



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

0223-63

Part 1: Tax Deed Application Information				
Applicant Name Applicant Address	EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-TRUSTEES OF THE EDDIE J BLACKWELL TRUST DATED APRIL 15, 2021 723 OVERBROOK DRIVE FORT WALTON BEACH, FL 32547		Application date	May 25, 2022
Property description	MATTOX RYAN MATTOX ORALIA 911 PALLADIO PL SAN ANTONIO, TX 78253 3201 SANDY LN 09-1823-300 BEG AT SE COR OF NW 1/4 OF NE 1/4 OF SEC N 0 DEG 20 MIN 53 SEC E ALG W LI 585 FT N 89 DEG 46 MIN 34 (Full legal attached.)		Certificate #	2020 / 4816
			Date certificate issued	06/01/2020
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application				
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2020/4816	06/01/2020	160.88	34.59	195.47
→Part 2: Total*				195.47
Part 3: Other Certificates Redeemed by Applicant (Other than County)				
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest (Column 3 + Column 4 + Column 5)
# 2021/3796	06/01/2021	159.92	6.25	8.00
Part 3: Total*				174.17
Part 4: Tax Collector Certified Amounts (Lines 1-7)				
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				369.64
2. Delinquent taxes paid by the applicant				0.00
3. Current taxes paid by the applicant				192.82
4. Property information report fee				200.00
5. Tax deed application fee				175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00
7. Total Paid (Lines 1-6)				937.46
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.				
Sign here: <i>Condice Lewis</i>			Escambia, Florida	
Signature, Tax Collector or Designee		Date May 31st, 2022		

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)

8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>02/06/2023</u>	

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.

BEG AT SE COR OF NW 1/4 OF NE 1/4 OF SEC N 0 DEG 20 MIN 53 SEC E ALG W LI 585 FT N 89 DEG 46 MIN 34 SEC W 260 FT FOR POB CONT N 89 DEG 46 MIN 34 SEC W 129 10/100 FT N 0 DEG 20 MIN 53 SEC E 112 93/100 FT S 89 DEG 39 MIN 7 SEC E 14 25/100 FT N 0 20 MIN 53 SEC E 122 10/100 FT SLY R/W LI OF SANDY LN (30 FT R/W) S 89 DEG 46 MIN 34 SEC E ALG SLY R/W LI 114 85/100 FT S 0 DEG 20 MIN 53 SEC W 235 FT TO POB OR 8034 P 56

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200416

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-TRUSTEES OF THE EDDIE J BLACKWELL TRUST DATED APRIL 15, 2021

723 OVERBROOK DRIVE

FORT WALTON BEACH, FL 32547,

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
09-1823-300	2020/4816	06-01-2020	BEG AT SE COR OF NW 1/4 OF NE 1/4 OF SEC N 0 DEG 20 MIN 53 SEC E ALG W LI 585 FT N 89 DEG 46 MIN 34 SEC W 260 FT FOR POB CONT N 89 DEG 46 MIN 34 SEC W 129 10/100 FT N 0 DEG 20 MIN 53 SEC E 112 93/100 FT S 89 DEG 39 MIN 7 SEC E 14 25/100 FT N 0 20 MIN 53 SEC E 122 10/100 FT SLY R/W LI OF SANDY LN (30 FT R/W) S 89 DEG 46 MIN 34 SEC E ALG SLY R/W LI 114 85/100 FT S 0 DEG 20 MIN 53 SEC W 235 FT TO POB OR 8034 P 56

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

EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-
TRUSTEES OF THE EDDIE J BLACKWELL TRUST
DATED APRIL 15, 2021
723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547

Applicant's signature

05-25-2022
Application Date



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
← Nav. Mode Account Parcel ID →
[Printer Friendly Version](#)

General Information	
Parcel ID:	391S311213000003
Account:	091823300
Owners:	MATTOX RYAN MATTOX ORALIA
Mail:	911 PALLADIO PL SAN ANTONIO, TX 78253
Situs:	3201 SANDY LN 32526
Use Code:	VACANT RESIDENTIAL
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2021	\$13,200	\$0	\$13,200	\$8,349
2020	\$7,590	\$0	\$7,590	\$7,590
2019	\$7,590	\$0	\$7,590	\$7,590

Disclaimer

Market Value Breakdown Letter

Tax Estimator

File for New Homestead Exemption Online

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/17/2019	8034	56	\$18,000	WD	
10/24/2016	7611	1903	\$100	WD	
12/21/2012	6954	1162	\$9,000	WD	
05/18/2009	6461	1616	\$100	CJ	
03/02/2009	6432	570	\$100	CT	
01/26/2009	6419	1977	\$100	CJ	
10/08/2008	6385	258	\$100	OT	
09/2005	5730	80	\$100	WD	
10/2001	4790	883	\$100	CJ	
09/2001	4775	903	\$100	CJ	

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

2021 Certified Roll Exemptions	
None	
Legal Description	
BEG AT SE COR OF NW 1/4 OF NE 1/4 OF SEC N 0 DEG 20 MIN 53 SEC E ALG W LI 585 FT N 89 DEG 46 MIN 34 SEC W 260 FT...	
Extra Features	
None	

Parcel Information	Launch Interactive Map
Section	
Map Id:	39-1S-31-1
Approx. Acreage:	0.6558
Zoned:	
MDR	
Evacuation	

& Flood
Information

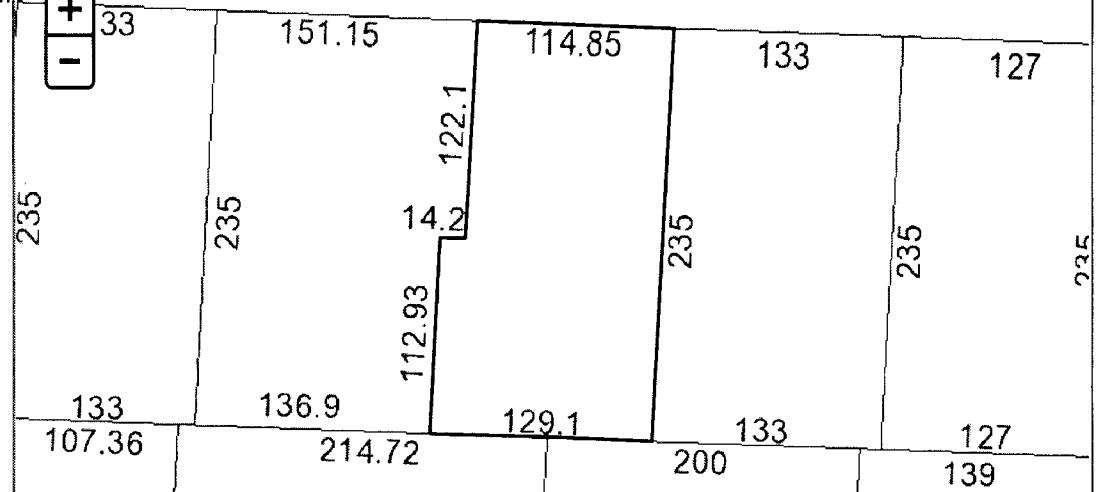
Open
Report



SANDY LN

054.00

114.34



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

Buildings

Images



9/18/2018 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: 06/10/2022 (tc.1581)

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 091823300 Certificate Number: 004816 of 2020

Redemption

Yes

Application Date

5/25/2022

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 2/6/2023	Redemption Date 6/23/2022
Months	9	1
Tax Collector	\$937.46	\$937.46
Tax Collector Interest	\$126.56	\$14.06
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,070.27	\$957.77
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	\$6.84
Total Clerk	\$517.56	\$462.84
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	\$1,664.83	\$1,437.61
	Repayment Overpayment Refund Amount	\$227.22

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2020 TD 004816

Redeemed Date 6/23/2022

Name ORALIA MATTOX 199 ROUNDTOP HILL CASTLEVILLE TX 38009

Clerk's Total = TAXDEED	\$517.56	\$1100.61
Due Tax Collector = TAXDEED	\$1,070.27	
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
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale**

Account: 091823300 Certificate Number: 004816 of 2020

Payor: ORALIA MATTOX 199 ROUNDTOP HILL CASTLEVILLE TX 38009 Date 6/23/2022

Clerk's Check #	1	Clerk's Total	\$117.56	\$1100.61
Tax Collector Check #	1	Tax Collector's Total	\$1,070.27	
		Postage	\$0.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$1,664.83	

\$1117.61

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: *Erin Hogg*
 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# 2022064156 6/23/2022 10:46 AM
OFF REC BK: 8809 PG: 1289 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 8809, Page 476, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04816, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 091823300 (0223-63)

DESCRIPTION OF PROPERTY:

BEG AT SE COR OF NW 1/4 OF NE 1/4 OF SEC N 0 DEG 20 MIN 53 SEC E ALG W LI 585 FT N 89 DEG 46 MIN 34 SEC W 260 FT FOR POB CONT N 89 DEG 46 MIN 34 SEC W 129 10/100 FT N 0 DEG 20 MIN 53 SEC E 112 93/100 FT S 89 DEG 39 MIN 7 SEC E 14 25/100 FT N 0 20 MIN 53 SEC E 122 10/100 FT SLY R/W LI OF SANDY LN (30 FT R/W) S 89 DEG 46 MIN 34 SEC E ALG SLY R/W LI 114 85/100 FT S 0 DEG 20 MIN 53 SEC W 235 FT TO POB OR 8034 P 56

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: RYAN MATTOX and ORALIA MATTOX

Dated this 23rd day of June 2022.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022063884 6/22/2022 4:23 PM
OFF REC BK: 8809 PG: 476 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EDDIE J BLACKWELL AND KEVIN W NORRIS CO TRUSTEES OF THE EDDIE J BLACKWELL TRUST** holder of Tax Certificate No. 04816, 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 NW 1/4 OF NE 1/4 OF SEC N 0 DEG 20 MIN 53 SEC E ALG W LI 585 FT N 89 DEG 46 MIN 34 SEC W 260 FT FOR POB CONT N 89 DEG 46 MIN 34 SEC W 129 10/100 FT N 0 DEG 20 MIN 53 SEC E 112 93/100 FT S 89 DEG 39 MIN 7 SEC E 14 25/100 FT N 0 20 MIN 53 SEC E 122 10/100 FT SLY R/W LI OF SANDY LN (30 FT R/W) S 89 DEG 46 MIN 34 SEC E ALG SLY R/W LI 114 85/100 FT S 0 DEG 20 MIN 53 SEC W 235 FT TO POB OR 8034 P 56

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091823300 (0223-63)

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

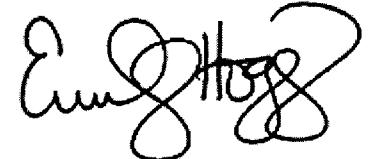
RYAN MATTOX and ORALIA MATTOX

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 February, which is the **6th day of February 2023**.

Dated this 22nd day of June 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.

**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**



By:
Emily Hogg
Deputy Clerk

Exhibit "A"

MORTGAGE NOTE
\$8,930.86Milton, Florida
January 11, 2019

FOR VALUE RECEIVED, the undersigned, (jointly and severally, if more than one) promise to pay to Joseph J. Micari or order, in the manner hereafter specified, the principal sum of Eight Thousand Nine Hundred Thirty Dollars and Eighty Six Cents (\$8,930.86) with interest from January 11, 2019 at the rate of 10.00 percent per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at Joseph J. Micari, 11710 Gulf Beach Hwy., Pensacola, FL 32507 or at such place as may hereafter be designated by written notice from the holder to the maker hereof, on the date and in the manner following:

Payable in 24 monthly installments of \$412.11 each at the rate of 10.00% per annum. The first payment shall become due and payable February 15, 2019 and payable on the same day of each consecutive month until paid in full. Any payment received after the 20 of each month will be assessed a \$50.00 late fee. Prepayment can be made at any time during the 24 months but the total interest for 24 months shall be included in the payoff.

This note with interest is secured by mortgage on real estate, of even date herewith, made by the maker hereof in favor of the said payee, and shall be construed and enforced according to the laws of the State of Florida. The terms of said mortgage are by this reference made a part hereof.

If default be made in the payment of any of the sums or interest mentioned herein or the performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accrued interest shall at the option of the holder hereof become at once due and collectable without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the laws of the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

Each person liable hereon whether maker or endorser, hereby waives presentment, protest, notice, 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, after maturity of this note or default hereunder, or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

Whenever used herein the terms "holder", "maker", and "payee" shall be construed in the singular or plural as the context may require or admit.

/s/ Ryan Mattox

Ryan Mattox

FLORIDA DOCUMENTARY STAMPS HAVE
BEEN PAID ON AND AFFIXED TO THE
MORTGAGE SECURING THIS NOTE.

/s/ Oralia Mattox

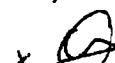
Oralia Mattox

BK: 8034 PG: 58

property without notice and without regard to the value of the mortgaged property or the solvency of the mortgagor.

The said mortgagor has hereunto signed and sealed these presents the day and year first above written.

X 
 Ryan Mattox

X 
 Oralia Mattox

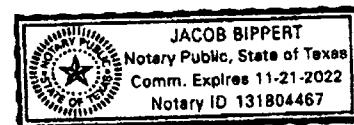
NOTARY FOR ORALIA MATTOX

State of Texas
 County of Bexar

I hereby Certify, That on this day personally appeared before me Oralia Mattox who has produced a driver license(s) as identification and who executed the foregoing instrument.

Witness my hand and official seal this 12 day of January, 2019.

X Jacob Bippert X (SEAL)
 Notary Public Jacob Bippert
 My Commission Expires: 11-21-2022



NOTARY FOR RYAN MATTOX

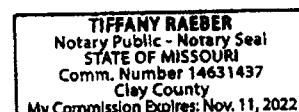
X State of Missouri
 X County of Clay

I hereby certify that on this day personally appeared Ryan Mattox who presented a Driver License as identification and who executed the foregoing instrument.

Witness my hand and seal this 16 day of January, 2019.

X Tiffany Raeber X (SEAL)
 Notary Public

X My Commission Expires: 11/11/2022



Recorded in Public Records 1/22/2019 4:11 PM OR Book 8034 Page 57,
 Instrument #2019006079, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$27.00 MTG Stamps \$31.50 Int. Tax \$17.86

27.00
 31.50
 17.86
 76.36

MORTGAGE

This Instrument Prepared by and Return to:
 Deborah Beach of
 West Florida Title Company of Milton, Inc.
 5220 Willing Street
 Milton, FL 32570
 in connection with the issuance of Title Insurance.

File No.: 2018-9285-O

This Mortgage, with an effective date of 11th day of January, 2019 between Ryan Mattox and Oralia Mattox, husband and wife called the Mortgagor, and Joseph J. Micari called the Mortgagee.

Witnesseth, that the Mortgagor, in consideration of the loan made to him by the Mortgagee evidenced by the promissory note, copy of which is attached to this mortgage as "Exhibit A", and in order to secure the payment of the debt thereby evidenced, has granted, bargained and sold to the Mortgagee the following described property situated in said State and County legally described as follows, to wit:

Commence at the Southeast corner of the NW 1/4 of the NE 1/4 of Section 39, Township 1 South, Range 31 West, Escambia County, Florida; Thence N 00°20'53" E along the West line of said West line a distance of 585.00 feet; Thence N 89°46'34" W a distance of 260.00 feet to the Point of Beginning; Thence continue N 89°46'34" W a distance of 129.10 feet; Thence N 00°20'53" E a distance of 112.93 feet; Thence S 89°39'07" E a distance of 14.25 feet; Thence N 00°20'53" E a distance of 122.10 feet to the Southerly Right of Way line of Sandy Lane (30' R/W); Thence S 89°46'34" E along said Southerly Right of Way line a distance of 114.85 feet; Thence departing said Southerly Right of Way line go S 00°20'53" W a distance of 235.00 feet to the Point of Beginning.

See Promissory Note for prepayment penalty.

(The words "Mortgagor" and "Mortgagee" as used herein, shall include both the singular and plural and individuals and corporations as the context may require. The designation "Mortgagor" and "Mortgagee" shall include, not only the parties specifically named herein, but also their respective heirs, legal representatives, successors and assigns, as the case may be.)

Provided Always, That if the Mortgagor shall make all payments required by the promissory note above mentioned, and shall perform and comply with each and every covenant of said note and mortgage, then this mortgage shall be null and void, otherwise to remain in full force and effect. The Mortgagor covenants to pay each and every installment of principal and interest when due; to pay all taxes and assessments levied on said mortgaged property before they become delinquent; to permit no waste, impairment, or deterioration of the mortgaged property; to keep the buildings now or hereafter on the mortgaged property (and the personal property, if included in this mortgage) insured against loss or damage by fire and such other hazards as may be required by Mortgagee in amounts satisfactory to Mortgagee, with standard loss payable clause to Mortgagee, policy or policies to be held by Mortgagee; and does hereby waive homestead exemption.

Should any of the above covenants be broken then the note and all monies hereby secured shall without demand and at the option of the Mortgagee become immediately due and payable and this mortgage forthwith be foreclosed, in which event the Mortgagor agrees to pay all costs and expenses of foreclosure, including attorney's fees, and all amounts disbursed by the Mortgagee for taxes and insurance. In the event of foreclosure, the Mortgagee shall be entitled to a receiver for the mortgaged

Recorded in Public Records 1/22/2019 4:11 PM OR Book 8034 Page 56,
 Instrument #2019006078, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$10.00 Deed Stamps \$126.00

After Recording Return to:
 Deborah Beach
 West Florida Title Company of Milton, Inc.
 5220 Willing Street
 Milton, FL 32570

18,000.00

This Instrument Prepared by:
 Deborah Beach
 West Florida Title Company of Milton, Inc.
 5220 Willing Street
 Milton, FL 32570
 as a necessary incident to the fulfillment of conditions
 contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
 39-1S-31-1213-000-003
 File No.: 2018-9285-O

WARRANTY DEED

This Warranty Deed, Made the 17th day of January, 2019, by Joseph J. Micari, as his separate, non-homestead property, whose post office address is: 11710 Gulf Beach Hwy., Pensacola, FL 32507, hereinafter called the "Grantor", to Ryan Mattox and Orlaia Mattox, husband and wife, whose post office address is: 911 Palladio Place, San Antonio, TX 78253, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Escambia County, Florida, to wit:

Commence at the Southeast corner of the NW 1/4 of the NE 1/4 of Section 39, Township 1 South, Range 31 West, Escambia County, Florida; Thence N 00°20'53" E along the West line of said West line a distance of 585.00 feet; Thence N 89°46'34" W a distance of 260.00 feet to the Point of Beginning; Thence continue N 89°46'34" W a distance of 129.10 feet; Thence N 00°20'53" E a distance of 112.83 feet; Thence S 89°39'07" E a distance of 14.25 feet; Thence N 00°20'53" E a distance of 122.10 feet to the Southerly Right of Way line of Sandy Lane (30' R/W); Thence S 89°46'34" E along said Southerly Right of Way line a distance of 114.85 feet; Thence departing said Southerly Right of Way line go S 00°20'53" W a distance of 235.00 feet to the Point of Beginning.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor 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 of all encumbrances, except taxes accruing subsequent to 2018. Subject to covenants, reservations, restrictions, limitations, easements and agreements of record, if any and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
 TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Deborah C. Beach
 Printed Name: Deborah C. Beach

Joseph J. Micari

Witness Signature: Donna S. Perritt
 Printed Name: Donna S. Perritt

State of Florida
 County of Santa Rosa

The foregoing instrument was acknowledged before me this 17th day of January, 2019, by Joseph J. Micari, as his non-homestead property who has produced Florida driver/license(s) as identification.

Deborah C. Beach
 Notary Public Signature
 Printed Name: _____



PROPERTY INFORMATION REPORT

November 20, 2022
Tax Account #:09-1823-300

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SE COR OF NW 1/4 OF NE 1/4 OF SEC N 0 DEG 20 MIN 53 SEC E ALG W LI 585 FT N 89 DEG 46 MIN 34 SEC W 260 FT FOR POB CONT N 89 DEG 46 MIN 34 SEC W 129 10/100 FT N 0 DEG 20 MIN 53 SEC E 112 93/100 FT S 89 DEG 39 MIN 7 SEC E 14 25/100 FT N 0 20 MIN 53 SEC E 122 10/100 FT SLY R/W LI OF SANDY LN (30 FT R/W) S 89 DEG 46 MIN 34 SEC E ALG SLY R/W LI 114 85/100 FT S 0 DEG 20 MIN 53 SEC W 235 FT TO POB OR 8034 P 56

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-1823-300 (0223-63)

**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: FEB 6, 2023

TAX ACCOUNT #: 09-1823-300

CERTIFICATE #: 2020-4816

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.

RYAN MATTOX
911 PALLADIO PLACE
SAN ANTONIO, TX 78253

RYAN MATTOX
199 ROUNDTOP HILL
CASTROVILLE, TX 78009

ORALIA MATTOX
911 PALLADIO PLACE
SAN ANTONIO, TX 78253

ORALIA MATTOX
199 ROUNDTOP HILL
CASTROVILLE, TX 78009

ESTATE OF JOSEPH J MICARI
JOSEPH J MICARI
11710 GULF BEACH HWY
PENSACOLA, FL 32507

KELLY BURCHARDT
615 PIERE ST APT NO E211
WENATCHEE, WA 98801

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

November 20, 2022
Tax Account #: **09-1823-300**

1. The Grantee(s) of the last deed(s) of record is/are: RYAN MATTOX AND ORALIA MATTOX

By Virtue of Warranty Deed recorded 1/22/2019 in OR 8034/56

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 Joseph J. Micari recorded 1/22/2019 OR 8034/57

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 09-1823-300

Assessed Value: \$9,183.00

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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 09-1823-300 CERTIFICATE #: 2020-4816

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: November 2, 2002 to and including November 2, 2022 Abstractor: BYRON BROWN

BY

Michael A. Campbell,
As President
Dated: November 20, 2022