number: 002332 of 2019

Redemption Yes No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/07/2022"/>	Redemption Date <input type="text" value="05/14/2021"/>
Months	11	1
Tax Collector	<input type="text" value="\$1,500.44"/>	<input type="text" value="\$1,500.44"/>
Tax Collector Interest	\$247.57	\$22.51
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,754.26	<u>\$1,529.20</u> <i>JC</i>
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	\$77.06	\$7.01
Total Clerk	\$544.06	<u>\$474.01</u> <i>CH</i>
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="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,375.32	\$2,020.21
	Repayment Overpayment Refund Amount	\$355.11
Book/Page	<input type="text"/>	<input type="text"/>

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 02332**, issued the **1st** day of **June, A.D., 2019** 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:

**LOT 16 BLK 36 RES/D OF PORTIONS OF BLKS 36 37 & 41 MONTCLAIR UNIT #7 PB 7 P 100
OR 2936 P 116 SEC 10/12 T2S R 30W**

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053652022 (0322-12)

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

MICHAEL S NELSON and SUSAN C NELSON

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 March, which is the **7th** day of **March 2022**.

Dated this 14th day of May 2021.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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 8530, Page 1775, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02332, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **053652022 (0322-12)**

DESCRIPTION OF PROPERTY:

**LOT 16 BLK 36 RES/D OF PORTIONS OF BLKS 36 37 & 41 MONTCLAIR UNIT #7 PB 7 P 100
OR 2936 P 116 SEC 10/12 T2S R 30W**

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: MICHAEL S NELSON and SUSAN C NELSON

Dated this 14th day of May 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 05-3652-022 CERTIFICATE #: 2019-2332

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: December 10, 2001 to and including December 10, 2021 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: December 20, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 20, 2021
Tax Account #: **05-3652-022**

1. The Grantee(s) of the last deed(s) of record is/are: **MICHAEL S. NELSON AND SUSAN C. NELSON**

By Virtue of Warranty Deed recorded 11/19/1990 in OR 2936/116

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. **Judgment in favor of Cavalry SPV I, LLC recorded 9/4/2015 – OR 7402/1072**

4. Taxes:

Taxes for the year(s) NONE are delinquent.
Tax Account #: 05-3652-022
Assessed Value: \$39,750.00
Exemptions: HOMESTEAD EXEMPTION

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: _____ **MAR 7, 2022**
TAX ACCOUNT #: _____ **05-3652-022**
CERTIFICATE #: _____ **2019-2332**

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2020</u> tax year.

MICHAEL S. NELSON AKA MICKEY NELSON
AND SUSAN C. NELSON
4531 MARSEILLE WAY
PENSACOLA, FL 32505

MICKEY NELSON
442 NORRIS AVE
PENSACOLA, FL 32505-4231

CAVALRY SPV I, LLC
500 SUMMIT LAKE DR, SUITE #400
VALHALLA, NY 10595-1340

Certified and delivered to Escambia County Tax Collector, this 20th day of December, 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

December 20, 2021

Tax Account #:05-3652-022

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LOT 16 BLK 36 RES/D OF PORTIONS OF BLKS 36 37 & 41 MONTCLAIR UNIT #7 PB 7 P 100 OR
2936 P 116 SEC 10/12 T2S R 30W**

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-3652-022(0322-12)

511
387 70 T 13166 = 416 78
422-78

29368 116

WARRANTY DEED

This Indenture made this 16th day of November, 1990 BETWEEN BETTY A. GARMAN, A SINGLE WOMAN, as Sellers of 2366 SILVERSIDE LOOP, PENSACOLA, FLORIDA 32506, GRANTOR*, and MICHAEL S. NELSON and SUSAN C. NELSON, HUSBAND AND WIFE, as GRANTEE*, of 4531 MARSEILLE DRIVE, PENSACOLA, FLORIDA 32505

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of ESCAMBIA, State of Florida, to-wit:

LOT 16, BLOCK 36 RESUBDIVISION OF A PORTION OF BLOCKS 36, 37 AND 41 OF MONTCLAIR, UNIT NO. 7, BEING A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 7 AT PAGE 100 OF THE PUBLIC RECORDS OF SAID COUNTY.

SUBJECT TO MORTGAGE EXECUTED BY BETTY A. GARMAN TO ALLIANCE MORTGAGE COMPANY, DATED NOVEMBER 26, 1986 AND RECORDED IN OFFICIAL RECORDS BOOK 2315, PAGE 156 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, WHICH THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY AND ALSO HEREBY ASSUMES AND AGREES TO PAY ALL THE OBLIGATIONS OF THE GRANTOR HEREIN UNDER THE TERMS OF THE INSTRUMENTS CREATING THE LOAN.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. *Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES
Rhonda M. Hall
Debra M. ...

Betty A. Garman
BETTY A. GARMAN

D.S. PD. # 287.70
DATE 11-19-90
J.C. A. FLOWERS, COMPTROLLER
BY: *James D. Walker* D.C.
CERT. REG. # 50-2043328-27-01

COUNTY OF Escambia
STATE OF Florida

13408 - assumption
DATE 11-19-90
J.C. A. FLOWERS, COMPTROLLER
BY: *James D. Walker*
CERT. REG. # 50-2043328-27-01

I HEREBY CERTIFY that on this 16th day of November, 1990, before me, an officer duly qualified to take acknowledgements, personally appeared: BETTY A. GARMAN to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

Rhonda M. Hall
Prepared by: *Rhonda M. Hall*
TITLE SERVICES OF WEST FLORIDA
1603 CR 9th Ave.
Pensacola FL 32503

NOTARY PUBLIC
COMMISSION EXPIRATION:
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES DEC. 31, 1993
BONDED INTO GENERAL INS. UND.

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO: 2012 CC 001810

CAVALRY SPV I, LLC,

Plaintiff,

vs.

MICKEY NELSON

Defendant(s)

11-10-14
L-1083-1181

FINAL JUDGMENT

THIS CAUSE came before the Court on October 1, 2014 upon Plaintiff's Motion for Summary Judgment and Award of Costs, having heard argument of counsel for the Plaintiff and Defendant having appeared, and the Court having reviewed the file and being otherwise advised in the premises; hereby

ORDERS AND ADJUDGES that Plaintiff, Cavalry Spv I, Llc, As Assignee Of Bank Of America/Fia Card Services, N.A. whose address is 500 Summit Lake Drive, Suite #400, Vainhalla, NY 10595-1340, shall recover from Defendant(s), Mickey Nelson, 442 Norris Ave, Pensacola, Fl 32505-4231, Social Security # [REDACTED] the sum of \$5,027.86 in principal; pre-judgment interest in the amount of \$831.16 for a total of \$5,859.02, that shall bear interest at the prevailing statutory interest rate of 4.75% per year from this date through December 31 of this current year, for which let execution issue. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 53.03, Florida Statutes.

FOR ALL OF WHICH LET EXECUTION ISSUE.


ORDERED at Escambia County, Florida on November 10, 2014.

[Signature]

Judge

✓ 11-10-14

Copies furnished:
Hunt & Kahn, P.A., Post Office Box 934788, Margate, Florida 33093-4788
Mickey Nelson, 442 Norris Ave, Pensacola, Fl 32505-4231


TRUE COPY OF THE
ORIGINAL FILED IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: *[Signature]* D.C.
DATE: 9-3-15

17267116