

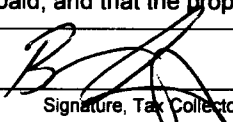


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

0423-34

Part 1: Tax Deed Application Information					
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	CAMPBELL JESSICA 426 FRONT ST CENTURY, FL 32535 426 FRONT ST 11-1830-250 BEG AT NE COR OF SEC S 81 DEG 59 MIN 54 SEC W ALG N LI OF SEC 2217 18/100 FT TO CENTERLINE 3RD ST (5 (Full legal attached.))		Certificate #	2020 / 6574	
			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)	
# 2020/6574	06/01/2020	549.65	27.48	577.13	
→ Part 2: Total*				577.13	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00
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)				577.13	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				0.00	
4. Property information report fee				200.00	
5. Tax deed application fee				175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00	
7. Total Paid (Lines 1-6)				952.13	
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: 			Escambia, Florida Date July 27th, 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.	30,816.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/03/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT NE COR OF SEC S 81 DEG 59 MIN 54 SEC W ALG N LI OF SEC 2217 18/100 FT TO CENTERLINE 3RD ST (50 FT R/W) S 50 DEG 26 MIN 36 SEC E ALG CENTERLINE 360 53/100 FT S 39 DEG 33 MIN 24 SEC W 25 FT TO SWLY R/W LI 3RD ST S 40 DEG 20 MIN 44 SEC W 149 43 FT TO FENCE POST S 9 DEG 14 MIN 43 SEC W 8 11/100 FT FOR POB CONT S 9 DEG 14 MIN 43 SEC W 12 69/100 FT TO FENCE POST S 30 DEG 42 MIN 2 SEC W 157 83/100 FT TO NELLY R/W 1ST ST S 54 DEG 36 MIN 6 SEC E ALG SD R/W 232 50/ 100 FT TO NWLY R/W LI JEFFERSON AVE (R/W UNKNOWN) N 39 DEG 59 MIN 46 SEC E ALG R/W 148 03/100 FT N 50 DEG 0 MIN 16 SEC W 263 73/ 100 FT TO POB OR 5988 P 1970/1974 OR 6632 P 93

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200484

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154,

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
11-1830-250	2020/6574	06-01-2020	BEG AT NE COR OF SEC S 81 DEG 59 MIN 54 SEC W ALG N LI OF SEC 2217 18/100 FT TO CENTERLINE 3RD ST (50 FT R/W) S 50 DEG 26 MIN 36 SEC E ALG CENTERLINE 360 53/100 FT S 39 DEG 33 MIN 24 SEC W 25 FT TO SWLY R/W LI 3RD ST S 40 DEG 20 MIN 44 SEC W 149 43 FT TO FENCE POST S 9 DEG 14 MIN 43 SEC W 8 11/100 FT FOR POB CONT S 9 DEG 14 MIN 43 SEC W 12 69/100 FT TO FENCE POST S 30 DEG 42 MIN 2 SEC W 157 83/100 FT TO NELY R/W 1ST ST S 54 DEG 36 MIN 6 SEC E ALG SD R/W 232 50/ 100 FT TO NWLY R/W LI JEFFERSON AVE (R/W UNKNOWN) N 39 DEG 59 MIN 46 SEC E ALG R/W 148 03/100 FT N 50 DEG 0 MIN 16 SEC W 263 73/ 100 FT TO POB OR 5988 P 1970/1974 OR 6632 P 93

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
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

07-14-2022
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[← Nav. Mode](#)
☒ Account
 ☐ Parcel ID
 [→](#)

[Printer Friendly Version](#)

General Information

Parcel ID: 085N301214000001
Account: 111830250
Owners: CAMPBELL JESSICA
Mail: 426 FRONT ST
CENTURY, FL 32535
Situs: 426 FRONT ST 32535
Use Code: SINGLE FAMILY RESID
Taxing Authority: CENTURY CITY LIMITS
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	\$4,959	\$310,195	\$315,154	\$61,633
2020	\$4,959	\$281,073	\$286,032	\$60,783
2019	\$4,959	\$174,889	\$179,848	\$49,926

[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)
09/03/2010	6632	93	\$100	QC	
04/10/2008	6330	80	\$100	QC	
12/04/2007	6256	1343	\$100	QC	
08/2006	5988	1974	\$100	QC	
08/2006	5988	1970	\$58,000	WD	
11/2003	5477	1642	\$100	QC	
07/2000	4583	720	\$36,500	WD	

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

2021 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

BEG AT NE COR OF SEC S 81 DEG 59 MIN 54 SEC W ALG
N LI OF SEC 2217 18/100 FT TO CENTERLINE 3RD ST (50
FT R/W)...

Extra Features

None

Parcel

Information

[Launch Interactive Map](#)

Section

Map Id:

08-5N-30-1

Approx.

Acreage:

0.9969

Zoned:

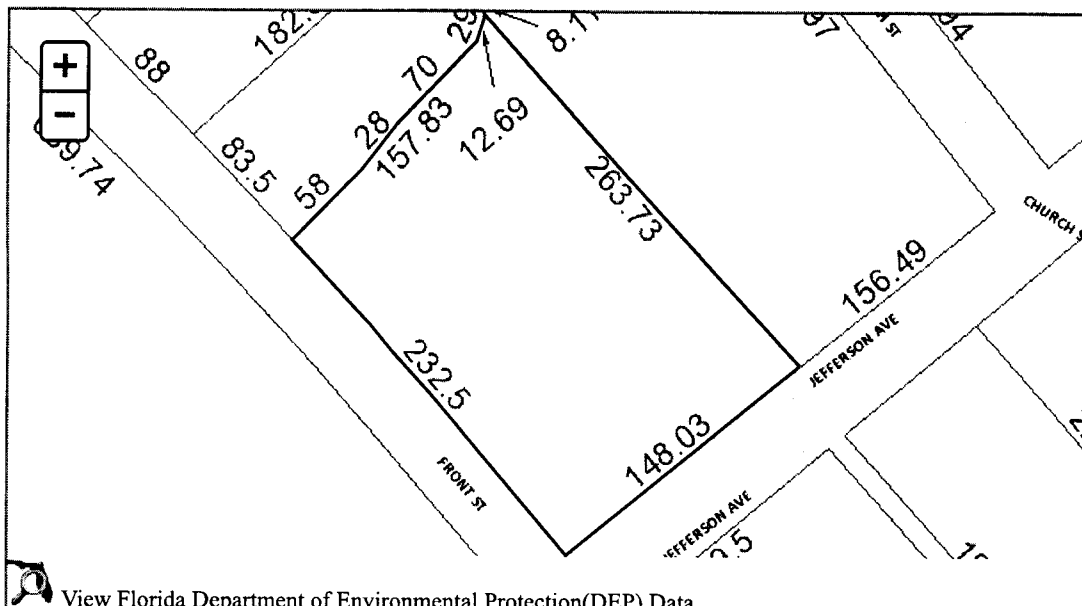
Evacuation

& Flood

Information

[Open](#)

[Report](#)



Buildings

Address: 426 FRONT ST, Year Built: 1907, Effective Year: 1970, PA Building ID#: 5833

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-PINE/SOFTWOOD

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-WOOD/WALLBOARD

NO. PLUMBING FIXTURES-12

NO. STORIES-2

ROOF COVER-METAL/MODULAR

ROOF FRAMING-GABLE

STORY HEIGHT-8

STRUCTURAL FRAME-WOOD FRAME

 Areas - 10558 Total SF

BASE AREA - 4320

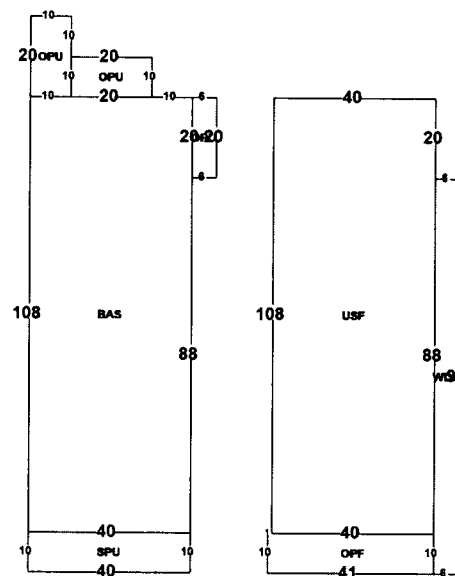
OPEN PORCH FIN - 410

OPEN PORCH UNF - 520

SCRN PORCH UNF - 400

UPPER STORY FIN - 4320

WOOD DECK FIN - 588



Images



The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 06574**, 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:

(see attached)

SECTION 08, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111830250 (0423-34)

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

JESSICA CAMPBELL

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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT NE COR OF SEC S 81 DEG 59 MIN 54 SEC W ALG N LI OF SEC 2217 18/100 FT TO CENTERLINE 3RD ST (50 FT R/W) S 50 DEG 26 MIN 36 SEC E ALG CENTERLINE 360 53/100 FT S 39 DEG 33 MIN 24 SEC W 25 FT TO SWLY R/W LI 3RD ST S 40 DEG 20 MIN 44 SEC W 149 43 FT TO FENCE POST S 9 DEG 14 MIN 43 SEC W 8 11/100 FT FOR POB CONT S 9 DEG 14 MIN 43 SEC W 12 69/100 FT TO FENCE POST S 30 DEG 42 MIN 2 SEC W 157 83/100 FT TO NELY R/W 1ST ST S 54 DEG 36 MIN 6 SEC E ALG SD R/W 232 50/ 100 FT TO NWLY R/W LI JEFFERSON AVE (R/W UNKNOWN) N 39 DEG 59 MIN 46 SEC E ALG R/W 148 03/100 FT N 50 DEG 0 MIN 16 SEC W 263 73/ 100 FT TO POB OR 5988 P 1970/1974 OR 6632 P 93

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: 111830250 Certificate Number: 006574 of 2020**

Payor: JESSICA CAMPBELL 426 FRONT ST CENTURY, FL 32535 Date 9/29/2022

Clerk's Check #	1	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$1,086.92
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,681.48 \$1,153.62

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: H Boydton
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
 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 006574

Redeemed Date 9/29/2022

Name JESSICA CAMPBELL 426 FRONT ST CENTURY, FL 32535

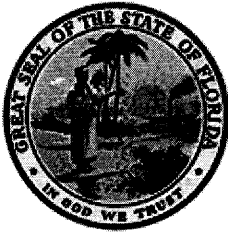
Clerk's Total = TAXDEED	\$517.56	\$1,136.62
Due Tax Collector = TAXDEED	\$1,086.92	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 111830250 Certificate Number: 006574 of 2020

Redemption	<input type="button" value="No"/>	Application Date	<input type="text" value="7/14/2022"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment		Redemption Overpayment	
		ESTIMATED		ACTUAL	
		Auction Date	<input type="text" value="4/3/2023"/>	Redemption Date	<input type="text" value="9/29/2022"/>
Months	9			2	
Tax Collector	<input type="text" value="\$952.13"/>			<input type="text" value="\$952.13"/>	
Tax Collector Interest	\$128.54			\$28.56	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$1,086.92			\$986.94	T.C.
Record TDA Notice	<input type="text" value="\$17.00"/>			<input type="text" value="\$17.00"/>	
Clerk Fee	<input type="text" value="\$119.00"/>			<input type="text" value="\$119.00"/>	
Sheriff Fee	<input type="text" value="\$120.00"/>			<input type="text" value="\$120.00"/>	-
Legal Advertisement	<input type="text" value="\$200.00"/>			<input type="text" value="\$200.00"/>	-
App. Fee Interest	\$61.56			\$13.68	
Total Clerk	\$517.56			\$469.68	C.H.
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>			<input type="text" value="\$10.00"/>	
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>			<input type="text" value="\$7.00"/>	
Postage	<input type="text" value="\$60.00"/>			<input type="text" value="\$0.00"/>	
Researcher Copies	<input type="text" value="\$0.00"/>			<input type="text" value="\$0.00"/>	
Total Redemption Amount	\$1,681.48			\$1,473.62	-120-200
					\$1,153.62
		Repayment Overpayment Refund Amount		\$207.86	
Book/Page	<input type="text" value="8848"/>			<input type="text" value="1567"/>	

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 1567, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06574, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 111830250 (0423-34)

(see attached)

SECTION 08, TOWNSHIP 5 N, RANGE 30 W

NAME IN WHICH ASSESSED: JESSICA CAMPBELL

Dated this 29th day of September 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT NE COR OF SEC S 81 DEG 59 MIN 54 SEC W ALG N LI OF SEC 2217 18/100 FT TO CENTERLINE 3RD ST (50 FT R/W) S 50 DEG 26 MIN 36 SEC E ALG CENTERLINE 360 53/100 FT S 39 DEG 33 MIN 24 SEC W 25 FT TO SWLY R/W LI 3RD ST S 40 DEG 20 MIN 44 SEC W 149 43 FT TO FENCE POST S 9 DEG 14 MIN 43 SEC W 8 11/100 FT FOR POB CONT S 9 DEG 14 MIN 43 SEC W 12 69/100 FT TO FENCE POST S 30 DEG 42 MIN 2 SEC W 157 83/100 FT TO NELY R/W 1ST ST S 54 DEG 36 MIN 6 SEC E ALG SD R/W 232 50/ 100 FT TO NWLY R/W LI JEFFERSON AVE (R/W UNKNOWN) N 39 DEG 59 MIN 46 SEC E ALG R/W 148 03/100 FT N 50 DEG 0 MIN 16 SEC W 263 73/ 100 FT TO POB OR 5988 P 1970/1974 OR 6632 P 93



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 #: 11-1830-250 CERTIFICATE #: 2020-6574

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: January 8, 2003 to and including January 8, 2023 Abstractor: BYRON BROWN

BY

Michael A. Campbell,
As President
Dated: January 22, 2023

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

January 22, 2023

Tax Account #: **11-1830-250**

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

By Virtue of Warranty Deed recorded 9/11/2006 in OR 5988/1970 and Quit Claim Deed recorded 9/11/2006 in OR 5988/1974 and Corrected Quitclaim Deed recorded 9/3/2010 in OR 6632/93

ABTRACTOR'S NOTE: TWO DEEDS ARE RECORDED WITH NO FULL LEGAL DESCRIPTION IN OR 6256/1343 AND OR 6330/80 SO WE HAVE INCLUDED ALL PARTIES FOR NOTICE.

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 the Administrator of the U.S. Small Business Administration recorded 7/11/2016 OR 7554/1512, together with the Modification of Mortgage recorded 6/12/2017 OR 7727/471**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 11-1830-250

Assessed Value: \$63,481.00

Exemptions: HOMESTEAD

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

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

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

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: APR 3, 2023
TAX ACCOUNT #: 11-1830-250
CERTIFICATE #: 2020-6574

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2022</u> tax year.

JESSICA CAMPBELL
JESSICA SEKESAN
NICK SEKESAN
NICHOLAS SEKESAN
CHRISTOPHER TOH
426 FRONT ST
CENTURY, FL 32535

ADMINISTRATOR OF U.S. SMALL BUSINESS
ADMINISTRATION
801 TOM MARTIN DR, STE 120
BIRMINGHAM, AL 35211

JESSICA CAMPBELL
2795 N 40TH AVE
HOLLYWOOD, FL 33021

JESSICA CAMPBELL
7421 JEFFERSON AVE
CENTURY, FL 32535

Certified and delivered to Escambia County Tax Collector, this 22nd day of January, 2023.

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

January 22, 2023

Tax Account #:11-1830-250

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NE COR OF SEC S 81 DEG 59 MIN 54 SEC W ALG N LI OF SEC 2217 18/100 FT TO
CENTERLINE 3RD ST (50 FT R/W) S 50 DEG 26 MIN 36 SEC E ALG CENTERLINE 360 53/100 FT S
39 DEG 33 MIN 24 SEC W 25 FT TO SWLY R/W LI 3RD ST S 40 DEG 20 MIN 44 SEC W 149 43 FT
TO FENCE POST S 9 DEG 14 MIN 43 SEC W 8 11/100 FT FOR POB CONT S 9 DEG 14 MIN 43 SEC
W 12 69/100 FT TO FENCE POST S 30 DEG 42 MIN 2 SEC W 157 83/100 FT TO NELY R/W 1ST ST S
54 DEG 36 MIN 6 SEC E ALG SD R/W 232 50/ 100 FT TO NWLY R/W LI JEFFERSON AVE (R/W
UNKNOWN) N 39 DEG 59 MIN 46 SEC E ALG R/W 148 03/100 FT N 50 DEG 0 MIN 16 SEC W 263 73/
100 FT TO POB OR 5988 P 1970/1974 OR 6632 P 93**

SECTION 08, TOWNSHIP 5 N , RANGE 30 W

TAX ACCOUNT NUMBER 11-1830-250(0423-34)

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

Recorded in Public Records 09/11/2006 at 12:55 PM OR Book 5988 Page 1970,
Instrument #2006091699, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$406.00

Prepared by and return to:

Harvey L. Rubinchik, Esq.
1860 N. Pine Island Road Suite 118
Plantation, FL 33322
954-476-7030
File Number: 06-3629BT
Will Call No.:

Grantee S.S. No.
Parcel Identification No. 08-5N-30-1214-000-001

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 19th day of August, 2006 between Jodi R. Fountain, a single woman whose post office address is 512 Huron Avenue, Bogalusa, LA 70427 of the County of Washington, State of Louisiana, grantor*, and Jessica Campbell, a single woman whose post office address is 2795 N. 40th Avenue, Hollywood, FL 33021 of the County of Broward, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

A/K/A 426 Front Street, Century, Florida 32535

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

The Property is conveyed subject to the following:

1. Real Estate, ad valorem and non-ad valorem taxes and/or assessments, for this year and subsequent years not yet due and payable.
2. Conditions, restrictions, limitations, reservations, easements and other agreements of record affecting the Property.
3. Applicable zoning, land use and subdivision ordinances, restrictions, and/or agreements.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime

BK: 5988 PG: 1971

File Number: 06-3629BT

Signed, sealed and delivered in our presence:

Witness Name: Joel HamiltonWitness Name: Linda McCurry

Jodi R. Fountain (Seal)

State of Florida
County of EscambiaThe foregoing instrument was acknowledged before me this 19 day of August, 2006 by Jodi R. Fountain, a single woman, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

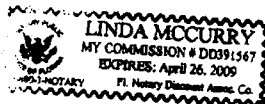
Printed Name: Linda McCurryMy Commission Expires: April 26, 2009

Exhibit A

Parcel "B"

Commence at an axle marking the Northeast corner of Section 8, Township 5 North, Range 30 West, Escambia County, Florida;

Thence go South 81°59'54" West along the North line of said Section 8 a distance of 2217.18 feet to the centerline of 3rd Street (50' right-of-way);

Thence go South 50°26'36" East along said centerline a distance of 360.53 feet;

Thence go South 39°33'24" West a distance of 25.00 feet to the Southwesterly right-of-way line of said 3rd Street;

Thence go South 40°20'44" along an old 6 foot chainlink fence a distance of 149.43 feet to a fence post;

Thence go South 09°14'43" West along said fence a distance of 8.11 feet to the Point of Beginning;

Thence continue South 09°14'43" West along said fence a distance of 12.69 feet to a fence post;

Thence go South 30°42'02" West along said chainlink fence and also a 4 foot wire fence a distance of 157.83 feet to the Northeasterly right-of-way line of Front Street (A.K.A 1st Street right-of-way unknown);

Thence go South 54°36'06" East along said Northeasterly right-of-way line a distance of 232.50 feet to the apparent Northwesterly right-of-way line of Jefferson Avenue (right-of-way unknown);

Thence go North 39°59'46" East along said Northwesterly right-of-way line a distance of 148.03 feet;

Thence go North 50°00'16" West a distance of 263.73 feet to the Point of Beginning.

The above described parcel of land is situated in Section 8, Township 5 North, Range 30 West of Escambia County, Florida.

Parcel Identification Number: 08-5N-30-1214-000-001

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinance Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V required this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Front Street

Legal Address of Property: 426 Front Street, Century, Florida

The County ☐ has accepted ☐ has not accepted the abutting roadway for maintenance.

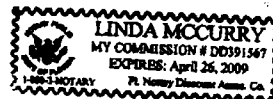
This form completed by: Jodi R. Fountain

WITNESS AS TO SELLER(S)

Jodi R. Fountain
Print Name: Jodi R. Fountain

Jodi R. Fountain
Jodi R. Fountain

Linda McCurry
Print Name: Linda McCurry



WITNESS AS TO BUYER(S)

Rothna N. Oliver
Print Name: Rothna N. Oliver

Jessica Campbell
Jessica Campbell

Tracy Seedeman
Print Name: Tracy Seedeman

Recorded in Public Records 09/11/2006 at 12:55 PM OR Book 5988 Page 1974,
Instrument #2006091700, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$0.70

Prepared by and return to:
Harvey L. Rubinchik, Esq.

Barrister Title Services, Inc.
1860 N. Pine Island Road Suite 118
Plantation, FL 33322
954-476-7030
File Number: 06-3629BT

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 9th day of August, 2006, between **Sandra R. Johnston, a single woman**, whose post office address is **512 Huron Avenue, Bogalusa, LA 70427**, of the County of **Washington, State of Louisiana**, grantor to **Jessica Campbell, a single woman**, whose post office address is **2795 N. 40th Avenue, Hollywood, Florida 33021**, of the County of **Broward, State of Florida**, grantee.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Folio No.: 08-5N-30-1214-000-001

A/K/A 426 Front Street, Century, Florida 32535

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

BK: 5988 PG: 1975

File Number: 06-3629BT

Signed, sealed and delivered in our presence:

Witness Name: DeeL HawkingsWitness Name: Linda McCurrySandra R. Johnston (Seal)
Sandra R. JohnstonState of Florida
County of EscambiaThe foregoing instrument was acknowledged before me this 19 day of August, 2006 by Sandra R. Johnston, a single woman, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Linda McCurry
Notary PublicPrinted Name: Linda McCurryMy Commission Expires: April 26, 2009

Exhibit A

Parcel "B"

Commence at an axle marking the Northeast corner of Section 8, Township 5 North, Range 30 West, Escambia County, Florida;

Thence go South 81°59'54" West along the North line of said Section 8 a distance of 2217.18 feet to the centerline of 3rd Street (50' right-of-way);

Thence go South 50°26'36" East along said centerline a distance of 360.53 feet;

Thence go South 39°33'24" West a distance of 25.00 feet to the Southwesterly right-of-way line of said 3rd Street;

Thence go South 40°20'44" along an old 6 foot chainlink fence a distance of 149.43 feet to a fence post;

Thence go South 09°14'43" West along said fence a distance of 8.11 feet to the Point of Beginning;

Thence continue South 09°14'43" West along said fence a distance of 12.69 feet to a fence post;

Thence go South 30°42'02" West along said chainlink fence and also a 4 foot wire fence a distance of 157.83 feet to the Northeasterly right-of-way line of Front Street (A.K.A 1st Street right-of-way unknown);

Thence go South 54°36'06" East along said Northeasterly right-of-way line a distance of 232.50 feet to the apparent Northwesterly right-of-way line of Jefferson Avenue (right-of-way unknown);

Thence go North 39°59'46" East along said Northwesterly right-of-way line a distance of 148.03 feet;

Thence go North 50°00'16" West a distance of 263.73 feet to the Point of Beginning.

The above described parcel of land is situated in Section 8, Township 5 North, Range 30 West of Escambia County, Florida.

Parcel Identification Number: 08-5N-30-1214-000-001

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinance Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V required this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

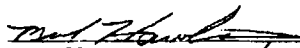
Name of Roadway: Front Street

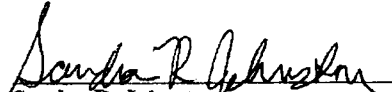
Legal Address of Property: 426 Front Street, Century, Florida

The County () has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Jodi R. Fountain

WITNESS AS TO SELLER(S)

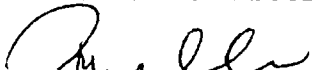

Print Name: Linda Hawkins



Sandra R. Johnston

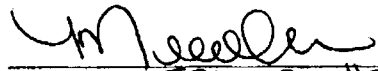

Print Name: Linda McCurry



WITNESS AS TO BUYER(S)


Print Name: KATHA N. OLIVER


Jessica Campbell


Print Name: Tracy Reedman

Recorded in Public Records 12/04/2007 at 01:11 PM OR Book 6256 Page 1343,
Instrument #2007112913, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$70.00

QUIT-CLAIM DEED

THIS INDENTURE, made on 01-15-2007 by and between jessica campbell, hereinafter referred to as the party of the first part and Nick Sekesan, hereinafter referred to as the party of the second part, at 426 FRONT STREET CENTURY FL 32535

WITNESSETH, that the said party of the first part, for and in consideration of One Dollar (\$1.00) in hand paid by the said party of the second part, and for other good and valuable consideration. The receipt whereof is hereby acknowledged, has remised, released and quit-claimed and by these presents does remise, release and quit-claim unto the said party of the second part, and its heirs and assigns, forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land to wit:

Section 8, Township 5 North, Range 30 West of Escambia County, Florida

TO HAVE AND TO HOLD THE SAME, together with all and singular, the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and belief of the said party of the second part its heirs and assigns, forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

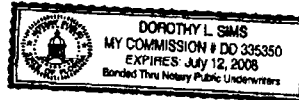
Signed, sealed and delivered in the presence of:

Angel T. Mitchell Jessica Campbell
Angel T. Mitchell (SEAL)
Kristina Wood (SEAL)

STATE OF: Florida COUNTY OF: Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 4th day of Feb, 2007, by Jessica Campbell

Dorothy L. Sims
My Commission Expires July 12, 2008



Reviewed By: _____

Attorney: _____

Bar Number: _____
prepared by Jessica Campbell
7421 Jefferson Ave
Century, FL 32535

Produced Florida
Driver License as
ID - C574-420-53-598-0

Recorded in Public Records 05/20/2008 at 04:26 PM OR Book 6330 Page 80,
Instrument #2008038685, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

prepared by
[NICHOLAS SEKESAN]
426 Front Street
Century, FL 32535
L]

Above Space Reserved for Recording

(If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.)

Quitclaim Deed

Date of this Document: _____

Reference Number of Any Related Documents: _____

Grantor:

Name NICHOLAS SEKESAN
Street Address 426 Front Street
City/State/Zip Century, Florida 32535

Grantee:

Name Christopher Toh
Street Address 426 Front Street
City/State/Zip Century, FL 32535

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and
condo name): Section 8, TOWNSHIP 5 NORTH, RANGE 30 W. OF ESCAMBIA COUNTY, FL.

Assessor's Property Tax Parcel/Account Number(s): _____

THIS QUITCLAIM DEED, executed this 1st day of January
2008, by first party, Grantor, NICHOLAS SEKESAN, whose
mailing address is 426 Front Street Century, FL 32535, to
second party, Grantee, Christopher Toh,
whose mailing address is 426 Front Street Century, Florida 32535.

WITNESSETH that the said first party, for good consideration and for the sum of Ten
Dollars (\$10.00) paid by the said second party, the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of ESCAMBIA State of FLORIDA
to wit: SECTION 8, TOWNSHIP 5 NORTH, RANCH 30
WEST OF ESCAMBIA COUNTY, FLORIDA

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness

Print Name of Witness

Tracey CampbellTracey Campbell

Signature of Witness

Print Name of Witness

James SebesanJames Sebesan Jessica Sebesan

Signature of Grantor

Print Name of Grantor

Nicholas SebesanNICHOLAS SEBESAN

State of

Florida

County of

BrowardOn 4/10/2008

before me,

appeared

NICHOLAS Sebesan

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature of Notary

Affiant Known / Produced IDType of ID DL

(Seal)



APRIL FUNK
MY COMMISSION # DD 802783
EXPIRES: October 17, 2010
Bonded thru Budget Notary Services

Recorded in Public Records 09/03/2010 at 02:25 PM OR Book 6632 Page 93,
Instrument #2010057729, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recording requested by: _____	Space above reserved for use by Recorder's Office
When recorded, mail to: _____	Document prepared by: _____
Name: _____	Name <u>Nicholas Sekelesan/Christopher Toh</u>
Address: _____	Address <u>426 FRONT ST</u>
City/State/Zip: _____	City/State/Zip <u>CENTURY FLORIDA 33535</u>
Property Tax Parcel/Account Number: _____	

Corrected Quitclaim Deed

This Quitclaim Deed is made on SEPTEMBER 01-2010, between
Jessica Campbell Grantor, of 426 FRONT ST
NICHOLAS SEKELESAN/CHRISTOPHER TOH, City of CENTURY, State of FLORIDA
and Jessica Campbell, Grantee, of 426 FRONT ST
33535, City of CENTURY, State of FLORIDA.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs
and assigns, to have and hold forever, located at 426 FRONT STREET
33535, City of CENTURY, State of FLORIDA:

being recorded to correct OR 6256 P 1343
and OR 6330 P 80 that was recorded in error
and void

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of
recording of this deed.

★NOVA Quitclaim Deed Pg. 1 (07-09)

Dated: 09-03-2010

Nicholas Sekesan / Christopher Toh
Signature of Grantor CT

NICHOLAS SEKESAN / Christopher Toh
Name of Grantor

Susan Lukkar
Signature of Witness #1

Susan Lukkar
Printed Name of Witness #1

Nisha Patel
Signature of Witness #2

Nisha Patel
Printed Name of Witness #2

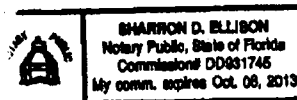
State of Florida County of Escambia
On Sept 3, 2010, the Grantor, Nicholas Sekesan / Christopher Toh
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.

Sharon Ellison
Notary Signature Sharon Ellison

Notary Public,

In and for the County of Escambia State of FloridaMy commission expires: Oct. 8, 2013 Seal

Send all tax statements to Grantee.



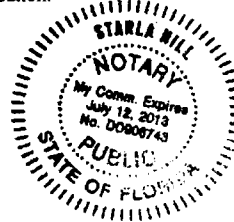
★NOVA Quitclaim Deed Pg.2 (07-09)

Lea Carroll
Witness Signature
STARLA HILL
Witness Printed
[Signature]
Witness Signature
Samuel W Myers
Witness Printed

[Signature]
Grantor
Jessica Campbell

Sworn to and subscribed before me this 3rd day of September, 2010, by
Jessica Campbell, who is personally known to me or who has produced
FLA HCS 14.420.53.FAB.0 as identification.

Lea Carroll
Notary Public
My Commission expires:



BK: 6632 PG: 96 Last Page

BK: 5988 PG: 1976

Exhibit A

Parcel "B"

Commence at an axle marking the Northeast corner of Section 8, Township 5 North, Range 30 West, Escambia County, Florida;

Thence go South $81^{\circ}59'54''$ West along the North line of said Section 8 a distance of 2217.18 feet to the centerline of 3rd Street (50' right-of-way);

Thence go South $50^{\circ}26'36''$ East along said centerline a distance of 368.53 feet;

Thence go South $39^{\circ}33'24''$ West a distance of 25.00 feet to the Southwesterly right-of-way line of said 3rd Street;

Thence go South $40^{\circ}20'44''$ along an old 6 foot chainlink fence a distance of 149.43 feet to a fence post;

Thence go South $09^{\circ}14'43''$ West along said fence a distance of 8.11 feet to the Point of Beginning;

Thence continue South $09^{\circ}14'43''$ West along said fence a distance of 12.69 feet to a fence post;

Thence go South $30^{\circ}42'02''$ West along said chainlink fence and also a 4 foot wire fence a distance of 157.83 feet to the Northeasterly right-of-way line of Frost Street (A.K.A 1st Street right-of-way unknown);

Thence go South $54^{\circ}36'06''$ East along said Northeasterly right-of-way line a distance of 232.50 feet to the apparent Northwesterly right-of-way line of Jefferson Avenue (right-of-way unknown);

Thence go North $39^{\circ}59'46''$ East along said Northwesterly right-of-way line a distance of 148.03 feet;

Thence go North $50^{\circ}00'16''$ West a distance of 263.73 feet to the Point of Beginning.

The above described parcel of land is situated in Section 8, Township 5 North, Range 30 West of Escambia County, Florida.

Parcel Identification Number: 06-5N-30-1214-000-001

File Number: 06-3629BT

DoubleTime

Recorded in Public Records 07/11/2016 at 01:28 PM OR Book 7554 Page 1512,
Instrument #2016052108, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$61.00 MTG Stamps \$527.10

MAIL ANY NOTICE OF DEFAULT TO:
U.S. SMALL BUSINESS ADMINISTRATION
801 Tom Martin Drive Suite 120
Birmingham, AL 35211

THIS INSTRUMENT PREPARED BY AND
WHEN RECORDED MAIL TO:
ANDREW NEUBAUER, Attorney
U.S. SMALL BUSINESS ADMINISTRATION
14925 Kingsport Road
Fort Worth, TX 76155-2243
(800) 366-6303

JESSICA SEKESAN ET AL
Application: 1000361200/DLH 8530445009

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MORTGAGE (Direct)

This mortgage made and entered into this 10th day of June, 2016, by and between **JESSICA SEKESAN, WHO ACQUIRED TITLE AS JESSICA CAMPBELL, A MARRIED PERSON, 426 FRONT STREET, CENTURY, FL 32535** (hereinafter referred to as mortgagor) and the Administrator of the U.S. Small Business Administration, an agency of the Government of the United States of America (hereinafter referred to as mortgagee), who maintains an office and place of business at 801 Tom Martin Drive Suite 120, Birmingham, AL 35211.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of **ESCAMBIA**, State of Florida.

Described in Exhibit "A" attached hereto and made a part hereof.

It is hereby agreed between the parties hereto, that if the mortgagor, subsequent to the date of this mortgage, conveys, contracts, or attempts to sell the above described mortgaged property in any way or manner whatsoever, while said property is mortgaged to the mortgagee, and without the written consent of the mortgagee, then and in such event the whole sum of principal and interest of the debt secured by this mortgage shall, at the option of the mortgagee, become immediately due and payable, and this mortgage may be foreclosed at once if said debt is not paid in full.

"This transaction is exempt from the Florida Intangible Tax since a governmental agency is holder of the indebtedness."

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been

BK: 7554 PG: 1513

1000361200 / DLH 8530445009

permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

FOR THE PURPOSE OF SECURING: (1) Payment of the principal and interest as set forth above; (2) Payment of any and all obligations and liability, which are now due or may hereafter become due from Mortgagor; (3) Performance of each agreement of Mortgagor hereincontained; (4) Payment of all sums to be paid to Mortgagee pursuant to the terms hereof.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated **June 10, 2016** in the principal sum of **\$150,600.00** and maturing on **June 10, 2046**, signed by or on behalf of **JESSICA SEKESAN and JAMAL CAMPBELL**.

1. The mortgagor covenants and agrees as follows:

a. He will promptly pay the indebtedness evidenced by said promissory note at the times and in the manner therein provided.

b. He will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts therefore to the said mortgagee.

c. He will pay such expenses and fees as may be incurred in the protection and maintenance of said property, including the fees of any attorney employed by the mortgagee for the collection of any or all of the indebtedness hereby secured, or for foreclosure by mortgagee's sale, or court proceedings, or in any other litigation or proceeding affecting said premises. Attorneys' fees reasonably incurred in any other way shall be paid by the mortgagor.

d. For better security of the indebtedness hereby secured, upon the request of the mortgagee, its successors or assigns, he shall execute and deliver a supplemental mortgage or mortgages covering any additions, improvements, or betterments made to the property hereinabove described and all property acquired by it after the date hereof (all in form satisfactory to mortgagee). Furthermore, should mortgagor fail to cure any default in the payment of a prior or inferior encumbrance on the property described by this instrument, mortgagor hereby agrees to permit mortgagee to cure such default, but mortgagee is not obligated to do so; and such advances shall become part of the indebtedness secured by this instrument, subject to the same terms and conditions.

BK: 7554 PG: 1516

1000361200 / DLH 8530445009

6. In the event the mortgagor fails to pay any Federal, state, or local tax assessment, income tax or other tax lien, charge, fee, or other expense charged against the property, the mortgagee is hereby authorized at his option to pay the same. Any sums so paid by the mortgagee shall be added to and become a part of the principal amount of the indebtedness evidenced by said note, subject to the same terms and conditions. If the mortgagor shall pay and discharge the indebtedness evidenced by said promissory note, and shall pay such sums and shall discharge all taxes and liens and the costs, fees, and expenses of making, enforcing, and executing this mortgage, then this mortgage shall be canceled and surrendered.

7. The covenants herein contained shall bind and the benefits and advantages shall inure to the respective 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.

8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.

9. In compliance with section 101.106 of the Rules and Regulations of the U.S. Small Business Administration [13 C.F.R. 101.106], this instrument is to be construed and enforced in accordance with applicable Federal law. This Mortgage is to be construed and enforced in accordance with Federal law. Mortgagor hereby waives any rights or immunity purportedly conferred by Commonwealth law limiting Mortgagee's right to a deficiency judgement after either a judicial foreclosure or a foreclosure under the power of sale referred to above.

10. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.

11. Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be addressed to the mortgagor at **426 FRONT STREET, CENTURY, FL 32535** and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at 801 Tom Martin Drive Suite 120, Birmingham, AL 35211.

If any one or more of the provisions contained in this Mortgage shall for any reason be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Mortgage.

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IN WITNESS WHEREOF, the mortgagor has executed this instrument and the mortgagee has accepted delivery of this instrument as of the day and year aforesaid.

STATE OF FLORIDA

COUNTY OF Escambia

Individual Execution:

The foregoing instrument was acknowledged before me this 15 day of June, 2018, by JESSICA SEKESAN, INDIVIDUALLY, who is personally known to me or produced FL DL as identification.

Jessica Sekesan
JESSICA SEKESAN, INDIVIDUALLY

Megan McGee
Notary Public

Megan McGee
Notary Public Printed Name



MEGAN MCGEE
MY COMMISSION # FF 011711
EXPIRES: August 23, 2019
Bonded by Western Surety Company

My Commission Expires: 08/23/19

BK: 7554 PG: 1518 Last Page

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EXHIBIT "A"**PARCEL "B"**

COMMENCE AT AN AXLE MARKING THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA;

THENCE GO SOUTH 81°59'54" WEST ALONG THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 2217.18 FEET TO THE CENTERLINE OF 3RD STREET (50' RIGHT-OF-WAY);

THENCE GO SOUTH 50°26'36" EAST ALONG SAID CENTERLINE A DISTANCE OF 360.53 FEET;

THENCE GO SOUTH 39°33'24" WEST A DISTANCE OF 25.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID 3RD STREET;

THENCE GO SOUTH 40°20'44" ALONG AN OLD 6 FOOT CHAINLINK FENCE A DISTANCE OF 149.43 FEET TO A FENCE POST;

THENCE GO SOUTH 09°14'43" WEST ALONG SAID FENCE A DISTANCE OF 8.11 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 09°14'43" WEST ALONG SAID FENCE A DISTANCE OF 12.69 FEET TO A FENCE POST;

THENCE GO SOUTH 30°42'02" WEST ALONG SAID CHAINLINK FENCE AND ALSO A 4 FOOT WIRE FENCE A DISTANCE OF 157.83 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FRONT STREET (A.K.A 1ST STREET RIGHT-OF-WAY UNKNOWN);

THENCE GO SOUTH 54°36'06" EAST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 232.50 FEET TO THE APPARENT NORTHWESTERLY RIGHT-OF-WAY LINE OF JEFFERSON AVENUE (RIGHT-OF-WAY UNKNOWN);

THENCE GO NORTH 39°59'46" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 148.03 FEET;

THENCE GO NORTH 50°00'16" WEST A DISTANCE OF 263.73 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 8, TOWNSHIP 5 NORTH, RANGE 30 WEST OF ESCAMBIA COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 08-5N-30-1214-000-001

More commonly known as: 426 FRONT STREET, CENTURY, FL 32535

Recorded in Public Records 6/12/2017 3:00 PM OR Book 7727 Page 471,
Instrument #2017044250, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 MTG Stamps \$163.10

MAIL ANY NOTICE OF DEFAULT TO:
U.S. SMALL BUSINESS ADMINISTRATION
801 Tom Martin Drive Suite 120
Birmingham, AL 35211

THIS INSTRUMENT PREPARED BY AND
WHEN RECORDED MAIL TO:
ANDREW NEUBAUER, Attorney
U.S. SMALL BUSINESS ADMINISTRATION
14925 Kingsport Road
Fort Worth, TX 76155-2243
(800) 366-6303

JESSICA SEKESAN ET AL
Application: 1000361200 / DLH 8530445009

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MODIFICATION OF MORTGAGE

For the purpose of conforming the same to the intention of the parties, and in consideration of the premises hereinafter set forth, it is agreed between the parties that the MORTGAGE made by **JESSICA SEKESAN, WHO ACQUIRED TITLE AS JESSICA CAMPBELL, A MARRIED PERSON, 426 FRONT STREET, CENTURY, FL 32535**, to the Administrator of the U.S. Small Business Administration, an agency of the Government of the United States of America, **801 Tom Martin Drive Suite 120, Birmingham, AL 35211**, on **June 10, 2016**, and recorded on **July 11, 2016**, Instrument **2016052108**, Book **7554**, at Page(s) **1512**, in the Official Records of **ESCAMBIA** County, State of **FL**, shall be amended as described and modified in the following particulars:

The principal sum of the Note said Mortgage secures has been increased/decreased from **\$150,600.00** to **\$197,200.00**, pursuant to a Modification of Promissory Note dated **June 2, 2017**. The final maturity of said Note as modified is **June 10, 2046**.

The property securing said Mortgage is described as follows:

Described in Exhibit "A" attached hereto and made a part hereof.

"This transaction is exempt from the Florida Intangible Tax since a governmental agency is holder of indebtedness".

Except as hereinabove set forth, all other terms and conditions of said instrument shall remain in full force and effect.

BK: 7727 PG: 472

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IN WITNESS WHEREOF, the Mortgagor has executed this MODIFICATION OF MORTGAGE this
12th day of June, 20 17.

STATE OF FLORIDA)
COUNTY OF Escambia)

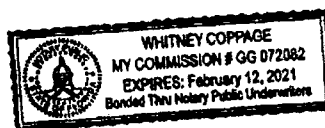
Individual Execution:

Jessica Sekesan
JESSICA SEKESAN, INDIVIDUALLY

The foregoing instrument was acknowledged before
me this 12th day of June,
20 17, by JESSICA SEKESAN,
INDIVIDUALLY, who is personally known to me
or produced FL DL as
identification.

Whitney Coppage
Notary Public

Whitney Coppage
Notary Public Printed Name



My Commission Expires: 02-12-2021

BK: 7727 PG: 473

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This instrument is executed and delivered by the U. S. Small Business Administration's duly authorized Attorney pursuant to Delegation of Authority, No. 12-D, Revision 3, Redelelegation of Disaster Assistance, published in The Federal Register, Vol. 58, No. 206, page 57891, October 27, 1993.

IN WITNESS WHEREOF, this instrument is executed this 2nd day of June, 2017.

STATE OF TEXAS)
COUNTY OF TARRANT)

U.S. SMALL BUSINESS ADMINISTRATION

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JILL ELLIS, Attorney of the U.S. Small Business Administration, known to me as a duly authorized officer (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

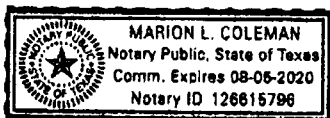
By: Jill Ellis
JILL ELLIS, Attorney

GIVEN UNDER MY HAND and seal of office, this the 2nd day of June, 2017.

Marion L. Coleman

Notary Public in and for Tarrant County, State of Texas

My Commission Expires: August, 5, 2020



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PARCEL IDENTIFICATION NUMBER: 08-5N-30-1214-000-001

More commonly known as: **426 FRONT STREET, CENTURY, FL 32535**