APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512 R. 12/16

Application Number: 2200251

To: Tax Collector of <u>ESCAMBIA COUNTY</u> , 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

Account Number	Certificate No.	Date	Legal Description
03-0836-350	2020/1282	06-01-2020	BEG AT SE COR OF SEC WALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

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
Applicant's signature

04-21-2022 Application Date

Pai	t 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.	Processing tax deed fee	
9.	Certified or registered mail charge	
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.	Recording fee for certificate of notice	
12.	Sheriff's fees	
13.	Interest (see Clerk of Court Instructions, page 2)	
14.	Total Paid (Lines 8-13)	
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	14,507.00
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign t	Pere: Date of sale 12/05/20 Signature, Clerk of Court or Designee	022

INSTRUCTIONS 46.35

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT SE COR OF SEC WALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620



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

1222-35

Part 1: Tax Deed	Application Infor	mation					1666-83	
Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC cant Name CITRUS CAPITAL HOLDINGS FBO SEC PTY					ation date	Apr 21, 2022	
Property description	WIGGINS MERCY				Certifi	cate #	2020 / 1282	
	PENSACOLA, FL 32505 1697 SAXON ST 03-0836-350 BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI (Full legal attached.)					pertificate issued	06/01/2020	
Part 2: Certificate	es Owned by App	licant and	d Filed wi	th Tex Deed	Applic	ation		
Column 1 Certificate Numbe	Columi r Date of Certifi			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2020/1282	# 2020/1282 06/01/2020			624.88		31.24	656.12	
			•			→Part 2: Total*	656.12	
Part 3: Other Cei	tificates Redeem	ed by App	plicant (O	ther than Co	unty)			
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	ımn 3 mount of ertificate	Column 4 Tax Collector's	Fee	Column 5 interest	Total (Column 3 + Column 4 + Column 5)	
# 2021/981	06/01/2021		496.57		6.25	24.83	527.65	
				····		Part 3: Total*	527.65	
Part 4: Tax Colle	ctor Certified Am	ounts (Li	nes 1-7)					
1. Cost of all certi	ficates in applicant's	possession	n and other			by applicant Parts 2 + 3 above)	1,183.77	
2. Delinquent taxe	es paid by the applica	ant					0.00	
3. Current taxes p	paid by the applicant						444.53	
4. Property inform	nation report fee						200.00	
5. Tax deed appli	cation fee			**************************************			175.00	
6. Interest accrue	d by tax collector und	der s.197.5	42, F.S. (se	ee Tax Collecto	r Instru	ctions, page 2)	0.00	
7.			· · · · · · · · · · · · · · · · · · ·		Tota	I Paid (Lines 1-6)	2,003.30	
•	formation is true and that the property inf		-		y inform	ation report fee, ar	nd tax collector's fees	
Sign here:	nture. Tax Collector or Desi				Da	Escambia, Florid te <u>May 6th, 20</u>		

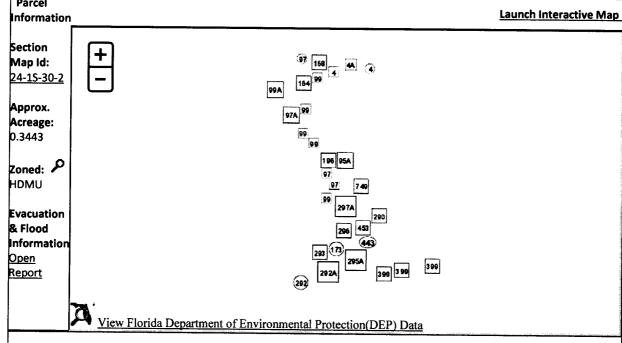
Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

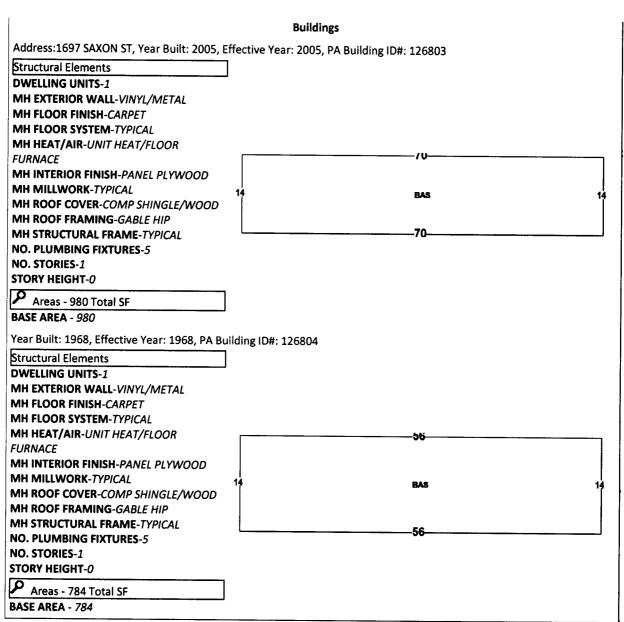
Real Estate Search

Tangible Property Search

Sale List

		arcel ID	7				Printer Frie	ndly Version
General Informa	ation			Assessr	nents			7.24
Parcel ID:	241S30160001	2001		Year	Land	Imprv	Total	Cap Val
Account:	030836350			2021	\$3,910	\$38,319	\$42,229	\$29,014
Owners:	WIGGINS MER	CY		2020	\$3,910	\$35,045	\$38,955	\$28,614
Mail:	1697 SAXON ST PENSACOLA, FI	•	5	2019	\$3,910	\$30,743	\$34,653	\$27,972
Situs:	1697 SAXON ST	T 3250	5			Disclaime	ar	
Use Code:	MULTI-FAMILY	<=9 /	•	II				
Units:	2			l	Market '	Value Break	down Lette	er
Taxing Authority:	COUNTY MSTU)				Tax Estima	tor	
Tax Inquiry: Open Tax Inquiry Window				File	e for New H	lomestead (- vemntion (Online
Tax Inquiry link o Escambia County	ourtesy of Scott L Tax Collector	unsfor	d		- 101 NCW 1	iomesteau i	-xemption	Omme
Sales Data				2021 Ce	rtified Roll E	xemptions		
Sale Date Book	Rege Value	Туре	Official Records (New Window)	li	TEAD EXEMP	-		
01/2004 5320	620 \$100	QC		-	escription	C W ALG S LI (OF 650 OF 57 1	م
06/1998 4273	1786 \$20,900	WD	C _a			474 15/100 FT		
06/1996 4003	729 \$1,000	CJ	<u> </u>	SEC 110				
07/1995 3806	91 \$400	QC	Ē	Extra Fe	atures			
Official Records I	nquiry courtesy o	f Pam (FRAME	GARAGE			
	Clerk of the Circu	ıit Cou	rt and	MOBILE				
Comptroller	_		j	OPEN PO				
Parcel Iformation						<u></u>	Launch Inte	ractive Man





Images



11/1/2019 12:00:00 AM

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
ESCAMBIA COUNTY FLORIDA
INST# 2022049974 5/13/2022 3:57 PM
OFF REC BK: 8785 PG: 138 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDING LLC holder of Tax Certificate No. 01282, issued the 1st day of June, A.D., 2020 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030836350 (1222-35)

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

MERCY WIGGINS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of December, which is the 5th day of December 2022.

Dated this 13th day of May 2022.

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.

COUNTY TOUR

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk R



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 030836350 Certificate Number: 001282 of 2020

Redemption No 🗸	Application Date 4/21/2022	Interest Rate [18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/5/2022	Redemption Date 8/22/2022
Months	8	4
Tax Collector	\$2,003.30	\$2,003.03
Tax Collector Interest	\$240.40	\$120.18
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,249.95	\$2,129.46
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$54.72	\$27.36
Total Clerk	\$510.72	\$483.36) CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$2,837.67	\$2,629.82 - 120 - 200 - \$12,30
	Repayment Overpayment Refund Amount	\$207.85
Book/Page	8785	138

8/31/22

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 # 2020 TD 001282 Redeemed Date 8/22/2022

Name MERCY WIGGINS 1697 SAXON ST PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$540,72 \$ 2292.82
Due Tax Collector = TAXDEED	\$2,249.95
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
general de	Connect Committee of the Connection of the Conne	134 AZ-1 134 AZ-1 134 AZ-1			
No Info	mation Availa	ble - See	Dockets		

PAM CHILDERS

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



COUNTY OF ESCAMBIA OFFICE OF THE CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

PAM CHILDERS, CLERK OF THE CIRCUIT COURT Tax Certificate Redeemed From Sale Account: 030836350 Certificate Number: 001282 of 2020

Payor: MERCY WIGGINS 1697 SAXON ST PENSACOLA, FL 32505 Date 8/22/2022

Clerk's Check # 1	Clerk's Total	\$510,72 47, 7,97
Tax Collector Check # 1	Tax Collector's Total	\$2,2(9.95
	Postage	\$60.00
	Researcher Copies	\$0.00
	Recording	\$10.00
	Prep Fee	\$7.00
	Total Received	-\$2,837.67

\$2,309.82

- 60.00 cas

PAM CHILDERS — Clerk of the Circuit Court

78.74

742,328,56

Received By: Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502 (850) 595-3793 • FAX (850) 595-4827 • http://www.clerk.co.escambia.fl.us

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022085070 8/22/2022 2:30 PM
OFF REC BK: 8844 PG: 1835 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8785, Page 138, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01282, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 030836350 (1222-35)

DESCRIPTION OF PROPERTY:

BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: MERCY WIGGINS

Dated this 22nd day of August 2022.

COMP TO STATE OF THE STATE OF T

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk Recorded in Public Records 02/06/2009 at 09:53 AM OR Book 6422 Page 1430, Instrument #2009007686, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 09/30/2008 at 10:18 AM OR Book 6381 Page 1123, Instrument #2008073649, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ASCAMBIA COUNTY, LORIDA"

A COUNTY

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO. 2007 SC 005493 CIVIL DIVISION

NATIONAL REVENUE SERVICE, INC., 1533 SUNSET DRIVE SUITE 225 CORAL GABLES, FL 33143 Plaintiff,

VS.

SUMMARY FINAL JUDGMENT

MERCY D WIGGINS,
Defendant(s).

IT IS HEREBY Ordered and Adjudged that the Plaintiff, NATIONAL REVENUE SERVICE, INC., hereby recovers from the Defendant(s), MERCY WIGGINS, SSN: the principal sum of \$2,745.00, costs of \$295.00, pre-judgment interest accruing from 11/18/2004 to 08/29/2008 at the contract rate of 12%, said amount being \$1,245.92, and, attorney's fees in the amount of \$450.00, for a total of \$4,735.92, that shall bear interest at the statutory rate of 11%, for which let execution issue.

It is further ORDERED AND ADJUDGED that the Defendant, MERCY WIGGINS, shall complete the attached Florida Small Claim Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney, **David E. Newman, P.A.**, within forty-five (45) days of the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed. This Court retains jurisdiction of this case to enter further orders that are proper to compel the Defendant to complete the attached form 7.343 and return it to the Plaintiff's attorney, **David E. Newman, P.A.**

COUNT

ORDERED in Escambia County, Florida on September 25 , 20

cc:

David E. Newman, P.A. Attorney for Plaintiff 1533 Sunset Dr., #225 Coral Gables, FL 33143 (305) 666-5532 11.0 MERCY WIGGINS 1697 SAXON ST PENSACOLA, FL 32505 LERY OF CIRCUIT COUNTY, FL.
ESCAMBIA COUNTY, FL.
1998 SEP 26 A 9 30
COUNTY CIVIL DIVISION
COUNTY CIVIL DIVISION

Case: 2007 SC 005493 00025886288 Dkt: CC1033 Pg#: Recorded in Public Records 3/28/2017 1:35 PM OR Book 7686 Page 1976, Instrument #2017022513, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 12/22/2016 10:26 AM OR Book 7642 Page 116, Instrument #2016098139, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 50316757 E-Filed 12/20/2016 12:25:12 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA CASE NO.: 2016-SC-003739

OKINUS INC.

Plaintiff,

v.

MERCY WIGGINS

Defendant.

DEFAULT FINAL JUDGMENT

This action was heard on a Default of the Defendant, MERCY WIGGINS, and

IT IS ORDERED AND ADJUDGED that:

Plaintiff, OKINUS INC. does have, receive and recover from the Defendant, MERCY WIGGINS.

the following:

Principal \$3,497.00
Interest: \$ 89.00
Costs: \$ 375.00
Attorney's Fees: \$ 950.00

TOTAL \$4,911.00

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON THE WITH SOFFICE
WITHESS MY TO AND REPORT SEAL
CLERK OF THE ERCUREY OURT & COMPTROLLER
ESCAPE OF THE ERCUREY OURT & COMPTROLLER
BY DATE: DATE: DATE: DATE: DATE: DATE: DATE: DESCAR OF THE ERCUREY OUR TO BE THE ORIGINAL OF TH

that shall bear interest at the statutory rate of 4.84% per annum until such time as this Judgment is satisfied.

FOR ALL OF THE ABOVE SUMS, LET EXECUTION ISSUE.

This Court reserves jurisdiction to award further attorney's fees and costs expended for the purpose
of the satisfaction of this Judgment.

3. The Defendant shall respond to Plaintiff's post-judgment discovery requests within the allotted time pursuant to the Florida Rules of Civil Procedure.

DONE AND ORDERED in Chambers in FSCAMBIA County, Florida this 20

.2016.

Copies furnished to: NOAM J. COHEN, ESQ. Attorney for Plaintiff 13899 Biscayne Blvd. #305 Miami, FL 33181 (305) 341-3545

Plaintiff's Name and Address: OKINUS INC. 147 W RAILROAD ST S PELHAM, GA. 31779

C/O NOAM J. COHEN, P.A.

COUN

Defendant: MERCY WIGGINS, 8208 TEMPEST DRIVE, PENSACOLA FL 32505;

A4178

BK: 6944 PG: 1615 Last Page

W	4	Τ	N	ES	S	ES	

SYNOVUS BANK, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with Coastal Bank and Trust of Florida, successor in interest through name change with Bank of Pensacola

Print Name: David Wolf

Print Name: Doroa A-Combiney

]

Its: VICE FRESIDENT

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 1 day of October, 2012, by as 1 control of Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with Coastal Bank and Trust of Florida, successor in interest through name change with Bank of Pensacola, on behalf of the Bank. He/She (check one):

Is personally known to me; or

Produced as identification:

DONNA A COURTNEY
MY COMMISSION # DD920663
EXPIRES August 27, 2013
FlorideNotaryService.com

Notary Public, State of Florida
Print Name:

[NOTARY SEAL]

BK:

W	TT	JE	CC	TC	١.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this day of October, 2012, by Leigh J. Mothershed, individually. She (check one):

Is personally known to me; or

Produced as identification:

Lise A. Grove Notary Public-State of Florida Comm. Exp. Sept. 12, 2013 Comm. No. DD 903134

Notary Public, State of Florida

Print Name:

[NOTARY SEAL]

BK: 6944 PG: 1613

W	/1	T	٦	П	ES	S	E	S	:

ASSIGNOR:

Print Name: CARU A. QUEDSAME

(P 60

Print Name: USA A 6 RW

STATE OF FLORIDA

COUNTY OF ESCAMBIA

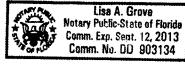
The foregoing instrument was acknowledged before me this 2012, by Leigh J. Mothershed, as Successor Trustee of the Jackson Family Trust dated 08-13-02. She (check one):

] Is

Is personally known to me; or

[1/

Produced as identification:



lotary Public, State of Florida

Frustee of the Jackson Family Trust dated 08-13-02

Print Name:

[NOTARY SEAL]

BK: 6944 PG: 1612

- 5. Assignee shall not have assumed any liability, unless specifically provided herein, as a result of this Assignment. Assignee does not assume any obligation of Assignor under the Note, Mortgage, and Loan Documents by this Assignment. The Assignor agrees to protect, indemnify, and hold harmless Assignee from and against all liabilities, obligations, claims, damages, penalties, causes of action, costs, and expenses (including, without limitation, attorneys' fees and expenses) imposed upon or incurred by Assignee by reason of this Assignment for any claim and demand whatsoever which may be asserted against Assignee, by reason of any alleged obligation or undertaking to be performed or discharged by Assignee under this Assignment, by reason of any breach by Assignor of Assignor's obligations under the Note, Mortgage, and Loan Documents, or in the defense of any claims or demands arising out of or in connection with this Assignment, the Note, Mortgage, or Loan Documents, and the amount of such liability, loss, or damage shall be added to the indebtedness due under the Trustee Note, and bear interest at the rate specified therein. This Assignment does not create any rights in any third-parties, nor is it intended to create any third-party beneficiaries hereto.
- 6. This Assignment does not satisfy or pay in full the amounts due and owing to Assignor by Assignee under the Trustee Note or by Leigh J. Mothershed, individually, under her guaranties of the Trustee Note, and they remain liable, jointly and severally, for any deficiency thereunder.
- 7. This Assignment shall be binding upon and shall inure to the benefit of the parties hereto, their respective legal representatives, successors in title, and assigns.
- 8. This Assignment has been executed and delivered in the State of Florida and the laws of the State of Florida shall govern interpretation, validity and enforcement hereof.
- 9. In the event any provision of this Assignment is held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of any other provision hereof.
- 10. This Assignment may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument.

[COUNTERPART SIGNATURE PAGES FOLLOW]

BK: 6944 PG: 1611

and Mortgage, recorded in O.R. Book 6335, page 1424, of the Public Records of Escambia County, Florida ("Collateral Assignment"); and

E. Assignor has agreed to assign to Assignee, and Assignee has agreed to accept an absolute assignment of all of Assignor's benefits, right, title, and interest in, to, and under the Note, Mortgage, and Loan Documents.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

- 1. The above Recitals are true and correct and incorporated herein.
- 2. The Assignor hereby grants, bargains, sells, assigns, transfers and sets over to the Assignee, and Assignee hereby accepts, all of Assignor's right, title, interest, claim and demand in, to, and under, the Note, Mortgage, and Loan Documents, together with all monies, principal and interest, due and to become due thereon, and all rights, remedies, and incidents thereunto belonging. This is an absolute Assignment, and not a collateral assignment.
- 3. The Assignor hereby warrants and represents to, and covenants and agrees with Assignee, that (i) Assignor is the sole legal, beneficial, equitable, and legal owner of the Note, Mortgage, and Loan Documents; (ii) Assignor has made no other assignment of the Note, Mortgage, and Loan Documents to any other person or entity other than Assignee; (iii) Assignor has not done, or omitted to do, any acts so as to be estopped from exercising any of Assignor's rights under the Note, Mortgage, and Loan Documents; (iv) Assignor is not prohibited under any agreement with any other person or any judgment or decree from the execution and delivery of this Assignment, or the performance of each and every covenant of the Assignor hereunder, or in the Note, Mortgage, and Loan Documents; (v) no action has been brought or threatened which would in anyway prohibit or impair the execution and delivery of this Assignment or the performance of each and every covenant of the Assignor hereunder or under the Note, Mortgage, and Loan Documents; (vi) Assignor has executed no release, discharge, amendment, satisfaction, or cancellation of the Note, Mortgage, and Loan Documents; (vii) Assignor has not created or imposed any liens, restrictions, claims, pledges, or encumbrances of or on the Note, Mortgage, or Loan Documents; and (viii) Assignor has full and complete right, power, and authority to execute this Assignment in favor of Assignee.
- 4. Should the Assignor have failed to perform or observe any covenant or comply with any condition contained in the Note, Mortgage, or Loan Documents, then the Assignee, but without the obligation to do so, without notice to or demand on the Assignor, and without releasing the Assignor from Assignor's obligation to do so, may perform such covenant or condition and, to the extent that Assignee shall incur any costs or pay any monies in connection therewith, including any costs or expenses of litigation, such costs, expenses, or payment shall be included in the indebtedness due to Assignee under the Trustee Note, and shall bear interest from the incurring thereof or payment of such costs, monies, or expenses thereof at the rate specified in the Trustee Note.

Recorded in Public Records 12/06/2012 at 04:20 PM OR Book 6944 Page 1610, Instrument #2012093240, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$52.50

Prepared by and return to: PHILIP A. BATES PHILIP A. BATES, P.A. 25 West Cedar Street Suite 550 (32502) Post Office Box 1390 Pensacola, FL 32591

STATE OF FLORIDA

COUNTY OF ESCAMBIA

ABSOLUTE ASSIGNMENT OF NOTE, MORTGAGE, AND OTHER LOAN DOCUMENTS

RECITALS

- A. Assignor is the payee and owner of that certain Mortgage Note (Individual Balloon) in the original principal amount of \$35,000.00 dated April 28, 2008 by Mercy D. Wiggins and Julius Wiggins, Jr., husband and wife, and all renewals, modifications, extensions, and replacements (collectively, the "Note"); and
- B. Assignor is the legal and equitable owner of that certain Mortgage Deed dated April 28, 2008, recorded in Official Records Book 6324, Page 345, of the Public Records of Escambia County, Florida, and all renewals, modifications, extensions, and replacements (collectively, the "Mortgage"), which Mortgage secures the payments due under the Note; and
- C. Assignor is the legal and equitable owner of other loan documents executed in connection with, evidencing, or securing the Note and Mortgage, including, without limitation, all loan agreements, title policies, guarantees, certificates, surveys, and indemnities which said other loan documents, together with the Note and Mortgage are hereinafter collectively referred to as the "Loan Documents;" and
- D. Assignor executed and delivered to Assignee a Universal Note dated May 29, 2008, in the original principal amount of \$35,373.90 ("Trustee Note") payment of which was guarantied by Leigh J. Mothershed, individually, and which was secured by an Assignment of Note

BK: 6335 PG: 1425 Last Page

Assignor hereby covenants and agrees to execute and deliver to Assignee, on demand, at the Assignee's cost and expense, all such other further instruments, documents, and assurances necessary in Assignee's opinion to ratify and confirm the foregoing assignment.

IN WITNESS WHEREOF, Assignor has caused this instrument to be executed by its duly authorized Bank Officer and its Seal to be affixed hereto as of this 28th day of May, 2008.

By: C. G. Jackson, Trustee of the Jackson Family Trust dated 08-13-2002

(Assignee)

(Assignative

By: H. Cary McCoy Executive Vice Bank of Pensacola

WITNESSES:

State of Florida County of Escambia

The foregoing instrument was acknowledged before me on this 28th day of May, 2008, by C. G. Jackson, Trustee of the Jackson Family Trust dated 08-13-2002, who is personally known to me.

Name:

JENNIFER M. MARTIN

Notary Public - State of Florida

My Commission Florida De 28, 2010

Commission & DD 625399

Bonded Through National Notary Asen.

State of Florida County of Escambia

The foregoing instrument was acknowledged before me on this 28th day of May, 2008, by H. Cary McCoy, as Executive Vice President of Bank of Pensacola, who is personally known to me.

Notary Public Name: Jennifer H. Marti

y Public Name: Jennifer H Martin

Recorded in Public Records 06/03/2008 at 03:13 PM OR Book 6335 Page 1424, Instrument #2008042065, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50

ASSIGNMENT OF NOTE AND MORTGAGE

STATE OF FLORIDA COUNTY OF ESCAMBIA

This Assignment of Note and Mortgage is made as of the date set forth below by C. G. Jackson, Trustee of the Jackson Family Trust dated 08-13-2002, whose address is P.O. Box 561, Gulf Breeze, Fl 32562-0561 (the "Assignor"), in favor of Bank of Pensacola, whose address is 125 W Romana St, Pensacola, Fl 32502 (the "Assignee").

WITHNESSETH THAT:

FOR AND IN CONSIDERATION OF THE SUM OF TEN NO/100TH DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged; Assignor sets over unto Assignee, its successors and assigns, without recourse, representation, or warranty, except as expressly set forth below, all Assignor's rights, title and interest in the following documents (the "Loan Documents"):

- A. The certain Promissory Note (the "Note") dated <u>April 28,2008</u>, from the <u>Mercy D. Wiggins and Julius Wiggins Jr.</u> (the "Borrower(s)"), to Assignor, in the principal face amount of \$35,000.00.
- B. That certain Mortgage, Securing the original principal sum of \$35,000.00 and affecting the real property described therein, recorded on May 7, 2008 in Official Records Book 6324 at Pages 345-349, inclusive, of the Public Records of Escambia County, Florida (hereinafter the "Mortgage").

TO HAVE AND TO HOLD the same, together with all rights, privileges, improvements, tenements, hereditaments, and appurtenances appertaining thereto unto Assignee.

In connection with this assignment, Assignor warrants and represents to Assignee:

- (1) That the unpaid principle balance of the indebtedness secured by the Mortgage, which is represented by the Note, in the original sum of \$33.177.29 is, as of the date hereof, \$35,373.90. Assignor owns and holds the Note and Mortgage.
- (2) That, to the Assignor's best knowledge, information, and belief, as of the date hereof, there is no valid defense or offset with respect to the validity or enforceability of any of the Loan Documents or with respect to the liability of the Mortgagors hereunder;
- (3) That there are not other agreements between the Mortgagors and Assignor except as set forth in the Loan Documents; and
- (4) That Assignor has not transferred or released, directly or indirectly, any of its rights under the Loan Documents.

Assignor understands and agrees that Assignee has relied upon the representations set forth above in reaching the decision to purchase the Loan Documents.

BK: 6324 PG: 349 Last Page

THIS IS A BALLOON NOTE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$33,177.29 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS NOTE.

MORTGAGE NOTE

(Individual Balloon)

\$35,000.00

4/28/08

FOR VALUE RECEIVED, the undersigned hereinafter Mercy D. Wiggins and Julius Wiggins, Jr., husband and wife promises to pay to Jackson Family Trust, the principal sum of THIRTY FIVE THOUSAND Dollars and no/100 (\$35,000.00) with interest thereon at the rate of 15.90000percent, per annum, from date until maturity, said interest being payable as set forth below, both principal and interest being payable in lawful money of the United States of America at P.O. Box 561, Gulf Breeze, FL 32562, or at such other address as the holder from time to time may specify by written notice to the maker, said principal and interest to be paid on the date and in the manner following:

Payable in **59** consecutive monthly installments of **\$484.32**, including principal and interest commencing on **May 28**, **2008** and continuing on the **28th** day of each month thereafter until balloon date of 4/25/13, on which date a **BALLOON PAYMENT IN THE AMOUNT OF \$33,177.29** together with any unpaid interest and all other sums due under this note, shall be paid in full. Said installment when so paid shall be applied first to the interest then accrued and the balance thereof to the reduction of the principal. There shall be a prepayment penalty of 5% for the entire term of the note and mortgage.

Any payment received more than 5 days after payment due date, shall include a late charge of 5.000% of the payment due.

This note is to be construed and enforced according to the laws of the State of Florida, and is secured by mortgage on real estate of even date herewith.

If default be made in the payment of any of said sums or interest or in the performance of any agreements contained herein or in the said mortgage, and if such default is not made good within 30 days, then, at the option of the holder of the same, the principal sum then remaining unpaid with accrued interest shall immediately become due and collectable without notice, time being of the essence to this contract, and said principal sum and said accrued interest shall both bear interest at the maximum rate per annum allowed by law, from such time until paid.

Each maker and endorser waives presentment, protest, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if counsel shall, after maturity of this note of default, hereunder or under said mortgage, be employed to collect this note or to protect the security thereof.

Documentary Tax has been paid and proper stamps have been affixed to the Mortgage.

Maker's Address: 458 Sharpsburg Loop

Pensacola, FL 32503

Julius Winnins Jr

BK: 6324 PG: 348

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

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$33,177.29 TOGETHER WITH ACCURED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

Mercy D. Wiggins of Julius Wiggins, Jr.	
Signed, sealed and idelivered in our presence:	JH.
Witness Signature	Witness Signature O
Print Name: D. TIMBIE	Print Name: Shiley

State of Florida

County of Escambia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 4/28/08, by Mercy D. Wiggins and Julius Wiggins, Jr. husband and wife who is/age-personally known to me or has/have

produced a valid driver's license as identification.



NOTARY PUBLIC

Notary Print Name
My Commission Expires:

Page 4 of 4 1005 - 1896462 BK: 6324 PG: 347

And the Mortgagor hereby further covenants and agrees to pay, promptly when due, the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular 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 that full insurable value in a company or companies acceptable to the Mortgagee, the policy or policies to be held by, and payable to, said Mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the Mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the Mortgagor for any such surplus; to pay all costs, charges and expenses, including attorney's fees and title searches, reasonably incurred and paid by the Mortgagee because of the failure of the Mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every agreement, stipulation, condition and covenant set forth in said note and this mortgage or either. In the event the Mortgagor fails to pay, when due, any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the Mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

Mortgagee may require, subject to applicable law, that Borrower/Mortgagor pay to Mortgagee on the day monthly payments are due under the note secured hereby, until said note is paid in full, a sum for (a) yearly taxes and assessments which may obtain priority over this security instrument; (b) hazard or property insurance; (c) flood insurance, and (d) for any other assessment or lien which may impair the lien or attain priority over this security instrument and the note secured hereby. These amounts shall be considered escrowed amounts. Waiver by Mortgagee to collect said escrowed amounts at any time shall not constitute a waiver to exercise Mortgagee's right to elect to collect said payment(s) at any later time while any sums of money due under this mortgage, or the note secured hereby, remain unpaid.

If any sum of money herein referred to be not promptly paid within 30 days after same becomes due or if each and every agreement, stipulation, condition, and covenant of said note and this mortgage, or either, is not fully performed, complied with and abided by, then the entire sum mentioned in said note and this mortgage, or the entire balance unpaid therein, shall forthwith or thereafter, at the option of the Mortgagee, become immediately due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the Mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

Page 3 of 4 1005 - 1896462 BK: 6324 PG: 346

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 25 FEET; THENCE PROCEED IN A NORTHERLY DIRECTION AND PARALLEL WITH THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 474.15 FEET; THENCE PROCEED IN A WESTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 1100 FEET TO POINT OF BEGINNING. THENCE PROCEED IN A SOUTHERLY DIRECTION AND PARALLEL WITH THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 150 FEET; THENCE PROCEED IN A WESTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 100 FEET; THENCE PROCEED IN A NORTHERLY DIRECTION AND PARALLEL WITH THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 150 FEET; THENCE PROCEED IN A EASTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 100 FEET AND BACK TO THE POINT OF BEGINNING.

Together with one 2005 RBH mobile home, ID#RB04AL8158; and one 2005 RBH mobile home ID#RB04AL7832; and one 1968 STRM mobile home ID#FHMCXMF07864; and one 1974 FAIR mobile home ID#601245S1023.

Subject property is not the homestead of the mortgagor, who resides at 458 Sharpsburg Loop, Pensacola, FL 32503.

To have and to hold, the same, together with the tenements, hereditaments and appurtenances thereto belonging and the rents, issue and profits thereof, unto the Mortgagee, in fee simple.

And the Mortgagor covenants with the Mortgagee that the Mortgagor is indefeasibly seized of said land in fee simple; that the Mortgagor has good right and lawful authority to convey said land as aforesaid; that the Mortgagor will make such further assurances to perfect the fee simple title to said land in the Mortgagee as may reasonably be required; that the Mortgagor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances, except taxes of the current year, and any prior mortgages and/or liens as stated elsewhere herein.

Provided always, that if said Mortgagor shall pay unto said Mortgagee all sums secured by the certain promissory note attached as Exhibit "A" hereto, and shall perform, comply with and abide by each and every agreement, stipulation, condition and covenant thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

Page 2 of 4 1005 - 1896462 Recorded in Public Records 05/07/2008 at 09:17 AM OR Book 6324 Page 345, Instrument #2008034980, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$44.00 MTG Stamps \$122.50 Int. Tax \$70.00

Prepared by Deborah Timbie, an employee of First American Title Insurance Company 2065 Airport Boulevard, Suite 200 Pensacola, Fiorida 32504 (850)473-0044

Return to: Mortgagee

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$33,177.29 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MORTGAGE DEED

(Individual Balloon)

THIS MORTGAGE DEED, executed on 4/28/08, by

Mercy D. Wiggins and Julius Wiggns, Jr., husband and wife

whose address is: **1697 Saxon Street**, **Pensacola**, **FL 32505** hereinafter called the "Mortgagor", to

Jackson Family Trust

whose address is: **P.O. Box 561**, **Gulf Breeze, FL 32562** hereinafter called the "Mortgagee":

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

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

Page 1 of 4 1005 - 1896462

OR BK 5320 PG0621 Escambia County, Florida INSTRUMENT 2004-190631 RCD Jan 02, 2004 03:05 pm Escambia County, Florida

QUIT CLAIM DEED-Page Two

ERNIE LEE MAGAHA Clerk of the Circuit Court INSTRUMENT 2004-190631

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13^{+} day of 10^{-} day of

Signed, sealed and delivered in our presence

June 3501 Tenor Armstrone

STATE OF COUNTY OF

The foregoing instrument was acknowledged before me this $\frac{1}{3}$ day of $\frac{1}{3}$, by JULIUS WIGGINS JR, who produced identification of $\frac{2}{3}$, and did not take an oath.

Notary Public

Prepared By:
Mercy Wiggins
605 Park Lake Lane
Norcross, GA 30092
Return To:
Same Name and Address as Above



10:50

OR BK 5320 PG0620 Escambia County, Florida INSTRUMENT 2004-190631

DEED BOC STAMPS PD & ESC CO \$ 0.70 01/02/04 ERWIE LEE MAGAMA, CLERK

QUIT CLAIM DEED

STATE OF FLORIDA COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That JULIUS WIGGINS JR, for and in consideration of the sum of TEN DOLLARS(\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, to remise, release, and quit claim unto MERCY WIGGINS, her heirs, executors, administrators and assigns forever, the following described property, situated in Escambia County, State of Florida to wit:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 25 FEET; THENCE PROCEED IN A NORTHERLY DIRECTION AND PARALLEL WITH THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 474.15 FEET; THENCE PROCEED IN A WESTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 1100 FEET TO POINT OF BEGINNING. THENCE PROCEED IN A SOUTHERLY DIRECTION AND PARALLEL WITH THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 150 FEET; THENCE PROCEED IN A WESTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 100 FEET; THENCE PROCEED IN A NORTHERLY DIRECTION AND PARALLEL WITH THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 150 FEET; THENCE PROCEED IN A EASTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 100 FEET AND BACK TO THE POINT OF BEGINNING.

Parcel ID# 24-1S-30-1600-012-001

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, free from all exemptions and right of homestead.

PROPERTY INFORMATION REPORT

September 18, 2022 Tax Account #:03-0836-350

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-0836-350(1222-35)

ABSTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL WITHOUT A CURRENT SURVEY.

PERDIDO TITLE & ABSTRACT, INC.

PROPERTY INFORMATION REPORT

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

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

CERTIFICATION: TITLE SEARCH FOR TDA TAX DEED SALE DATE: **DEC 5, 2022** TAX ACCOUNT #: 03-0836-350 **CERTIFICATE #:** 2020-1282 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 Notify City of Pensacola, P.O. Box 12910, 32521 Notify Escambia County, 190 Governmental Center, 32502 Homestead for 2021 tax year. **MERCY WIGGINS** MERCY WIGGINS 1697 SAXON ST 605 PARK LAKE LN PENSACOLA, FL 32505 NORCROSS, GA 30092 SYNOVUS BANK F/K/A **MERCY WIGGINS** BANK OF PENSACOLA 8208 TEMPEST DR 125 W ROMANA ST 4TH FLOOR PENSACOLA, FL 32505 PENSACOLA, FL 32502 NATIONAL REVENUE SERVICE INC **OKINUS INC** 1533 SUNSET DR 147 W RAILROAD ST S **SUITE 225 PELHAM, GA 31779 CORAL GABLES, FL 33143**

Certified and delivered to Escambia County Tax Collector, this day of June, 2022.

PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

September 18, 2022

Tax Account #: 03-0836-350

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

By Virtue of Quit Claim Deed recorded 1/2/2004 in OR 5320/620

- 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 Jackson Family Trust recorded 5/7/2008 OR 6324/345 and assigned to Bank of Pensacola n/k/a Synovus Bank by Assignments recorded 6/3/2008 OR 6335/1424 and recorded 12/06/2012 OR 6944/1610
 - b. Judgment in favor of Okinus Inc recorded 3/28/2017 OR 7686/1976
 - c. Judgment in favor of National Revenue Service Inc recorded 2/6/2009 OR 6422/1430
- 4. Taxes:

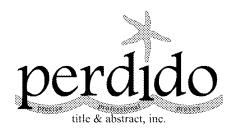
Taxes for the year(s) NONE are delinquent.

Tax Account #: 03-0836-350 Assessed Value: \$29,014.00 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.



PROPERTY INFORMATION REPORT

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

TAX ACCOUNT #:	03-0836-350	CERTIFICATE #:	2020-1282
REPORT IS LIMITED T	TO THE PERSON(S) EX	HE LIABILITY FOR ERROR PRESSLY IDENTIFIED BY I(S) OF THE PROPERTY INI	NAME IN THE PROPERTY
listing of the owner(s) of tax information and a list encumbrances recorded i title to said land as listed	record of the land descriting and copies of all open in the Official Record Bo on page 2 herein. It is the		nt and delinquent ad valorem ges, judgments and da that appear to encumber the amed above to verify receipt of
and mineral or any subsu	orface rights of any kind of a boundary line disputes,	or nature; easements, restriction	or in subsequent years; oil, gas, ns and covenants of record; ald be disclosed by an accurate
		lity or sufficiency of any docur title, a guarantee of title, or as	ment attached, nor is it to be any other form of guarantee or
Use of the term "Report"	herein refers to the Prop	perty Information Report and th	ne documents attached hereto.

Trepe Or J

Michael A. Campbell,

As President

Dated: September 18, 2022