



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

0923.27

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 17, 2023
Property description	DREAN JERZY GEORGE & TRAN TIEN T 3860 FOREST GLEN DR PENSACOLA, FL 32504 3860 FOREST GLEN DR 01-2054-000 LT 21 BLK 8 SCENIC HEIGHTS UNIT NO 3 PB 5 P 19 OR 7522 P 961 SEC 11/12/13 T 1S R 29 W	Certificate #	2021 / 133
		Date certificate issued	06/01/2021

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)
# 2021/133	06/01/2021	2,091.30	104.57	2,195.87
# 2022/166	06/01/2022	2,248.10	112.41	2,360.51
→Part 2: Total*				4,556.38

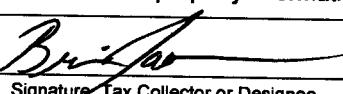
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)	4,556.38
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,288.67
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)	7,220.05

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:	 Signature, Tax Collector or Designee	Escambia, Florida
		Date May 1st, 2023

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>09/06/2023</u>	

INSTRUCTIONS + 12.50

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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300054

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
01-2054-000	2021/133	06-01-2021	LT 21 BLK 8 SCENIC HEIGHTS UNIT NO 3 PB 5 P 19 OR 7522 P 961 SEC 11/12/13 T 1S R 29 W

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
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-17-2023
Application Date

Applicant's signature



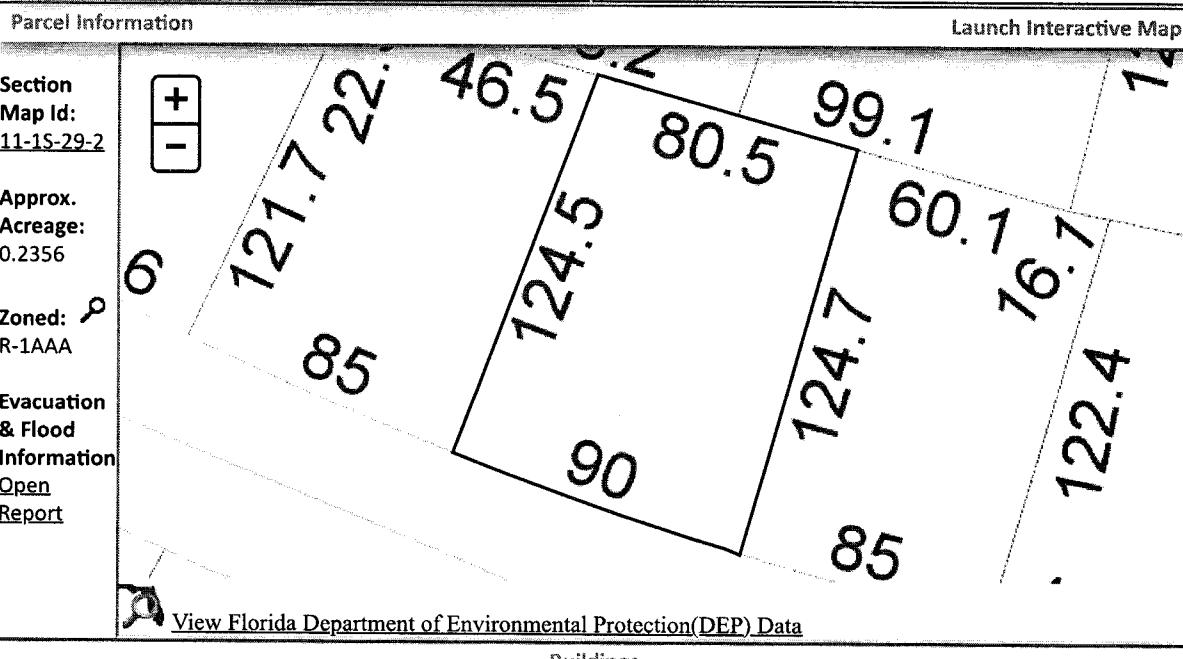
Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
◀ Nav. Mode Ⓐ Account ○ Parcel ID ▶
[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	111S291000021008					
Account:	012054000					
Owners:	DREAN JERZY GEORGE & TRAN TIEN T					
Mail:	3860 FOREST GLEN DR PENSACOLA, FL 32504					
Situs:	3860 FOREST GLEN DR 32504					
Use Code:	SINGLE FAMILY RESID					
Taxing Authority:	PENSACOLA CITY LIMITS					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions	
Sale Date Book Page Value Type Official Records (New Window)						None	
05/12/2016 7522 959 \$100 OT							
04/27/2016 7522 961 \$88,000 WD							
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description	
						LT 21 BLK 8 SCENIC HEIGHTS UNIT NO 3 PB 5 P 19 OR 7522 P 961 SEC 11/12/13 T 1S R 29 W	
						Extra Features	
						None	



Address: 3860 FOREST GLEN DR, Year Built: 1959, Effective Year: 1959, PA Building ID#: 37897

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023036031 5/5/2023 3:54 PM
OFF REC BK: 8973 PG: 402 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 00133**, issued the 1st day of **June, A.D., 2021** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 21 BLK 8 SCENIC HEIGHTS UNIT NO 3 PB 5 P 19 OR 7522 P 961 SEC 11/12/13 T 1S R 29 W

SECTION 11, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 012054000 (0923-27)

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

JERZY GEORGE DREAN and TRAN TIEN T

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 Wednesday in the month of September, which is the 6th day of September 2023.**

Dated this 5th day of May 2023.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 012054000 Certificate Number: 000133 of 2021

Redemption	No <input checked="" type="checkbox"/>	Application Date	4/17/2023	Interest Rate	18%
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	9/6/2023	Redemption Date	6/12/2023
Months	5			2	
Tax Collector	\$7,220.05			\$7,220.05	
Tax Collector Interest	\$541.50			\$216.60	
Tax Collector Fee	\$12.50			\$12.50	
Total Tax Collector	\$7,774.05			\$7,449.15	TC
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	\$34.20			\$13.68	
Total Clerk	\$490.20			\$469.68	CH
Release TDA Notice (Recording)	\$10.00			\$10.00	
Release TDA Notice (Prep Fee)	\$7.00			\$7.00	
Postage	\$60.00			\$0.00	
Researcher Copies	\$0.00			\$0.00	
Total Redemption Amount	\$8,341.25			\$7,935.83	
	Repayment Overpayment Refund Amount			\$405.42	
Book/Page	8973			402	

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 # 2021 TD 000133

Redeemed Date 6/12/2023

Name DONALD K ROGERS 1913 APPLING OAK CIR CORDOVA TN 38016

Clerk's Total = TAXDEED

\$490.20
~~\$7,774.05~~
~~\$60.00~~

\$7,598.83

Due Tax Collector = TAXDEED

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
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 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: 012054000 Certificate Number: 000133 of 2021

Payor: DONALD K ROGERS 1913 APPLING OAK CIR CORDOVA TN 38016 Date 6/12/2023

Clerk's Check #	10299274	Clerk's Total	\$490.20
Tax Collector Check #	1	Tax Collector's Total	\$7,774.05
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$8,341.25 \$7,615.83

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

Mannion

**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>**

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 8973, Page 402, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00133, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 012054000 (0923-27)

DESCRIPTION OF PROPERTY:

LT 21 BLK 8 SCENIC HEIGHTS UNIT NO 3 PB 5 P 19 OR 7522 P 961 SEC 11/12/13 T 1S R 29 W

SECTION 11, TOWNSHIP 1 S, RANGE 29 W

NAME IN WHICH ASSESSED: JERZY GEORGE DREAN and TRAN TIEN T

Dated this 12th day of June 2023.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

Form 668 (Y)(c) (Rev. February 2004)	16999 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien				
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903		Serial Number 370756019		For Optional Use by Recording Office	
<p>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</p>					
Name of Taxpayer TIN TRAN					
Residence 1016 VERNON ST PENSACOLA, FL 32504-7056					
<p>IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).</p>					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2011	XXX-XX-[REDACTED]	05/28/2012	06/27/2022	1052.60
1040	12/31/2014	XXX-XX-[REDACTED]	06/15/2015	07/15/2025	4119.62
1040	12/31/2015	XXX-XX-[REDACTED]	07/11/2016	08/10/2026	1024.08
1040	12/31/2016	XXX-XX-[REDACTED]	06/05/2017	07/05/2027	1403.78
1040	12/31/2017	XXX-XX-[REDACTED]	06/04/2018	07/04/2028	6977.09
1040	12/31/2018	XXX-XX-[REDACTED]	06/03/2019	07/03/2029	936.64
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					
					Total \$ 15513.81

This notice was prepared and signed at BALTIMORE, MD, on this,

the 19th day of July, 2019.

Signature for S. MCGUIGAN <i>Elvin Dean Clegg</i>	Title ACS SBSE (800) 829-3903	23-00-0008
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

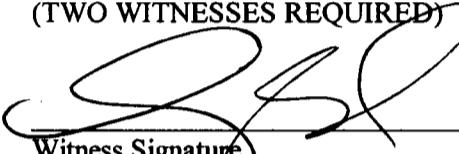
to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

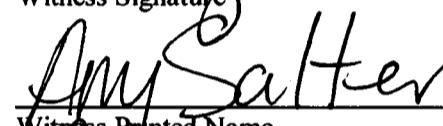
IF any sum of money herein referred to be not promptly paid within THIRTY days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option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

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

Signed, sealed and delivered in our presence:

(TWO WITNESSES REQUIRED)


Witness Signature


Amy Salter
Witness Printed Name

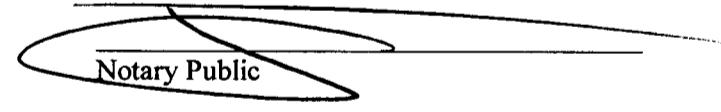

Witness Signature


L. Langford
Witness Printed Name

STATE OF FLORIDA)

COUNTY OF ESCAMBIA)

The foregoing instrument was acknowledged before me this 29th day of April, 2016, by **Jerzy George Drean** and **Tien T. Tran** who are personally known to me or have produced a current driver license as identification and did (did not) take an oath.


Notary Public

Printed Notary Name

SEAL

Jeffery Phelps
Notary Public
State of Florida
Commission No. FF 149367
Commission Expires: August 23, 2018

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL BALANCE DUE UPON MATURITY IS \$65,629.49 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

DATE: April 29th, 2016

NOTE

Forest Glen Drive
PENSACOLA, FLORIDA

AMOUNT: **\$88,000.00**

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

Donald K. Rogers, a single man

the principal sum of **\$88,000.00 (Eighty-Eight Thousand and 00/100) DOLLARS**

together with interest thereon at the rate of 4.5% (Four and 50/100 percent) per annum from DATE OF EXECUTION HEREOF until maturity, both principal and interest being payable in Lawful Money of the United States, such principal sum and interest payable in installments as follows:

Payable in 59 equal consecutive monthly installments of principal and interest in the amount of \$673.19 each, the first of which shall be due and payable on June 1st, 2016 and from the date hereof together with a like installment due on the same date each and every month thereafter until **May 1st, 2021**, when the entire unpaid remaining balance together with accrued interest thereon shall be due and payable. There shall be no pre-payment penalty. **STATE OF FLORIDA DOCUMENTARY STAMPS HAVE BEEN AFFIXED TO THE MORTGAGE SECURING THIS NOTE.**

Such installment payments shall be applied first to the interest accruing under the terms of this note and then to a reduction of the principal indebtedness. The makers and endorsers of this note further agree to waive demand, notice of non-payment and protest, and in the event suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. All payments hereunder shall bear interest at the rate of 4.5% (Four and 50/100 percent) per annum from maturity until paid. This note is secured by a mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon default in the payment of principal and/or interest when due, the whole sum of principal and interest remaining unpaid shall at the option of the holders, become immediately due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of subsequent default.

Payable at: **1243 Winter Springs, Cordova, TN 38016** or such other place as shall be designated by the holder of this note in writing.

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

AND the mortgagors hereby further covenant and agree to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than **\$88,000.00** in a company or companies acceptable to the mortgagee policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagors for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagors to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagors fails

27.00
309.00
176.00

Return to:

SURETY LAND TITLE OF FLORIDA, LLC 850/476/5695
358 WEST NINE MILE ROAD SUITE D
PENSACOLA, FLORIDA 32534

This Instrument Prepared By:

SURETY LAND TITLE OF FLORIDA, LLC 850/476/5695
358 WEST NINE MILE ROAD
PENSACOLA, FLORIDA 32534
TELEPHONE: 850-476-5695

File No. 1622196J

BALLOON MORTGAGE

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL BALANCE DUE UPON MATURITY IS \$65,629.49, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

This Mortgage Deed

Executed the 29th day of April, 2016 by:

*Jerzy George Dream and Tien T. Tran Husband and Wife
NKA GEORGE H DREAM and*

hereinafter called the mortgagors, to

Donald K. Rogers, a single man

hereinafter called the mortgagee:

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

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

Lot 21, Block 8, Unit No. 3 Scenic Heights, according to the Plat thereof, recorded in Plat Book 5, Page(s) 19, of the Public Records of Escambia County, Florida.

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

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

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

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances 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 Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a 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: Forest Glen DRive

Legal Address of Property: 3860 Forest Glen Drive, Pensacola, FL 32504

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

This form completed by: Joanne Gunn
Surety Land Title of Florida, LLC
358 W. Nine Mile Rd. Ste. D
Pensacola, FL 32534

AS TO SELLER (S):

Donald K. Rogers

BY: Laurie McBee, his attorney in fact

Witness to Seller(s):

JEFF PHELPS

Hamford L. Langford

AS TO BUYER (S):

George Drean

Tien T. Tran

Witness to Buyer(s):

JEFF PHELPS

Hamford L. Langford

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY
COMMISSIONERS. Effective: 4/15/95

1950
616

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC 850476/5695
358 WEST NINE MILE ROAD SUITE D
PENSACOLA, FLORIDA 32534
Property Appraisers Parcel Identification (Folio) Number: 111539100021008
Incidental to the issuance of a title insurance policy

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

27th
THIS WARRANTY DEED, made the 27th day of April, 2016 by Donald K. Rogers, a single man, whose post office address is 1243 Winter Springs, Cordova, TN 38016 herein called the grantor, to Jerzy George Drean and Tien T. Tran, husband and wife whose post office address is 3860 Forest Glen Drive, Pensacola, FL 32504, hereinafter called the Grantees:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, remises, releases, conveys and confirms unto the grantees all that certain land situate in ESCAMBIA County, State of Florida, viz.:

Lot 21, Block 8, Unit No. 3 Scenic Heights, according to the Plat thereof, recorded in Plat Book 5, Page(s) 19, of the Public Records of Escambia County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2016 and thereafter.
Not the homestead of the Grantor

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 grantees 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, and hereby 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 December 31, 2015.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Jerzy Drean

Witness #1 Signature

D. Q. GRIGSON

Witness #1 Printed Name

Dawn Mallard

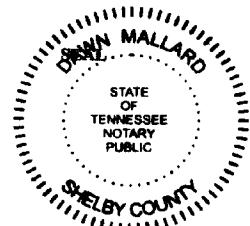
Witness #2 Signature

Dawn Mallard

Witness #2 Printed Name

STATE OF Tennessee
COUNTY OF Shelby

The foregoing instrument was acknowledged before me this 27th day of April, 2016 by Donald K. Rogers who is personally known to me or has produced Military Identification as identification.



File No.: 1622196J

Dawn Mallard
Notary Public
Printed Notary Name
My Commission Expires: July 30, 2017

PROPERTY INFORMATION REPORT

June 6, 2023
Tax Account #:01-2054-000

LEGAL DESCRIPTION
EXHIBIT "A"

LT 21 BLK 8 SCENIC HEIGHTS UNIT NO 3 PB 5 P 19 OR 7522 P 961 SEC 11/12/13 T 1S R 29 W

SECTION 11, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-2054-000(0923-27)

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: SEP 6, 2023

TAX ACCOUNT #: 01-2054-000

CERTIFICATE #: 2021-133

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 2022 tax year.

JERZY GEORGE DREAN A/K/A GEORGE H. DREAN
TIEN T. TRAN
3860 FOREST GLEN DR
PENSACOLA, FL 32504

TIN TRAN
1016 VERNON ST
PENSACOLA, FL 32504-7056

DEPARTMENT OF TREASURY
REVENUE SERVICE
400 W BAY ST STE 35045
JACKSONVILLE, FL 32202-4437

DONALD K. ROGERS INTERNAL
1243 WINTER SPRINGS
CORDOVA, TN 38016

SCENIC HEIGHTS NEIGHBORHOOD ASSOCIATION, INC.
5420 LIMESTONE ROAD
PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 6th day of June, 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
CONTINUATION PAGE**

June 6, 2023

Tax Account #: **01-2054-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JERZY GEORGE DREAN AND TIEN T. TRAN**

By Virtue of Warranty Deed recorded 5/12/2013 in OR 7522/961

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 Donald K. Rogers recorded 5/12/2016 – OR 7522/966**
 - b. **Tax Lien in favor of Department of Revenue/Internal Revenue Service recorded 7/29/2019 – OR 8137/366**
4. Taxes:

Taxes for the year(s) 2020 - 2022 are delinquent.

Tax Account #: 01-2054-000

Assessed Value: \$122,621.00

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): **SCENIC HEIGHTS NEIGHBORHOOD ASSOCIATION, INC.**

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 #: 01-2054-000 CERTIFICATE #: 2021-133

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: June 2, 2003 to and including June 2, 2023 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: June 6, 2023