



# 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

0322-43

### 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	SETEFANO LISA WRIGHT JILDA B 1416 WISTERIA AVE PENSACOLA, FL 32507 1416 WISTERIA AVE 08-0153-000 E 50 FT OF LT 21 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 OR 4518 P 711 OR 7441 P 486 OR 77 (Full legal attached.)	Certificate #	2019 / 3752
		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)
# 2019/3752	06/01/2019	832.70	41.64	874.34
<b>→ Part 2: Total*</b>				<b>874.34</b>

### 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)
# 2020/4078	06/01/2020	449.19	6.25	22.46	477.90
<b>Part 3: Total*</b>					<b>477.90</b>

### 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)	1,352.24
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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. <b>Total Paid (Lines 1-6)</b>	<b>1,727.24</b>

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 Deuss*  
Signature, Tax Collector or Designee

Escambia, Florida  
Date April 27th, 2021

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	22,346.00
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.

E 50 FT OF LT 21 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 OR 4518 P 711 OR 7441 P 486 OR 7741 P 481 CA 205

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100333

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
08-0153-000	2019/3752	06-01-2019	E 50 FT OF LT 21 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 OR 4518 P 711 OR 7441 P 486 OR 7741 P 481 CA 205

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		Assessments				
Reference:	5025305000021004	Year	Land	Imprv	Total	Cap Val
Account:	080153000	2020	\$7,600	\$38,665	\$46,265	\$44,692
Owners:	SETEFANO LISA WRIGHT JILDA B	2019	\$7,600	\$36,088	\$43,688	\$43,688
Mail:	1416 WISTERIA AVE PENSACOLA, FL 32507	2018	\$8,000	\$35,243	\$43,243	\$43,243
Situs:	1416 WISTERIA AVE 32507	<b>Disclaimer</b>				
Use Code:	SINGLE FAMILY RESID	<b>Market Value Breakdown Letter</b>				
Taxing Authority:	COUNTY MSTU	<b>Tax Estimator</b>				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>	<b>File for New Homestead Exemption Online</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Report Storm Damage</b>				

Sales Data						2020 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
07/10/2017	7741	487	\$100	OT		<b>Legal Description</b> E 50 FT OF LT 21 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 OR 4518 P 711 OR 7441 P 486 OR 7741 P 481 CA...	
07/10/2017	7741	486	\$100	OT			
06/29/2017	7741	481	\$25,000	QC			
03/1999	4518	711	\$100	QC			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<b>Extra Features</b> METAL BUILDING	

**Parcel Information** [Launch Interactive Map](#)

Section Map Id: CA205

Approx. Acreage: 0.1703

Zoned: MDR

Evacuation & Flood Information [Open Report](#)


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

**Buildings**

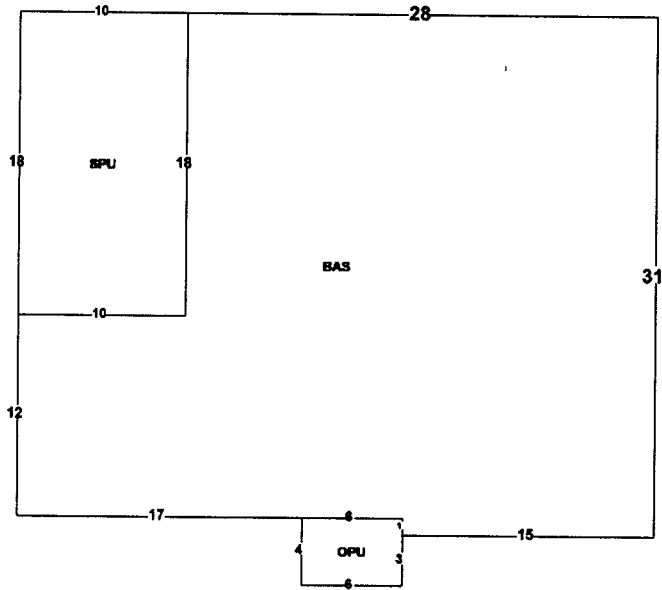
Address: 1416 WISTERIA AVE, Year Built: 1952, Effective Year: 1952, PA Building ID#: 86642

**Structural Elements**

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-ASBESTOS SIDING  
FLOOR COVER-VINYL/CORK  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-WALL/FLOOR FURN  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1179 Total SF

BASE AREA - 975  
OPEN PORCH UNF - 24  
SCRN PORCH UNF - 180



Images



8/2/18

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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 03752**, 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:

**E 50 FT OF LT 21 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 OR 4518 P 711 OR 7441 P 486 OR 7741 P 481 CA 205**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 080153000 (0322-43)**

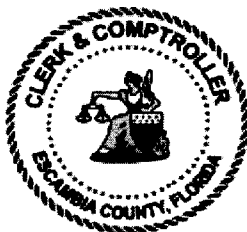
The assessment of the said property under the said certificate issued was in the name of

**LISA SETEFANO and JILDA B WRIGHT**

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 17th 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

**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: 080153000 Certificate Number: 003752 of 2019**

**Payor: MARSHAL LEE 3070 GODWIN LANE PENSACOLA FL 32526      Date 08/31/2021**

Clerk's Check #	1	Clerk's Total	\$544.06
Tax Collector Check #	1	Tax Collector's Total	\$2,018.48
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,639.54</del>

2012.14  
~~2,639.54~~  
**\$2029.14**

**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 003752**

**Redeemed Date 08/31/2021**

**Name MARSHAL LEE 3070 GODWIN LANE PENSACOLA FL 32526**

Clerk's Total = TAXDEED	\$544.06	2012.14
Due Tax Collector = TAXDEED	\$2,018.48	
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: 080153000 Certificate Number: 003752 of 2019**

Redemption  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="08/31/2021"/>
Months	11	4
Tax Collector	<input type="text" value="\$1,727.24"/>	<input type="text" value="\$1,727.24"/>
Tax Collector Interest	\$284.99	\$103.63
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,018.48	<input type="text" value="\$1,837.12"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$77.06	\$28.02
Total Clerk	\$544.06	<input type="text" value="\$495.02"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,639.54	\$2,349.14
	Repayment Overpayment Refund Amount	\$290.40
Book/Page	<input type="text" value="8537"/>	<input type="text" value="850"/>

## 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 8537, Page 850, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03752, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 080153000 (0322-43)

DESCRIPTION OF PROPERTY:

E 50 FT OF LT 21 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 OR 4518 P 711 OR 7441 P  
486 OR 7741 P 481 CA 205

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: LISA SETEFANO and JILDA B WRIGHT

Dated this 31st day of August 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 #: 08-0153-000 CERTIFICATE #: 2019-3752

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 2, 2001 to and including December 2, 2021 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: December 23, 2021

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

December 23, 2021

Tax Account #: **08-0153-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JILDA B WRIGHT AND LISA SETEFANO**  
  
**By Virtue of Quitclaim Deed recorded 7/10/2017 in OR 7741/481 and Quitclaim Deed recorded 1/31/2000 in OR 4518/711**
  
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 Marshall Lee recorded 7/10/2017 OR 7741/482**
  
4. Taxes:  
  
**Taxes for the year(s) NONE are delinquent.**  
**Tax Account #: 08-0153-000**  
**Assessed Value: \$44,692.00**  
**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.

**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 #:** \_\_\_\_\_ **08-0153-000**  
**CERTIFICATE #:** \_\_\_\_\_ **2019-3752**

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.                    |

**JILDA B WRIGHT AND  
LISA SETEFANO  
1416 WISTERIA AVE  
PENSACOLA, FL 32507**

**JILDA B WRIGHT AND  
LISA SETEFANO  
1651 ORA DRIVE  
PENSACOLA, FL 32506**

**MARSHALL LEE  
2905 BARONNE ST  
PENSACOLA, FL 32526**

**Certified and delivered to Escambia County Tax Collector, this 23<sup>rd</sup> 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 23, 2021**

**Tax Account #:08-0153-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**E 50 FT OF LT 21 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 OR 4518 P 711 OR 7441 P  
486 OR 7741 P 481 CA 205**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 08-0153-000(0322-43)**

Recorded in Public Records 7/10/2017 9:50 AM OR Book 7741 Page 481,  
Instrument #2017052016, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00 Deed Stamps \$175.00

10.00  
175

Parcel Identification No: **08-0153-000**

This Instrument Prepared By  
and Return to:

Linda Salter  
Surety Land Title of Florida, LLC  
2600 N. 12th Avenue  
PENSACOLA, FL 32503

**QUITCLAIM DEED**

This Quitclaim Deed, made this 29 day of June, 2017, between Jilda B. Wright, whose address is 1651 Ora Drive, Pensacola, FL 32506, Grantor, and Jilda B. Wright, a single woman, and Lisa Setefano, a single woman as joint tenants with rights of survivorship, whose address is 1651 Ora Drive, Pensacola, FL 32506, Grantees.

Witnesseth, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantees and Grantees' heirs and assigns forever, the following described land, situate, lying and being in the County of ESCAMBIA, State of Florida, to-wit:

**The East 50 feet of Lot 21, Block 4, Aero Vista, a subdivision of a portion of Sections 50 and 51, Township 2 South, Range 30 West, Escambia County, Florida, according to the Plat thereof recorded in Plat Book 1, Page 31, of the Public Records of said County.**

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantees forever.

In Witness Whereof, the Grantor has hereunto set he/she hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Linda Salter  
LINDA SALTER  
Witness #1 Signature

Jilda B. Wright

Witness #1 Printed Name  
Angela L. Cecil  
Witness #2 Signature

Witness #2 Printed Name


STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 29 day of June, 2017, by Jilda B. Wright, who is personally known to me or who has produced drivers license as identification.

SEAL

Linda G. Salter  
Printed Notary Signature

My Commission Expires:

 Linda G. Salter  
Commission # FF 218642  
My Commission Expires  
June 17, 2019

File # 1705627L

Recorded in Public Records 7/10/2017 9:50 AM OR Book 7741 Page 482,  
Instrument #2017052017, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 MTG Stamps \$106.05 Int. Tax \$60.45

27  
60.45  
106.05

Return to:

Surety Land Title of Florida, LLC  
2600 N. 12th Avenue  
PENSACOLA, FL 32503

This Instrument Prepared By:

**Linda Salter**  
Surety Land Title of Florida, LLC  
2600 N. 12th Avenue  
PENSACOLA, FL 32503  
TELEPHONE: 850-549-2270

File No. 1705627L

### THIS MORTGAGE DEED

Executed the 29th day of June, 2017 by:

**Jilda B. Wright, a single woman, and Lisa Setefano, a single woman**

hereinafter called the mortgagors, to

**Marshall Lee**

hereinafter called the mortgagee:

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

**WITNESSETH**, that for good and valuable consideration, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagors hereby grant, bargain, sell, alien, remise, convey and confirm unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in ESCAMBIA County, Florida, viz:

**The East 50 feet of Lot 21, Block 4, Aero Vista, a subdivision of a portion of Sections 50 and 51, Township 2 South, Range 30 West, Escambia County, Florida, according to the Plat thereof recorded in Plat Book 1, Page 31, of the Public Records of said County.**



BK: 7741 PG: 483

**TO HAVE AND TO HOLD** the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee in fee simple.

**AND** the mortgagors covenant with the mortgagee that the mortgagors are indefeasibly seized of said land in fee simple; that the mortgagors have good right and lawful authority to convey said land as aforesaid; that the mortgagors will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagors hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances.

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

DATE: June 29th, 2017

## NOTE

PENSACOLA, FL

AMOUNT: **\$30,225.00**

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

**Marshall Lee**

the principal sum of **\$30,225.00 (Thirty Thousand Two Hundred Twenty-Five and 00/100) DOLLARS**

together with interest thereon at the rate of **6% (Six and 00/100 percent)** per annum from DATE OF EXECUTION HEREOF until maturity, both principal and interest being payable in Lawful Money of the United States, such principal sum and interest payable in installments as follows:

Payable in **72** equal consecutive monthly installments of principal and interest in the amount of **\$500.91** each, the first of which shall be due and payable one month from the date hereof together with a like installment due on the same date each and every month thereafter until **June 29, 2023**, when the entire unpaid remaining balance together with accrued interest thereon shall be due and payable. There shall be no pre-payment penalty. **STATE OF FLORIDA DOCUMENTARY STAMPS HAVE BEEN AFFIXED TO THE MORTGAGE SECURING THIS NOTE.**

Such installment payments shall be applied first to the interest accruing under the terms of this note and then to a reduction of the principal indebtedness. The makers and endorsers of this note further agree to waive demand, notice of non-payment and protest, and in the event suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. All payments hereunder shall bear interest at the rate of **6% (Six and 00/100 percent)** per annum from maturity until paid. This note is secured by a mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon default in the payment of principal and/or interest when due, the whole sum of principal and interest remaining unpaid shall at the option of the holders, become immediately due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of subsequent default.

Payable at: or such other place as shall be designated by the holder of this note in writing.

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

AND the mortgagors hereby further covenant and agree to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than \$30,225.00 in a company or companies acceptable to the mortgagee policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagors for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagors to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagors fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

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

IN WITNESS WHEREOF, the said mortgagors have hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Signature

LINDA G. SALTER  
Witness Printed Name

[Signature]  
Witness Signature

ANGELA L CECIL  
Witness Printed Name

[Signature] L.S.  
**Jilda B. Wright**  
1651 Ora Drive, Pensacola, FL 32506

[Signature] L.S.  
**Lisa Setefano**  
1651 Ora Drive, Pensacola, FL 32506

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

STATE OF FLORIDA )

COUNTY OF ESCAMBIA )

The foregoing instrument was acknowledged before me this 29th day of June, 2017, by Jilda B. Wright and Lisa Setefano who are personally known to me or have produced drivers license as identification and did (did not) take an oath.

[Signature]  
Notary Public

SEAL



Linda G. Salter  
Commission # FF 218642  
My Commission Expires Notary Name  
June 17, 2019