

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300127

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   |
|----------------|-----------------|------------|---|
| 04-0909-112    | 2021/1357       | 06-01-2021 | LT 7 BLK B BELLVIEW PINES UNIT 4 PB 12<br>P 3 OR 4922 P 667 |

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

| <b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>  |           |
|---|-----------|
| 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. <b>Total Paid (Lines 8-13)</b>  |           |
| 15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S. | 38,122.50 |
| 16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)                                |           |
| Sign here: _____ Date of sale <u>09/06/2023</u><br>Signature, Clerk of Court or Designee                  |           |

## INSTRUCTIONS 46.25

### Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

### Clerk of Court (complete Part 5)

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

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



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

0923.48

## Part 1: Tax Deed Application Information

|                                     |   |                         |              |
|-------------------------------------|---|-------------------------|--------------|
| Applicant Name<br>Applicant Address | ASSEMBLY TAX 36, LLC<br>ASSEMBLY TAX 36 LLC FBO SEC PTY<br>PO BOX 12225<br>NEWARK, NJ 07101-3411  | Application date        | Apr 17, 2023 |
| Property description                | DEASON DANNY W<br>DEASON MELANIE D<br>6537 BELLVIEW PINES PL<br>PENSACOLA, FL 32526<br>6537 BELLVIEW PINES PL<br>04-0909-112<br>LT 7 BLK B BELLVIEW PINES UNIT 4 PB 12 P 3 OR<br>4922 P 667 | Certificate #           | 2021 / 1357  |
|                                     |   | Date certificate issued | 06/01/2021   |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2021/1357                    | 06/01/2021                           | 690.75                                 | 34.54                | 725.29                                   |
| →Part 2: Total*                |                                      |  |                      | 725.29                                   |


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

| Column 1<br>Certificate Number | Column 2<br>Date of Other<br>Certificate Sale | Column 3<br>Face Amount of<br>Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4<br>+ 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<br>(*Total of Parts 2 + 3 above) | 725.29   |
| 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)   | 1,100.29 |

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  
Signature, Tax Collector or Designee Date May 1st, 2023

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




# 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:   | 391S305202007002  |             | Year                                    | Land     | Imprv     | Total     | Cap Val  |
| Account:   | 040909112   |             | 2022                                    | \$30,000 | \$103,974 | \$133,974 | \$76,245 |
| Owners:  | DEASON DANNY W<br>DEASON MELANIE D  |             | 2021                                    | \$20,000 | \$82,957  | \$102,957 | \$74,025 |
| Mail:  | 6537 BELLVIEW PINES PL<br>PENSACOLA, FL 32526   |             | 2020                                    | \$20,000 | \$72,661  | \$92,661  | \$73,003 |
| Situs:   | 6537 BELLVIEW PINES PL 32526  |             | Disclaimer                              |          |           |           |          |
| Use Code:  | SINGLE FAMILY RESID  |             | Tax Estimator                           |          |           |           |          |
| Taxing Authority:  | COUNTY MSTU   |             | File for New Homestead Exemption Online |          |           |           |          |
| Tax Inquiry:   | <a href="#">Open Tax Inquiry Window</a>   |             |   |          |           |           |          |
| Tax Inquiry link courtesy of Scott Lunsford<br>Escambia County Tax Collector |   |             |   |          |           |           |          |

| Sales Data  |      |      |          |      |   | 2022 Certified Roll Exemptions                           |  |
|---|------|------|----------|------|---|--|--|
| Sale Date   | Book | Page | Value    | Type | Official Records<br>(New Window)  | HOMESTEAD EXEMPTION                                      |  |
| 05/2002   | 4922 | 667  | \$67,900 | WD   |  | Legal Description  |  |
| 12/2001   | 4820 | 342  | \$100    | CT   |  | LT 7 BLK B BELLVIEW PINES UNIT 4 PB 12 P 3 OR 4922 P 667 |  |
| 04/1993   | 3400 | 377  | \$26,400 | QC   |  | Extra Features   |  |
| 05/1990   | 2860 | 39   | \$53,000 | WD   |  | FRAME BUILDING   |  |
| Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and Comptroller |      |      |          |      |   | UTILITY BLDG   |  |
|   |      |      |          |      |   |  |  |

| Parcel Information   | Launch Interactive Map |
|--|------------------------|
| <b>Section Map Id:</b> 39-1S-30-3<br><b>Approx. Acreage:</b> 0.2418<br><b>Zoned:</b> MDR<br><b>Evacuation &amp; Flood Information</b><br><a href="#">Open Report</a><br><a href="#">View Florida Department of Environmental Protection (DEP) Data</a> |                        |
| <b>Buildings</b><br>Address: 6537 BELLVIEW PINES PL, Year Built: 1985, Effective Year: 1985, PA Building ID#: 65939  |                        |

**PATIO - 144**

Last Updated:05/02/2023 (rc.6561)



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

**Tax Deed - Redemption Calculator**

**Account: 040909112 Certificate Number: 001357 of 2021**

Redemption 
 Application Date 
 Interest Rate

|                                |  |  |
|--------------------------------|--|--|
|                                | Final Redemption Payment<br>ESTIMATED              | Redemption Overpayment<br>ACTUAL                       |
|                                | Auction Date <input type="text" value="9/6/2023"/> | Redemption Date <input type="text" value="5/11/2023"/> |
| Months                         | 5  | 1  |
| Tax Collector                  | <input type="text" value="\$1,100.29"/>            | <input type="text" value="\$1,100.29"/>                |
| Tax Collector Interest         | \$82.52  | \$16.50  |
| Tax Collector Fee              | <input type="text" value="\$6.25"/>                | <input type="text" value="\$6.25"/>                    |
| Total Tax Collector            | \$1,189.06   | <input type="text" value="\$1,123.04"/> TC             |
| 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              | \$34.20  | \$6.84   |
| Total Clerk                    | \$490.20   | <input type="text" value="\$462.84"/> CH               |
| 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        | \$1,756.26   | \$1,602.88   |
|                                | Repayment Overpayment Refund Amount                | \$153.38   |
| Book/Page                      | <input type="text" value="8973"/>                  | <input type="text" value="728"/>                       |

**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 # 2021 TD 001357**

**Redeemed Date 5/11/2023**

**Name DANNY DEASON 6537 BELLVIEW PINES PL PENSACOLA, FL 32526**

|  |            |   |
|--|------------|---|
| Clerk's Total = TAXDEED                  | \$490.70   | <del>\$1,189.06</del> <b>\$1,265.88</b> |
| Due Tax Collector = TAXDEED              | \$1,189.06 |   |
| 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 |
|------|--------|------|-------------|------------|------------|
|------|--------|------|-------------|------------|------------|

**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  
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: 040909112 Certificate Number: 001357 of 2021**

**Payor: DANNY DEASON 6537 BELLVIEW PINES PL PENSACOLA, FL 32526      Date 5/11/2023**

|                       |   |                       |                       |
|-----------------------|---|-----------------------|-----------------------|
| Clerk's Check #       | 1 | Clerk's Total         | <del>\$490.20</del>   |
| Tax Collector Check # | 1 | Tax Collector's Total | <del>\$1,789.06</del> |
|                       |   | Postage               | <del>\$60.00</del>    |
|                       |   | Researcher Copies     | \$0.00                |
|                       |   | Recording             | \$10.00               |
|                       |   | Prep Fee              | \$7.00                |
|                       |   | Total Received        | <del>\$1,756.26</del> |

**\$1,265.88**

**\$1,282.88**

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By: \_\_\_\_\_  
Deputy Clerk

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



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

Tax Certificate No. Certificate No. 01357, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 040909112 (0923-48)

DESCRIPTION OF PROPERTY:

**LT 7 BLK B BELLVIEW PINES UNIT 4 PB 12 P 3 OR 4922 P 667**

**SECTION 39, TOWNSHIP 1 S, RANGE 30 W**

NAME IN WHICH ASSESSED: DANNY W DEASON and MELANIE D DEASON

Dated this 11th day of May 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023036127 5/8/2023 9:44 AM  
OFF REC BK: 8973 PG: 728 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 01357**, 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 7 BLK B BELLVIEW PINES UNIT 4 PB 12 P 3 OR 4922 P 667**

**SECTION 39, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 040909112 (0923-48)**

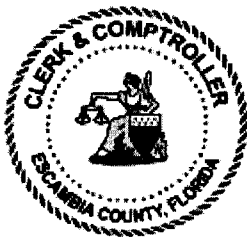
The assessment of the said property under the said certificate issued was in the name of

**DANNY W DEASON and MELANIE D DEASON**

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

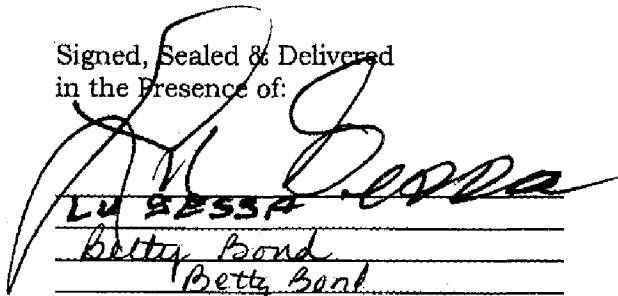
By:  
Emily Hogg  
Deputy Clerk

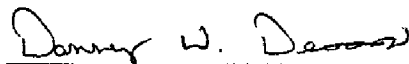
agencies and subdivisions thereof which laws, rules, ordinances and regulations apply or relate to the Premises.

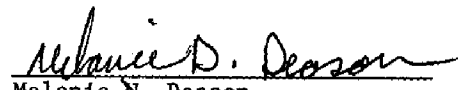
19. Remedies Cumulative. In the event of default in payments due under the Note which remains uncured for fifteen (15) days after the due date, or in the event of any other default hereunder which remains uncured for fifteen (15) days after notice from Mortgagor to Mortgagee, Mortgagee shall have, in addition to the rights and remedies specified herein, all other rights and remedies provided by law or in the Note. The remedies of Mortgagee, as provided herein or in the Note, shall be cumulative and concurrent, and may be pursued singularly, successively or together, at the sole discretion of Mortgagee, and may be exercised as often as occasion therefor may arise. A waiver or release with reference to any one event shall not be construed as continuing, as a bar to, or as a waiver or release of any subsequent right, remedy or recourse as to a subsequent event.

**IN WITNESS WHEREOF**, Mortgagor has duly signed, sealed and executed this instrument in the presence of the subscribing witnesses the day and year first aforesaid.

Signed, Sealed & Delivered  
in the Presence of:

  
LU 92534  
Betty Bond  
Betty Bond

  
Danny W. Deason

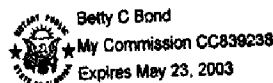
  
Melanie D. Deason  
M.D.

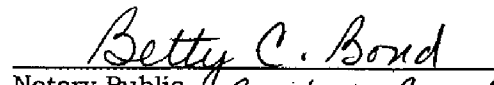
**STATE OF FLORIDA**

**COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 10th day of  
May, 2002, by Danny W. Deason and Melanie D. Deason

*They produced ID as identification*



  
Notary Public *Betty C Bond*  
My commission expires: \_\_\_\_\_

RCD Jun 18, 2002 01:13 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2002-976136

10. Notice. Any notices permitted or required shall be deemed given when personally delivered or when mailed by certified mail, postage prepaid, return receipt requested, addressed as set forth below or as otherwise designated by written notice given in the same manner:

As to Mortgagor:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

As to Mortgagee:

Gordon Jernigan,  
Executive Director  
Escambia County Housing Finance  
Authority  
P. O. Box 1026  
Pensacola, Florida 32595

11. Persons Bound. All covenants and stipulations in these presents contained shall bind the heirs, executors and administrators, successors and assigns of Mortgagor and Mortgagee, and shall incur to the benefit of and be available to the successors and assigns of Mortgagor and Mortgagee, as appropriate.

12. Usage. The use of any gender herein shall include all genders, and the word "Mortgagor," if it appears that there is more than one, shall, wherever herein used, be construed in the plural; and all the covenants, agreements and undertaking herein set forth shall be joint and several.

13. Severability. If any provision of this Mortgage shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of the instrument in which such provision is contained, nor the application of the provision to other persons, entities or circumstances, shall be affected thereby, but instead shall be enforceable to the maximum extent permitted by law.

14. Headings. Descriptive headings are for convenience only and shall not control or affect the meaning or construction of any provision of this Mortgage.

15. Time of Essence. It is specifically agreed that time is of the essence of this contract.

16. Insolvency. Should a receiver be appointed for the Mortgagor or should Mortgagor become unable to pay its debts as they mature, then this Mortgage and the Note shall become immediately due and payable and Mortgagee shall have the right at its option to immediately foreclose this Mortgage without notice.

17. Applicable Law. This Mortgage shall be governed by, and construed in accordance with, the laws of the State of Florida.

18. Compliance with Laws. Mortgagor warrants and represents that the Mortgagor has complied, and shall hereafter comply, with all valid laws, rules, ordinances and regulations of the Federal, state and local government, and all

to Mortgagee, without contribution by Mortgagee, pursuant to New York Standard or other mortgage clause satisfactory to Mortgagee.

5. Right to Cure. In the case of any breach hereunder by Mortgagor, Mortgagee may, at its option, and after at least ten (10) days' notice to Mortgagor, expend any sums necessary to cure such default, and all sums so expended shall be secured hereby and shall bear interest at the rate of twelve percent (12%) per annum.

6. Acceleration. The whole of the indebtedness hereby secured shall become due and payable, at the option of Mortgagee, (i) after default in the performance of any covenant herein, which default remains uncured for fifteen (15) days after notice of said default or (ii) upon institution of foreclosure proceedings of any other mortgage or lien affecting the Premises which is not dismissed within fifteen (15) days thereafter, and this Mortgage may be foreclosed, and all costs and expenses of collection by foreclosure or otherwise, including attorney's fees, shall be paid by the Mortgagor and secured hereby.

7. Transfer of Premises. In the event the Mortgagor transfers, assigns, sells, refinances, mortgages, or in any manner disposes of all or a portion of the Premises, or any interest therein, then at the Mortgagee's option, the whole of the indebtedness secured hereby shall become immediately due and payable and such outstanding indebtedness shall bear interest at the rate of twelve percent (12%) per annum from the date of such transfer, assignment, sale, refinance, mortgage or other conveyance until paid in full. Should the outstanding indebtedness not be satisfied on the date of such transfer, assignment, sale, refinance, mortgage or other conveyance, this Mortgage may be foreclosed, and all costs and expenses of collections by foreclosure or otherwise, including attorneys fees, shall be paid by the Mortgagor and secured hereby.

8. Receiver. In the event suit is instituted to foreclose this Mortgage or to enforce payment of the Note, or the performance of any covenant or obligation hereunder, Mortgagee shall be entitled to the appointment of a Receiver to take charge of the Premises, to collect the rents, issues and profits therefrom, and to complete any construction and care for the Premises, and such appointment shall be made by the court having jurisdiction thereof as a matter of right to the Mortgagee and all rents, profits, incomes, issues and revenues of the Premises are hereby assigned and pledged as further security for payment of the indebtedness hereby secured with the right on the part of Mortgagee at any time after default hereunder, which default remains uncured upon the expiration of any applicable curative period, to demand and receive the same and apply the same on the indebtedness hereby secured.

9. Condemnation. In the event the Premises, or any part thereof, shall be condemned or taken for public use under powers of eminent domain, the Mortgagee shall have the right to demand that all money awarded for the appropriation thereof, or damage to the Premises, shall be paid to Mortgagee up to the amount of the outstanding indebtedness of the obligation secured hereby. Such condemnation or application shall not otherwise affect or vary the obligation of the Mortgagor to pay the indebtedness.

**TOGETHER** with all buildings, structures and other improvements now or hereafter located on, above or below the surface of said land, or any part or parcel thereof; and

**TOGETHER** with all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in any wise appertaining, whether now owned or hereafter acquired by Mortgagor;

**ALL** the foregoing encumbered by this Mortgage being collectively referred to herein as the "Premises."

**AND** the Mortgagor covenants with Mortgagee that Mortgagor is indefeasibly seized of the Premises in fee simple and has full power and lawful right to convey the same as aforesaid and that it shall be lawful for Mortgagee at all times hereafter peaceably and quietly to enter upon, hold, occupy and enjoy the Premises; and that the Premises is free from all encumbrances; and Mortgagor will make such other and further assurances to perfect the fee simple title to the Premises in Mortgagee as may reasonably be required; and Mortgagor does hereby fully warrant the title to the Premises and will defend the same against the lawful claims of all persons whomsoever.

**CONDITIONED, HOWEVER,** that if the maker shall pay or cause to be paid to Mortgagee, its successors or assigns, without interest, prior to maturity, the principal sum of Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00), with final maturity, if not sooner paid, as stated in that certain Mortgage Note, and if Mortgagor shall fully perform all the covenants, conditions and terms of this Mortgage, then these presents shall be void, otherwise to remain in full force and effect.

**AND** the said Mortgagor covenants with said Mortgagee as follows:

1. Payment of Indebtedness. Mortgagor shall pay all and singular the principal and interest and other sums of money payable according to the terms of the Note and this Mortgage.

2. Taxes and Assessments. Mortgagor shall pay, before they become delinquent, all taxes and assessments of every nature affecting the Premises, and all other charges and encumbrances which now or hereafter are a lien upon the Premises or any part thereof. Notwithstanding the foregoing, Mortgagor shall have the right to contest any tax or assessment made against the Premises provided that Mortgagor shall comply with the appropriate procedures for such context established by law, ordinance or otherwise.

3. No Waste. Mortgagor will permit, commit or suffer no waste, impairment or deterioration of the Premises and will keep and maintain all improvements now or hereafter on the Premises in sound condition and good repair.

4. Insurance. Mortgagor shall keep the buildings and improvements now or hereafter on the Premises insured against loss by fire and other losses normally covered by an extended coverage endorsement. All policies of insurance which insure against any loss or damage to the Premises shall provide for loss payable

2002-2400  
**THIS MORTGAGE IS EXEMPT FROM DOCUMENTARY STAMP TAX AND INTANGIBLE TAX  
IMPOSED BY CHAPTERS 199 & 201 FLORIDA STATUTES**

**EXHIBIT R**

**SECOND MORTGAGE LOAN FORMS**

**THIS MORTGAGE DEED**, made this 10th day of May, 2002, by  
Danny W. Deason and Melanie D. Deason\*("Mortgagor"), in favor of the **ESCAMBIA COUNTY  
HOUSING FINANCE AUTHORITY** ("Mortgagee"), which terms, "Mortgagor" and  
"Mortgagee" shall include heirs, legal representatives, successors and assigns of said  
parties. \*husband and wife

**WITNESSETH:**

2002/5/10  
(5)  
**IN CONSIDERATION** of the aggregate sum named in the Mortgage Note  
hereinafter described, and other valuable considerations, receipt whereof is hereby  
acknowledged, Mortgagor hereby grants, bargains, sells, conveys and confirms unto  
Mortgagee, in fee simple, all those certain lands, situate, lying and being in Escambia  
County, Florida, described as follows:

Lot 7, Block B, BELLVIEW PINES UNIT 4, according to plat thereof  
recorded in Plat Book 12, page 3, of the public  
records of Escambia County, Florida.

**THIS IS A SECOND MORTGAGE SUBJECT TO THAT CERTAIN  
MORTGAGE FROM \*\* TO Whitney National Bank**  
**DATED May 10, 2002, AND RECORDED**  
**20, IN O.R. BOOK 4922, PAGE 669, PUBLIC RECORDS OF**  
**Escambia COUNTY, FLORIDA.**

\*\*Danny W. Deason and Melanie D.  
Deason, husband and wife

**ANY DEFAULT UNDER THE TERMS OF THE FIRST MORTGAGE  
SHALL CONSTITUTE A DEFAULT UNDER THE TERMS OF THIS  
SECOND MORTGAGE, AND THE MORTGAGEE HEREIN SHALL HAVE  
ALL THE RIGHTS AND PRIVILEGES GRANTED TO IT UNDER THE  
TERMS OF THIS SECOND MORTGAGE IN THE EVENT OF SUCH  
DEFAULT. MORTGAGEE, AT HIS DISCRETION, AND WITHOUT ANY  
DUTY TO DO SO, MAY CURE ANY DEFAULT IN SAID FIRST  
MORTGAGE. THE CURE BY MORTGAGEE OF THE FIRST MORTGAGE  
IS NOT TO BE CONSTRUED AS A CURE BY MORTGAGOR UNDER THE  
TERMS OF THIS MORTGAGE.**

First American Title Insurance Company  
255 N. Liberty Street  
Jacksonville, Florida 32202

**THIS INSTRUMENT PREPARED BY:**

**RETURN TO:**

Richard I. Lott.  
Miller, Canfield, Paddock  
and Stone, P.L.C.  
25 West Cedar Street, Suite 500  
Pensacola, Florida 32501

Gordon Jernigan  
Executive Director  
Escambia County  
P.O. Box 1026  
Pensacola, Florida 32595

OR BK 4922 PG0668  
Escambia County, Florida  
INSTRUMENT 2002-976134

**EXHIBIT "A"**

**Legal Description**

**LOT 7, BLOCK B, BELLVIEW PINES UNIT 4, ACCORDING TO PLAT THEREOF RECORDED IN  
PLAT BOOK 12, PAGE 3, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

RCD Jun 18, 2002 01:13 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2002-976134



UK BK 4922 PG0667  
Escambia County, Florida  
INSTRUMENT 2002-976134

DEED DOC STAMPS PD # ESC CO \$ 475.30  
06/18/02 ERNIE LEE WOOD, CLERK

By: *[Signature]*

REC#A01-4654

Rec 10:50

DS 475.30

15<sup>TH</sup> MAY, 2001  
Revised 10/06/93

FL (Conventional)

NAME: GRANTEE SSN# \_\_\_\_\_

PLEASE RECORD AND RETURN TO:

First American Title Insurance Company

255 N. Liberty Street

Jacksonville, Florida 32202

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 9 day of MAY 2002, by and between FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized under and existing pursuant to the laws of the United States, 13455 Noel Road, Dallas, TX 75240 hereinafter called Grantor, and DANNY W. DEASON AND MELANIE D. DEASON, HUSBAND AND WIFE of 6537 BELLEVIEW PINES, PENSACOLA, FL 32526 and their assigns, hereinafter called Grantee

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN and 00/100'S DOLLARS (\$10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, forever, the following described land in the County of ESCAMBIA, State of Florida, to-wit:

The property is commonly known as 6537 BELLEVIEW PINES, PENSACOLA, FL 32523 and is more particularly described in Exhibit A, attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the above-described property, with appurtenances, unto the said Grantee, and their assigns, forever, subject to covenants and restrictions of record, zoning and land use restrictions imposed by governmental authorities, and matters an accurate survey would reveal,

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF the undersigned Federal National Mortgage Association has caused these presents to be signed in its name by its undersigned officers, and its corporate seal affixed this 9 day of May, 2002.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: *[Signature]*

Cheryl Young

Attest: *[Signature]*

Assistant Secretary

Patricia Manson

(CORPORATE SEAL)

Signed, sealed and delivered in the presence of:

*[Signature]* Witness

Witness

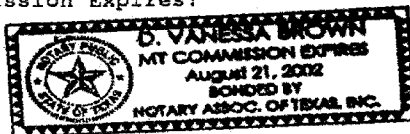
STATE OF TEXAS) ss.  
COUNTY OF DALLAS)

I hereby certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Cheryl Young, and Patricia Manson, to me known and known to be the persons described in and who executed the foregoing instrument as Vice President and Assistant Secretary, respectively, of the corporation named therein, and severally acknowledged before me that they executed the same as such officers in the same and on behalf of said corporation.

Witness my hand and official seal in the county and State last aforesaid, this 9 day of May, 2002.

Notary Public, TEXAS  
My Commission Expires:

(Seal)



This instrument was prepared by:  
Office of Regional Counsel  
Federal National Mortgage Assn.  
13455 Noel Road, Suite 600  
Dallas, TX 75240-5003

**PROPERTY INFORMATION REPORT**

**June 6, 2023**

**Tax Account #:04-0909-112**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 7 BLK B BELLVIEW PINES UNIT 4 PB 12 P 3 OR 4922 P 667**

**SECTION 39, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 04-0909-112(0923-48)**

**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 #:** 04-0909-112

**CERTIFICATE #:** 2021-1357

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.                    |

**DANNY W DEASON**  
**MELANIE D DEASON**  
**6537 BELLVIEW PINES PL**  
**PENSACOLA, FL 32526**

**ESCAMBIA COUNTY HOUSING**  
**FINANCE AUTHORITY**  
**PO BOX 1026**  
**PENSACOLA, FL 32595**

**ESCAMBIA COUNTY HOUSING**  
**FINANCE AUTHORITY**  
**700 S PALAFOX ST STE 310**  
**PENSACOLA, FL 32502**

Certified and delivered to Escambia County Tax Collector, this 6<sup>th</sup> 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 #: **04-0909-112**

1. The Grantee(s) of the last deed(s) of record is/are: **DANNY W. DEASON AND MELANIE D. DEASON**

**By Virtue of Warranty Deed recorded 6/18/2002 in OR 4922/667**

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 Escambia County Housing Finance Authority recorded 06/18/2002 – OR 4922/680**

4. Taxes:

**Taxes for the year(s) 2020-2023 are delinquent.**

**Tax Account #: 04-0909-112**

**Assessed Value: \$76,245.00**

**Exemptions: HOMESTEAD**

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

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

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



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 04-0909-112 CERTIFICATE #: 2021-1357

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 01, 2003 to and including June 01, 2023 Abstractor: Stacie Wright

BY

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