APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2200474

To: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
I, TLGFY, LLC CAPITAL ONE PO BOX 54347 NEW ORLEANS, LA 7019 hold the listed tax certifica	54,	e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
07-3718-000	2020/3974	06-01-2020	LT 22 BLK B EDGEWATER PB 2 P 97 OR 2598 P 400 OR 6716 P 1572 SEC 37/38 2S 30
 redeem all outsi pay all delinque pay all Tax Colle Sheriff's costs, if 	f applicable. ertificate on which this applic	nterest covering thation report costs, (•
PO BOX 54347 NEW ORLEANS, LA	ONE, N.A., AS COLLATER		<u>07-14-2022</u> Application Date
App	olicant's signature		

Par	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.				
16.	16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)				
Sign h	nere: Date of sale 04/03/2023 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.



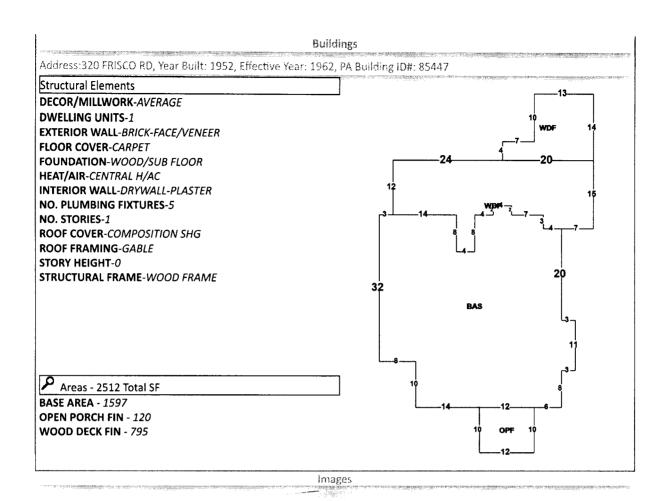
CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513 Rule 12D-16.002 F.A.C Effective 07/19 Page 1 of 2

0423-16

								0963-16
Part 1: Tax Deed	Application Info	mation						
Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154				Application date			Jul 14, 2022
Property description	ADAMS JENNIFER L					Certificate #		2020 / 3974
	320 FRISCO RD 07-3718-000 LT 22 BLK B EDGE OR 6716 P 1572 S		_	OR 2598 P 400	Date	e certificate issu	ed	06/01/2020
Part 2: Certificate	es Owned by App	licant an	d Filed w	ith Tax Deed	Appl	ication		
Column 1 Certificate Numbe	Colum r Date of Certif		_	olumn 3 ount of Certificate		Column 4 Interest		Column 5: Total (Column 3 + Column 4)
# 2020/3974	06/01/2	020		1,485.47		7	74.27	1,559.74
						→Part 2: T	otal*	1,559.74
Part 3: Other Cei	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty			
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate	mount of Tay Collector's Fee Interest			Total (Column 3 + Column 4 + Column 5)	
# 2021/3088	06/01/2021				6.25	7	7.64	1,636.64
		•				Part 3: To	otal*	1,636.64
Part 4: Tax Colle	ector Certified An	ounts (Li	ines 1-7)				•	
Cost of all certi	ficates in applicant's	possessio	n and othe			ed by applicant of Parts 2 + 3 a	bove)	3,196.38
2. Delinquent tax	es paid by the applic	ant						0.00
3. Current taxes p	paid by the applicant		•					0.00
4. Property information report fee 200						200.00		
5. Tax deed application fee 175					175.00			
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)								
7. Total Paid (Lines 1-6) 3,571.38								
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.								
Escambia, Florida								
Sign here: Date July 27th, 2022 Signature, Tai Collector or Designee								





9/17/2018 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.

Last Updated:08/02/2022 (tc.5227)

Real Estate Search

Tangible Property Search

Sale List

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General Inform	nation				Assessr	nents			
Parcel ID:	372\$301	100002200)2	en det in 1974 with september	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	0737180	000			2021	\$8,000	\$95,851	\$103,851	\$101,96
Owners:	ADAMS	JENNIFER	L		2020	\$8,000	\$84,694	\$92,694	\$92,69
Mail:		N BERNAC ATER, FL 3			2019	\$8,000	\$79,443	\$87,443	\$87,44
Situs:		CO RD 32	_				Disclaime	er	
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Sales Data		WINDOWS AND DESCRIPTION OF THE TOWN			2021 Ce	ertified Roll E	xemptions		
Sale Date B	Book Page	Value T	/na	ial Records v Window)	None	Annual Symmetric State State Committee and	A THE STATE OF THE		ikin kain manan
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12/30/2010 6	716 1572	\$100 (QC	C _o	II		TER PB 2 P 97	OR 8184 P 11	86/1188
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View Florida Department of Environmental Protection(DEP) Data

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022087227 8/26/2022 3:35 PM
OFF REC BK: 8848 PG: 819 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC CAPTIAL ONE NA, AS COLLATER holder of Tax Certificate No. 03974, 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:

LT 22 BLK B EDGEWATER PB 2 P 97 OR 2598 P 400 OR 6716 P 1572 SEC 37/38 2S 30

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073718000 (0423-16)

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

JENNIFER L ADAMS

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 April, which is the 3rd day of April 2023.

Dated this 24th day of August 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.

STATE COUNTY COU

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk BK: 7168 PG: 1580 Last Page

judgment creditor is not represented by an attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtors to complete Form 1.977, including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney.

The Clerk of this Court shall not record the Fact Information Sheet the Defendants are ordered to complete herein.

ORDERED at Escambia County, Florida, this

 $\frac{1}{1}$ of $\frac{1}{1}$, $\frac{1}{1}$

Circuit Court Judge

For info on payoff and satisfaction call (904) 482-0871 and use ref. # 201002131

Copies To:

Tiffany Chantel Ashmore, 625 N 62nd Ave., Pensacola, FL 32506-4511 Jenny Lee Adams, 2305 Interlachen St., Pensacola, FL 32502

Hiday & Ricke, P.A., Post Office Box 550858, Jacksonville, FL 32255

Pursuant to F.S. 55.10; Plaintiff's name and address is State Farm Mutual Automobile Insurance Company, Post Office Box 2371, Bloomington, IL 61702-2371

Claim No: 59-A465-083

Recorded in Public Records 05/12/2014 at 02:09 PM OR Book 7168 Page 1579, Instrument #2014032930, Pam Childers Clerk of the Circuit Court Escambia County, FL

IN THE CIRCUIT COURT, IN THE FIRST JUDICIAL CIRCUIT, IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO.: 2013 CA 000116

DIVISION: J

STATE FARM MUTUAL AUTOMOBILE INS. CO. as Subrogee of ASHLEY B. NIX,

PAM CHILDERS CLERK OF CITCUIT FOURT ESCANDAN COUNTY FL

2014 MAY -7 P 3: 22

CIRCUIT CIVIL DIVISION FILED & RECORDED

Plaintiff,

vs.

TIFFANY CHANTEL ASHMORE, an Individual and JENNY LEE ADAMS, an Individual, AKA JENNY PAVKOVICH,

Defendants.

FINAL JUDGMENT

This Cause, came before the Court upon the Plaintiff's Motion for Final Judgment, and the Court finds that Defendants, Tiffany Chantel Ashmore and Jenny Lee Adams a/k/a Jenny Pavkovich, were duly and properly served pursuant to Chapter 48, Florida statutes and finds that Defendants, Tiffany Chantel Ashmore and Jenny Lee Adams a/k/a Jenny Pavkovich, are indebted to Plaintiff in the principal sum of \$48,359.90 and prejudgment interest in the sum of \$1,321.62. The Court further finds that Plaintiff is entitled to recover its taxable costs in the amount of \$621.00.

It is ORDERED and ADJUDGED that Plaintiff, State Farm Mutual Automobile Insurance Company, recover from Defendants, Tiffany Chantel Ashmore and Jenny Lee Adams a/k/a Jenny Pavkovich, the principal sum of \$48,359.90, prejudgment interest of \$1,321.62 plus costs herein taxed at \$621.00, for a total sum of \$50,302.52 that shall bear interest at the rate of 4.75%, and as adjusted pursuant to F.S. 55.03, for all of which let execution issue.

It is further ORDERED and ADJUDGED that the judgment debtors shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the

Recorded in Public Records 05/13/2010 at 10:35 AM OR Book 6591 Page 673, Instrument #2010030333, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 04/19/2010 at 10:46 AM OR Book 6581 Page 1423, Instrument #2010024263, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT OF THE FIRST JUDICIAL CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA

Case No.: 2010 SC 000221

Division: V

ATLANTIC CREDIT & FINANCE INC., as assignee of HSBC CARD SERVICES Post Office Box 13386, Roanoke, VA 24033,

Plaintiff,

VS.

RICHARD B. ALLEN, SR.,

Defendant.

ERNIE LEE MAGAHA ERK OF CIRCUIT COURT LILAND A COMMY FL CLERKOF

2010 APR 14 P 2: 33

COUNTY CIVIL DIVISION

DEFAULT FINAL JUDGMENT

The Defendant failing to appear for the Pre-Trial Conference on February 24, 2010, and the Plaintiff filing the appropriate pleadings in this matter, it is

ORDERED AND ADJUDGED that Plaintiff, ATLANTIC CREDIT & FINANCE INC., as assignee of HSBC CARD SERVICES, recovers from Defendant, RICHARD B. ALLEN, SR., the sum of \$3,009.52 on principal, pre-judgment interest of \$255.27, with costs in the sum of \$350.00, and attorney's fees of \$.00, making a total of \$3,614.79, which shall accrue interest at a rate of six percent (6%) per annum, for all of which let execution issue, it is

FURTHER ORDERED AND ADJUDGED that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete Form 7.343 and return it to the Plaintiff's attorney.

DONE AND ORDERED at Escambia County, Florida, this

day of

CERTIFICATE OF SERVICE

COUNTY

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by United States Mail to Richard B. Allen, Sr., Defendant, at 320 Frisco Road, Pensacola, FL 32507-1349, and Ralph S. Marcadis, Esquire, Attorney for Plaintiff, at 5104 South Westshore Blvd., Tampa, Florida 33611, this , 2010.

100401/E54249/PRA



"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

00079984207 Dkt: CC1033 Pg#: |

2010 SC 000221

Š.

oration of the mortgaged property.

5. To pay all expenses reasonably incurred by the Mortgages because of the failure of the Mortgagor to comply with the agreements in that note or this mortgage; including reasonable attorneys' fees. The same rate as specified in that note, shall also be secured by this mortgage.

cost thereof, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage.

6. If any payment provided for in that note is not paid within thirty days after it becomes due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of that note shall immediately become due at the option of the Mortgages, and the Mortgages may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.

7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.

8. It is further agreed that possession of the premises is granted to the buyer upon the execution of these covenants, and that they agree not to sell, assign, set over nor convey the equities therefore stated to any third parties or partnerships without having obtained the consent in writing from the seller.

9. It is supressly understood that payments are due on the lated any payment that is more than 10 days late. Suyer shall have the privlege of prepayment without penalty.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall include all genders and the term "Mortgagee" shall include any payes of the indebtedness hereby secured or any transferse thereof whether by operation of law or otherwise. otherwise.

Signed in the presence of:

(SEAL) Sherri A. Allen

STATE OF FORIGA COUNTY OF ESCAMBIA

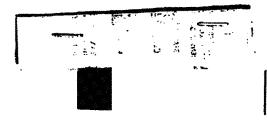
Before me personally appeared Richard B. Sheari A. Allen

to me well known and known to me to be the individual destribed in and who executed the foregoing instrument, and acknowledged before me that may executed the same for the purposes therein expressed.

Witness my hand and official seal this 2nd day or SepT.



PTC 3.1



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6

HORT'GAGE

9#2611N 227 , A.D. 1988,

0.00x (.30) THIS MORTGAGE, dated the 15th day of THIS MONT August 00

Richard Bencroft Allen and Sherri Ann Allen, Husbend and Wife

hereinafter called the Mortgagor, and Donnie Ray White gri Roy M. White hereinafter called the mortgagee,

WITNESSETH, that for valuable considerations, the Mortgagor does hereby mortgage to the Mortgagee the real property in Esdembis, County Florida, described as:



Lot 22, Block "B", Edgewater, being a portion of Sections 37 & 38, Township 2 South, Range 30 Meet, Escambia County, Floride, according to Plat recorded in Plat Book 2, Page 97 of the Public Records of eaid County.

Date: 10-5-86 PREPARED BY E A FOWLER 5021 PERKINS ST PENSACOLA FL 32506

Received \$ 51.00 in payment of Documentary Stappas Cort. # 59-204338-27-01 and \$ 68.00 in payment of Class "C" Intengible Personel. Property Tax. Joe A. Flowers, Comptroller Escembie County, Floride
By D Powers D.C.

as security for the payment of the promissory note of which the following is a copy:

MORTGAGE NOTE 14.00.00.00 FOR WALKE RECEIVED, the August 15 to pay to Donnie Ray White or Ray M. White P.O. Box 37423 Three Handred Elight and 96/100 -

and agreez:

1. To make all payments required by that note and this mortgage promptly when due.

2. To pay all taxes, assessments, liens and encumbrances on that property promptly when due. If they are not promptly paid the Mortgage may pay them without vaiving the option to foreclose, and such payments, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage.

3. To keep the buildings now or hereafter on that land insured against damage from fire and other hazards in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereof from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage. If any sum becomes payable under such policy, the Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.

STATE OF FLORIDA COUNTY OF ESCAMBIA
The foregoing instrument was acknowledged before me by means of [v] physical presence or [] online notarization this by day of who is personally known to me or who produced as identification.
Notary Signature.
JOHN GLASSMAN Notary Public - State of Florida Commission # GG 955300 My Comm. Expires Mar 21, 2024 Bonded through National Notary Assn.
MORTGAGEE(S):
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
Witness Signature D. 7 rdm Witness Signature Witness Signature Witness Signature Flora L. Nodhturft
\ STATE OF FLORIDA COUNTY OF ESCAMBIA
The foregoing instrument was acknowledged before me by means of [physical presence or [] online notarization this 11 day of 1000 , 2020, by Christopher J. Nodhturft & Flora L. Nodhturft, who is personally known to me or who produced 2000 frees free as identification.
DOUGLAS TIDWELL. Notary Public - State of Florida Commission # GG 226274 My Comm. Expires Oct 2, 2022 Bonded through National Notary Assn. Notary Signature:

- b. Monthly principal and interest payments beginning April 1, 2020, in the amount of \$508.25, and due thereafter on the first day each month.
- c. Interest rate of 10%.
- d. Maturity date of March 1, 2022.
- 3. The terms and provisions of the Mortgage are amended and modified as follows:
 - (a) The Mortgage secures payment of that certain Renewal Promissory Note dated the / 6 day of March, 2020, in the principal amount of \$38,459.92, payable according to its terms.
 - The maturity date of the Renewal Promissory Note secured by the Mortgage is (b) March 1, 2022.
 - Mortgagor shall annually provide Mortgagee proof of payment of all ad valorem (c) taxes and other assessments against the subject property and proof of hazard insurance covering the subject property, naming the Mortgagee as an additional insured.
- Nothing herein invalidates or shall impair or release any covenant, condition, 2. agreement, or stipulation in MORTGAGE and the same, except as herein modified, shall continue in full force and effect, and the undersigned further covenant and agree to perform and comply with and abide by each of the covenants, agreements, conditions, and stipulations of MORTGAGE which are not inconsistent herewith.
- 4. ALL MORTGAGEE'S rights against all parties including but not limited to all parties secondarily liable, are hereby reserved.
- 5. This Agreement shall, if any, be binding upon and shall inure to the benefit of the heirs, executors, administrators and assigns, or successors and assigns of the respective parties hereto.

MORTGAGOR(S):

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Recorded in Public Records 3/31/2020 11:54 AM OR Book 8273 Page 401,
Instrument #2020027600, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00 MTG Stamps \$78.75 Int. Tax \$44.92

Prepared by and Return to: Tidwell & Associates, P.A. 811 North Spring Street Pensacola, Florida 32501

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$38,459.92, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MODIFICATION OF MORTGAGE

This AGREEMENT made and entered into this / day of / cah , 2020 by and between

Jennifer Adams, whose address is 320 Frisco Rd., Pensacola, FL 32507 hereinafter called "MORTGAGOR"

and

Christopher J. Nodhturft & Flora L. Nodhturft, whose address is 515 N. 70th Ave., Pensacola, FL 32506 hereinafter called "MORTGAGEE".

RECITALS

A. MORTGAGEE is the owner and holder of that certain mortgage (MORTGAGE) dated August 15, 1988, given by the MORTGAGOR to MORTGAGEE, recorded in Official Records Book 2611, Page 227, of the Public Records of Escambia County, Florida, securing a debt in the original amount of Thirty Four Thousand Dollars and 00/100 (\$34,000.00) which mortgage encumbers property more particularly described in said MORTGAGE.

See attached Exhibit "A"

B. MORTGAGOR, the owner in fee simple of all of the property subject to MORTGAGE, has requested MORTGAGEE to modify MORTGAGE and the parties have mutually agreed to modify the terms thereof in the manner hereinafter appearing.

NOW THEREFORE, in consideration of the mutual covenants hereinafter set forth and in consideration of the sum of TEN DOLLARS (\$10.00), each to the other in hand paid, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto mutually covenant and agree as follows:

- 1. The current principal balance on the original Mortgage Note dated August 15, 1988, is \$16,000.00.
- 2. The terms and provisions of the Mortgage Note are restated and/or amended and modified as contained in that certain "Renewal Promissory Note" dated this //o day of March, 2020:
 - a. Principal amount of \$38,459.92.

oration of the mortgaged property.

5. To pay all expenses reasonably incurred by the Mortgagee because of the failure of the Mortgagor to comply with the agreements in that note or this mortgage; including reasonable attorneys! fees. The cost thereof, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage.

same rate as specified in that note, shall also be secured by this mortgage.

6. If any payment provided for in that note is not paid within thirty days after it becomes due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of that note shall immediately become due at the option of the Mortgagee, and the Mortgagee may foreclose this mortgage in the sanner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.

7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.

8. It is further agreed that possession of the premises is granted to the buyer upon the execution of these covenants, and that they agree not to sell, assign, set over nor convey the equities therefore stated to any third parties or partnerships without having obtained the consent in writing from the seller.

9. It is expressly understood that payments are due on the 1st of the content is more than 10 days late. Buyer shall have the

In writing from the seller.

9. It is expressly understood that payments are due on the ist day of each month and a late charge of \$15.00 shall be due with any payment that is more than 10 days late. Buyer shall have the privlege of prepayment without penalty.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall include all genders and the term "Mortgagee" shall include any payer of the indebtedness hereby accured or any transferee thereof whether by operation of law or otherwise.

Signed in the presence of:

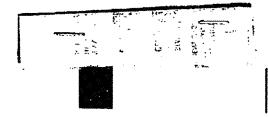
(SEAL) Richard B. Allen eui (SEAL) Sherri A. Allen

STATE OF FORIGA COUNTY OF ESCAMBIA

Before me personally appeared Richard B. Mick

₩ Sherri A. Allen to me well known and known to me to be the individual destribed in and who executed the foregoing instrument, and acknowledged before me that Tary executed the same for the purposes therein expressed.

224 day or SepT Witness my hand and official seal this , 1978.



O

C:

CO: **(3**)

MORT GAGE

THIS MORTGAGE, dated the 15th day of THIS MORT

DW2611N 227 August

. A.D. 1988,

000 Richard Bancroft Allen and Sherri Ann Allen, Husband and Wife hereinafter called the Mortgagor, and Donnie Rey White Rey M. White

hereinafter called the mortgagee,

WITNESSETH, that for valuable considerations, the Mortgagor does hereby mortgage to the Mortgages the real property in Estambia, County



Lot 22, Block "B", Edgewater, being a portion of Sections 37 & 38, Township 2 South, Range 30 Wast, Escambia County, Florida, according to Plat recorded in Plat Book 2, Page 97 of the Public Records of said County.

Date: 10-5-88

PREPARED BY E A FOWLER 5031 PERKINS ST PENSACOLA FL 32506

Received \$ 51.00 payment of Documentary Stamps Cort. # 59-204338-27-01 and S 68.00 in payment of Class "C" Intangible Personal. Property Tax. Joe A. Flowers, Comptroller Escambia County, Florida By O Pawer D.C.

as security for the payment of the promissory note of which the following is a copy:

**	MORTGAGE NOTE
34,000.00	Persecols, Ficride. August 15
FOR VALUE RECEIVED, the undendand of order, the principal gods of	ty-four Thousand Donnie Ray White or Roy M. White P.O.Box 37423
at the rate of 10	per mean on the month belongs seen gold of _P_O_Box _17_273 _Panagenla_ FL _32506
***** to 300	Three Puncted Eight and 96/100
bushed of sub flare' reprint becomes, the	are on the 1st day of each secrets between 1st life pith each pursues below section for the best section to principal the section of the sect
If the popular is not need when a without notice at the applies of the hards own of a between the chart, in the sea spreety to bey all souts of authorities, top	My care that h is due, the each expend principal non-and because that at once became two and payable in this each, follows to execute this epoke parallel not consider a widnest of the sight to execute the basis in the
Franciscost, protest and audies are a	Redon't B all
A -	Sheri ann allen

and agrees:
1. To make all payments required by that note and this mortgage 1. To make all payments required by that note and this mortgage promptly when due.

2. To pay all taxes, assessments, lions and encumbrances on that property promptly when due. If they are not promptly paid the Mortgage may pay them without waiving the option to forsclose, and such payments, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage.

3. To keep the buildings now or hereafter on that land insured against damage from fire and other hazards in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without watving the option to foreolose, and the cost thereof, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage. If any sum becomes payable under such policy, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.



STATE OF F	lorida
COUNTY OF	FSCUMU:a

The foregoing instrument was acknowledged before me on this \(\frac{1}{2}\) day of \(\frac{\sigma_{\sigma_{\sigma}}}{2}\) day of \(\frac{\sigma_{\sigma_{\sigma}}}{2}\) possible Donnie Ray White and Roy M. White, being \(\{\}\) personally known to me or having \(\{\}\) produced a driver's license(s) as identification.

{SEAL}

DOUGLAS TIDWELL

Notary Public - State of Florida

Commission # GG 228274

My Comm. Expires Oct 2, 2022

Bonded through National Notary Assn.

D. 7.du NOTARY PUBLIC

Dorgles 7: duen PRINTED OR TYPED NAME Prepared by and Return To: Tidwell & Associates, P.A. 811 North Spring Street Pensacola, Florida 32501

ASSIGNMENT OF MORTGAGE AND MORTGAGE NOTE

For Value Received, Donnie Ray White and Roy M. White, the undersigned holders of a Mortgage and Mortgage Note (herein "Assignor") does hereby grant, sell, assign, transfer and convey, unto Christopher J. Nodhturft and Flora L. Nodhturft (herein Assignee"), whose address is 515 N. 70th Ave., Pensacola, Florida 32506, a certain Mortgage and Mortgage Note, dated August 15, 1988 and recorded on or about August 15, 1988, at Official Records Book 2611, Page 227, made and executed by Richard Bancroft Allen and Sherri Ann Allen to and in favor of the Donnie Ray White and Roy M. White upon the following described property situated in Escambia County, State of Florida:

Property Address: 320 Frisco Rd., Pensacola, Florida 32507

Lot 22, Block "B", Edgewater, being a portion of Sections 37 and 38, Township 2 South, Range 30 West, Escambia County, Florida, according to the Plat recorded in Plat Book 2, page 97 of the Public Records of said County.

Such Mortgage having been given to secure payment of a Mortgage Note in the original principal amount of thirty four thousand dollars and 00/100 (\$34,000.00) which Mortgage is of record in OR Book 2611 Page 227 of the Official Records of Escambia County, Florida.

TO HAVE AND TO HOLD, the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the above-described Mortgage.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage on this 11 day of 1200.

Sign: Dasandra C. Pfeiffer
Print: Kasandra C. Pfeiffer

Witnesses:

Print: Douglas Tidmen

Assignor:

Donnie Ray White

4. To commit, permit, or suffer no waste, impairment, or deteri-

AND THE STATE OF

oration of the mortgaged property.

5. To pay all expenses reasonably incurred by the Mortgagee because of the failure of the Mortgagor to comply with the agreements in that note or this mortgage, including reasonable attorneys! fees. The cost thereof, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this

mortgage.

6. If any payment provided for in that note is not paid within thirty has after it becomes due, or if any agreement in this mortgage unpaid principal balance of that note shall immediately become due at the option of the Mortgagee, and the Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.

7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.

8. It is further agreed that possession of the premises is granted to the buyer upon the execution of these covenants, and that they agree not to sell, assign, set over nor convey the squitties therefore stated to any third parties or partnerships without having obtained the consent of this parties or partnerships without having obtained the consent of the securion of these covenants, and that they agree to any third parties or partnerships without having obtained the consent of this partnerships understood that payments are due on the lst day of each month and a late charge of sis.00 shall be due with any payment that is more than 10 days late. Buyer shall have the privlege of prepayment without penalty.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall include all genders and the term "Nortgagee" shall include any payes of the indebtedness hereby secured or any transferse thereof whether by operation of law or otherwise.

Signed in the presence of:

Sherri A. Allen

STATE OF FLORIDA COUNTY OF ESCAMBIA

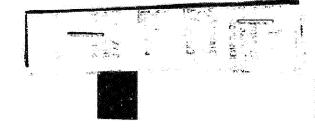
Before me personally appeared Richard Sheaki A. Allen

to me well known and known to me to be the individual described I and who executed the foregoing instrument, and acknowledged before me that 70. y executed the same for the purposes therein expressed.

Witness my hand and official seal this , 1988. day of SepT

NY COMMISSION

PTC 3.1



(3)

600

MORTGAGE

THIS MORTGAGE, dated the 15th day of THIS MORTO

, A.D. 1966,

Richard Bancroft Allen and Sherri Ann Allen, Husband and Wife

hereinafter called the Mortgagor, and Donnie Rey White pt Roy M. White hereinafter called the mortgagee,

WITNESSETH, that for valuable considerations, the Mortgagor does hereby mortgage to the Nortgages the real property in Esdambie, County

Lot 22, Block "B", Edgewater, being a portion of Sections 37 & 38, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat recorded in Plat Book 2, Page 97 of the Public Records of said County.

Date: 10-5-88

PREPARED BY E A FOWLER 5051 PERKINS ST PENSACOLA FL 32506

Received \$ 51-00 payment of Documentary Stapings Cort. # 59-204338-27-01 and Property Tax. Joe A. Flowers, Comptroller Escambia County, Florida By O. Power D.C.

as security for the payment of the promissory note of which the following is a copy:

	MORTGAGE NOTE
FOR VALUE RECEIVED, the unfireligned promits of order the principal grow of	Pensacols, Ficrida, August 15 18 88 1800 to say te Donnie Ray White or Roy M. White P.O.Gox 37423 Thousand Dollar d 34,000.00 J. with interest tree care
The Part of States	and the world believe seed raid as P. O. Gov. 37.27. Pennsyrola Fit 35564
months and the estation and learner are full prepay at any time, without premium or fire, the a	er at such citar place as the builder may designate in writing delivered or mailed to the control of the such designate in writing delivered or mailed to the last day of each promite tendening October 1 19.69 and ratio facility beginning october 1 19.69 and collective to the control of the
If any payment is not made within thirty days :	effor h is due, the entire mount principal sum and accrued interest that at once become our and psychic note. Pallura to exercise this optice abait and co-splicte a water of the tight to ensume the sums in the of in the payment of tide roots, and if the same is collected by the stiomer at law, the undereland beraby responsible attempts (see
	Sheri ann allen 1840

and agrees:

To make all payments required by that note and this mortgage

1. To make all payments required by that note and this mortgage promptly when due.

2. To pay all taxes, assessments, liens and encumbrances on that property promptly when due. If they are not promptly paid the Mortgages may pay them without waiving the option to foreclose, and such payments, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage.

3. To keep the buildings now or hereafter on that land insured against damage from fire and other hazards in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereof from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage. If any sum becomes payable under such policy, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.





PROPERTY INFORMATION REPORT

January 29, 2023 Tax Account #:07-3716-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 22 BLK B EDGEWATER PB 2 P 97 OR 2598 P 400 OR 6716 P 1572 SEC 37/38 2S 30

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-3716-000(0423-16)

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:		APR 3, 2023				
TAX ACCOUNT #:		07-3716-000				
CERTIFICATE #:		2020)-3974			
those persons, firms, and/or a	gencies having	legal interest in or clai	is a list of names and addresses of im against the above-described ted as proper notification of tax deed			
	a County, 190 (Box 12910, 32521 Governmental Center,	32502			
JENNIFER L ADAMS	JENNIFE	R L ADAMS	JENNIFER L. ADAMS			
320 FRISCO RD	3157 SAN	BERNADINA ST	113 PAYNE RD			
PENSACOLA, FL 32507	CLEARW	ATER, FL 33759	PENSACOLA, FL 32507			
JENNIFER ADAMS	CHRISTO	OPHER J. NODHTUR	RFT			
2305 INTERLACHENST	AND FLO	RA L. NODHTURFT	Γ			
PENSACOLA, FL 320502	515 N 707	515 N 70TH AVE				
,	PENSAC	OLA, FL 32506				
ATLANTIC CREDIT & FINA	ANCE INC.	STATE FARM M	IUTUAL AUTOMOBILE INS. CO.			
PO BOX 13386		PO BOX 2371				
ROANOKE, VA 24033		BLOOMINGTON, IL 61702-2371				
ŕ			•			

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

PERDIDO TITLE & ABSTRACT, INC.

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

Certified and delivered to Escambia County Tax Collector, this 29th day of January, 2022.

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

January 29, 2023

Tax Account #: 07-3716-000

1. The Grantee(s) of the last deed(s) of record is/are: **JENNIFER L. ADAMS**

By Virtue of Order Determining Homestead recorded 10/18/2019 in OR 8184/1186

- 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 Donnie Ray White and Roy M. White recorded 10/11/1988 OR 2611/227 together with Assignment of Mortgage in favor of Christopher J. Nodhturft and Flora L. Nodhturft recorded 3/31/2020 OR 8273/397 and Modification of Mortgage recorded 3/31/2020 OR 8273/401
 - b. Judgment in favor of Atlantic Credit & Finance Inc. recorded 5/13/2010 OR 6591/673
 - c. Judgment in favor of State Farm Mutual Automobile Ins. Co. recorded 5/12/2014 OR 7168/1579
- 4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent.

Tax Account #: 07-3716-000 Assessed Value: \$112,159.00

Exemptions: NONE

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

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

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



PROPERTY INFORMATION REPORT

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

TAX ACCOUNT #:	07-3716-000	CERTIFICATE #:	2020-3974
REPORT IS LIMITED T	O THE PERSON(S) EX	THE 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 in title to said land as listed	record of the land descriing and copies of all open the Official Record Boon page 2 herein. It is the		nt and delinquent ad valorem ges, judgments and ida that appear to encumber the amed above to verify receipt of
and mineral or any subsur	rface rights of any kind of 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 the	ne documents attached hereto.

Michael A. Campbell, As President

Dated: January 29, 2023

THE ATTACHED REPORT IS ISSUED TO:





PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 073718000 Certificate Number: 003974 of 2020

Redemption No 🗸	Application Date 7/14/2022	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 4/3/2023	Redemption Date 2/7/2023
Months	9	7
Tax Collector	\$3,571.38	\$3,571.38
Tax Collector Interest	\$482.14	\$374.99
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,059.77	\$3,952.62
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	\$61.56	\$47.88
Total Clerk	\$517.56	\$503.88
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Pre Fee)	p \$7.00	\$7.00
Postage	\$48.16	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amoun	st \$4,642.49	\$4,473.50
	Repayment Overpayment Refund Amount	\$168.99
Book/Page	8848	819

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 003974 Redeemed Date 2/7/2023

Name JENNIFER L ADAMS 320 FRISCO RD PENSACOLA, FL 32507

\$517,66 \$ 4136.30
\$4,059.77
\$48.16
\$0.00
\$10.00
\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
4	11/4/4	t big	FINANCIAL SUMI	MARY AND TO S	
No Inform	nation Availa	ble - See	Dockets		o de Estado

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: 073718000 Certificate Number: 003974 of 2020

Payor: JENNIFER L ADAMS 320 FRISCO RD PENSACOLA, FL 32507 Date 2/7/2023

Clerk's Total	\$\$17.56 \$ 413
Tax Collector's Total	\$4,059.77
Postage	\$48.\6
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	-\$4,642.49
	Clerk's Total Tax Collector's Total Postage Researcher Copies Recording Prep Fee

PAM CHILDERS

Clerk of the Circuit Court

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# 2023009482 2/7/2023 1:47 PM
OFF REC BK: 8926 PG: 1621 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 8848, Page 819, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03974, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 073718000 (0423-16)

DESCRIPTION OF PROPERTY:

LT 22 BLK B EDGEWATER PB 2 P 97 OR 2598 P 400 OR 6716 P 1572 SEC 37/38 2S 30

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: JENNIFER L ADAMS

Dated this 7th day of February 2023.

COMPIRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk