

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300242

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

2887 TRESTLE WAY

CANTONMENT, FL 32533,

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
12-1577-500	2021/5935	06-01-2021	SE1/4 OF NW1/4 OF SW1/4 & N1/2 OF SW1/4 OF SW1/4 LESS 140 YDS N AND S BY 70 YDS E AND W ALSO BEG AT NW COR OF N1/2 OF SE1/4 OF SW1/4 E 190 YDS S 80 YDS W 190 YDS N 80 YDS TO POB OR 7003 P 899

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-

TRUSTEES OF THE EDDIE J BLACKWELL TRUST

DATED APRIL 15, 2021

2887 TRESTLE WAY

CANTONMENT, FL 32533

04-20-2023

Application Date

Applicant's signature

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: _____ Date of sale <u>08/02/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS 16.75

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.

SE1/4 OF NW1/4 OF SW1/4 & N1/2 OF SW1/4 OF SW1/4 LESS 140 YDS N AND S BY 70 YDS E AND W ALSO BEG AT NW COR OF N1/2 OF SE1/4 OF SW1/4 E 190 YDS S 80 YDS W 190 YDS N 80 YDS TO POB OR 7003 P 899



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

0823.29

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-TRUSTEES OF THE EDDIE J BLACKWELL TRUST DATED APRIL 15, 2021 2887 TRESTLE WAY CANTONMENT, FL 32533	Application date	Apr 20, 2023
Property description	LEVINS TODD W & LEVINS JESSICA N 1416 BYRNEVILLE RD CENTURY, FL 32535 OFF HWY 4 12-1577-500 SE1/4 OF NW1/4 OF SW1/4 & N1/2 OF SW1/4 OF SW1/4 LESS 140 YDS N AND S BY 70 YDS E AND W ALSO BEG AT (Full legal attached.)	Certificate #	2021 / 5935
		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)
# 2021/5935	06/01/2021	94.30	18.53	112.83
→Part 2: Total*				112.83

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)
# 2022/6464	06/01/2022	95.08	6.25	4.75	106.08
Part 3: Total*					106.08

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)	218.91
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)	593.91

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 April 24th, 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:	105N313402000000	Year	Land	Imprv	Total	Cap Val
Account:	121577500	2022	\$3,131	\$0	\$3,131	\$3,131
Owners:	LEVINS TODD W & LEVINS JESSICA N	2021	\$3,131	\$0	\$3,131	\$3,131
Mail:	1416 BYRNEVILLE RD CENTURY, FL 32535	2020	\$3,131	\$0	\$3,131	\$3,131
Situs:	OFF HWY 4 32535	Disclaimer				
Use Code:	TIMBER 2	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
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	
04/11/2013	7003	899	\$82,000	WD		Legal Description	
05/23/2008	6332	1838	\$40,000	WD		SE1/4 OF NW1/4 OF SW1/4 & N1/2 OF SW1/4 OF	
09/2006	6003	1789	\$100	CJ		SW1/4 LESS 140 YDS N AND S BY 70 YDS E AND W ALSO	
01/1966	290	688	\$100	WD		BEG AT NW COR OF...	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

Parcel Information		Launch Interactive Map	
Section Map Id: 10-5N-31			
Approx. Acreage: 31.3073			
Zoned: Agr			
Evacuation & Flood Information Open Report			
View Florida Department of Environmental Protection(DEP) Data		Buildings	
		Images	

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EDDIE J BLACKWELL AND KEVIN W NORRIS, CO TRUSTEES** holder of **Tax Certificate No. 05935**, 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:

SE1/4 OF NW1/4 OF SW1/4 & N1/2 OF SW1/4 OF SW1/4 LESS 140 YDS N AND S BY 70 YDS E AND W ALSO BEG AT NW COR OF N1/2 OF SE1/4 OF SW1/4 E 190 YDS S 80 YDS W 190 YDS N 80 YDS TO POB OR 7003 P 899

SECTION 10, TOWNSHIP 5 N, RANGE 31 W

TAX ACCOUNT NUMBER 121577500 (0823-29)

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

TODD W LEVINS and JESSICA N LEVINS

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 August, which is the **2nd** day of August 2023.

Dated this 1st 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

BK: 8177 PG: 1953 Last Page

"EXHIBIT A"

This "Exhibit A" is attached hereto and made part thereof by reference as though fully incorporated therein the Real Estate Mortgage dated September 20, 2019 in the name of Todd W. Levins and wife, Jessica N. Levins.

Parcel A:

Begin 240 feet South of the Northeast corner of the Southeast quarter of the Southwest quarter of Section 10, Township 5 North, Range 31 West, Escambia County, Florida; thence West 690 feet for the Point of Beginning; thence North 240 feet; thence West 60 feet; thence South 240 feet; thence East 60 feet to the Point of Beginning.

Parcel B:

The North 80 yards of the East 230 yards of the North half of the Southeast quarter of the Southwest quarter, lying and being in Section 10, Township 5 North, Range 31 West, Escambia County, Florida.

Parcel C:

The Southeast quarter of the Northwest quarter of the Southwest quarter; the North half of the Southwest quarter of the Southwest quarter, LESS 140 yards North and South by 70 yards East and West, being at the Southwest corner of the North half of the Southwest quarter of the Southwest quarter; Also begin at the Northwest corner of the North half of the Southeast quarter of the Southwest quarter; East 190 yards; South 80 yards; West 190 yards; North 80 yards to Point of Beginning, all lying and being in Section 10, Township 5 North, Range 31 West, Escambia County, Florida.

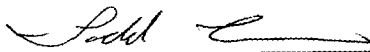
SAID PARCELS A, B, AND C BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Commence at the Southeast corner of the Southwest quarter of Section 10, Township 5 North, Range 31 West, Escambia County, Florida; thence proceed North 02° 36' 33" East along the East line of the Southwest quarter of said Section 1085.13 feet to the Point of Beginning; thence departing said East line, thence proceed North 87° 07' 37" West 1337.33 feet to the East line of the Southwest, of the Southwest quarter of Section 10, Township 5 North, Range 31 West; thence proceed along said East line North 02° 34' 14" East 240.00 feet to the Southeast corner of the Northwest quarter of the Southwest quarter; thence proceed South 87° 07' 37" East 1337.49 feet to the East line of the Southwest quarter of Section 10, Township 5 North, Range 31 West; thence proceed South 02° 36' 33" West 240.00 feet to the Point of Beginning. Lying in and being a portion of Section 10, Township 5 North, Range 31 West, Escambia County, Florida. LESS any portion lying within road right of way.

AND

The Southeast quarter of the Northwest quarter of the Southwest quarter; and the North half of the Southwest quarter of the Southwest quarter, LESS 140 yards North and South by 70 yards East and West, being at the Southwest corner of the North half of the Southwest quarter of the Southwest quarter, all lying and being in Section 10, Township 5 North, Range 31 West, Escambia County, Florida.

Together with all improvements located thereon.

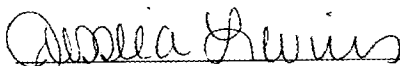
The above described property does constitute the homestead of the borrower.



Todd W. Levins

9/20/19

Date



Jessica N. Levins

9/20/19

Date



BK: 8177 PG: 1952

Acknowledgment

State of Alabama

County of ESCAMBIA

I Andrea Stuckey a notary public, hereby certify that JESSICA N LEVINS whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand 9/20/19

Andrea Stuckey
Notary Public

(Print Name) **ANDREA STUCKEY**
Notary Public, Alabama State At Large
My Commission Expires November 14, 2020

My commission expires: _____

Lender**Escambia County Bank***a/an Alabama Commercial Bank*

Denise Nolen
DENISE NOLEN
VICE PRESIDENT

9/20/19
Date

Acknowledgment

State of Alabama

County of ESCAMBIA

I Andrea Stuckey a notary public, hereby certify that DENISE NOLEN whose name(s) as VICE PRESIDENT of Escambia County Bank, is/are signed to the foregoing instrument and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she/they, as such VICE PRESIDENT and with full authority, executed the same voluntarily for and as the act of said Escambia County Bank.

Given under my hand 9/20/19

Andrea Stuckey
Notary Public

(Print Name) **ANDREA STUCKEY**
Notary Public, Alabama State At Large
My Commission Expires November 14, 2020

My commission expires: _____

TL QJ


BK: 8177 PG: 1951

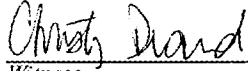
Signatures

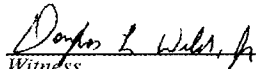
By signing under seal below, Mortgagor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Mortgagor also acknowledges receipt of a copy of this Security Instrument on the date stated in this Security Instrument.

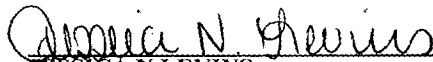
Signed, sealed and delivered:

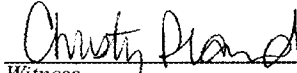
Mortgagor

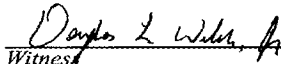

TODD W LEVINS
 1471 BYRNEVILLE ROAD
 CENTURY, FL 32535
 Date 9/20/19
 Seal


 Witness Date 9/20/19


 Witness Date 9/20/19


JESSICA N LEVINS
 1471 BYRNEVILLE ROAD
 CENTURY, FL 32535
 Date 9/20/19
 Seal


 Witness Date 9/20/19


 Witness Date 9/20/19

Acknowledgment

State of Alabama

County of ESCAMBIA

I, Andrea Stuckey, a notary public, hereby certify that TODD W LEVINS whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand 9/20/19


 Notary Public

ANDREA STUCKEY
 Notary Public, Alabama State At Large
 (Print Name) My Commission Expires November 14, 2020

My commission expires: _____





BK: 8177 PG: 1950

institution. Thereafter, unless otherwise agreed in writing, all insurance proceeds shall be applied to the restoration or repair of the Property or to the Secured Debt, whether or not then due, at Lender's option. Any application of proceeds to principal shall not extend or postpone the due date of the scheduled payment nor change the amount of any payment. Any excess will be paid to the Mortgagor. If the Property is acquired by Lender, Mortgagor's right to any insurance policies and proceeds resulting from damage to the Property before the acquisition shall pass to Lender to the extent of the Secured Debt immediately before the acquisition.

20. Escrow for Taxes and Insurance. Unless otherwise provided in a separate agreement, Mortgagor will not be required to pay to Lender funds for taxes and insurance in escrow.

21. Financial Reports and Additional Documents. Mortgagor will provide to Lender upon request, any financial statement or information Lender may deem reasonably necessary. Mortgagor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Mortgagor's obligations under this Security Instrument and Lender's lien status on the Property.

22. Joint and Individual Liability; Co-Signers; Successors and Assigns Bound. All duties under this Security Instrument are joint and individual. If Mortgagor signs this Security Instrument but does not sign an evidence of debt, Mortgagor does so only to mortgage Mortgagor's interest in the Property to secure payment of the Secured Debt and Mortgagor does not agree to be personally liable on the Secured Debt. If this Security Instrument secures a guaranty between Lender and Mortgagor, Mortgagor agrees to waive any rights that may prevent Lender from bringing any action or claim against Mortgagor or any party indebted under the obligation. These rights may include, but are not limited to, any anti-deficiency or one-action laws. The duties and benefits of this Security Instrument shall bind and benefit the successors and assigns of Mortgagor and Lender.

23. Applicable Law; Severability; Interpretation. This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. This Security Instrument is complete and fully integrated. This Security Instrument may not be amended or modified by oral agreement. Any section in this Security Instrument, attachments, or any agreement related to the Secured Debt that conflicts with applicable law will not be effective, unless that law expressly or impliedly permits the variations by written agreement. If any section of this Security Instrument cannot be enforced according to its terms, that section will be severed and will not affect the enforceability of the remainder of this Security Instrument. Whenever used, the singular shall include the plural and the plural the singular. The captions and headings of the sections of this Security Instrument are for convenience only and are not to be used to interpret or define the terms of this Security Instrument. Time is of the essence in this Security Instrument.

24. Notice. Unless otherwise required by law, any notice shall be given by delivering it or by mailing it by first class mail to the appropriate party's address in this Security Instrument, or to any other address designated in writing. Notice to one mortgagor will be deemed to be notice to all mortgagors.

25. Waivers. Except to the extent prohibited by law, Mortgagor waives all appraisal and homestead exemption rights relating to the Property.

26. Other Terms. If checked, the following are applicable to this Security Instrument:

- ☐ **Construction Loan.** This Security Instrument secures an obligation incurred for the construction of an improvement on the Property.
- ☐ **Fixture Filing.** Mortgagor grants to Lender a security interest in all goods that Mortgagor owns now or in the future and that are or will become fixtures related to the Property. This Security Instrument suffices as a financing statement and any carbon, photographic or other reproduction may be filed of record for purposes of Article 9 of the *Uniform Commercial Code*.
- ☐ **Riders.** The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument. [Check all applicable boxes]
 - ☐ Condominium Rider ☐ Planned Unit Development Rider ☐ Other:
- ☐ **Additional Terms.** _____
- ☐ **Payment of this note or mortgage is subject to the terms of a home improvement installment contract of even date between maker and payee or mortgagor and mortgagee.**

72 08

BK: 8177 PG: 1949

under this Security Instrument. This amount may include, but is not limited to, reasonable attorneys' fees, court costs, and other legal expenses. Expenses include, but are not limited to, attorneys' fees of 10 percent of the principal sum due or a larger amount as the court judges as reasonable and just, court costs and other legal expenses. These expenses are due and payable immediately. If not paid immediately, these expenses will bear interest from the date of payment until paid in full at the highest interest rate in effect as provided for in the terms of this Agreement. All fees and expenses will be secured by the Property. To the extent permitted by the *United States Bankruptcy Code*, Mortgagor agrees to pay the reasonable attorneys' fees Lender incurs to collect the Loan Account Balance as awarded by any court exercising jurisdiction under the *Bankruptcy Code*. This Security Instrument shall remain in effect until released. Mortgagor agrees to pay for any recordation costs of such release.

17. Environmental Laws and Hazardous Substances. As used in this section, (1) "Environmental Law" means, without limitation, the *Comprehensive Environmental Response, Compensation and Liability Act* (CERCLA, 42 U.S.C. 9601 et seq.), and all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) "Hazardous Substance" means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substances," "hazardous waste," or "hazardous substance," under any Environmental Law.

Mortgagor represents, warrants and agrees that:

- (A) Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Hazardous Substances that are generally recognized to be appropriate for the normal use and maintenance of the Property.
- (B) Except as previously disclosed and acknowledged in writing to Lender, Mortgagor and every tenant have been, are, and shall remain in full compliance with any applicable Environmental Law.
- (C) Mortgagor shall immediately notify Lender if a release or threatened release of a Hazardous Substance occurs on, under or about the Property or there is a violation of any Environmental Law concerning the Property. In such an event, Mortgagor shall take all necessary remedial action in accordance with any Environmental Law.
- (D) Mortgagor shall immediately notify Lender in writing as soon as Mortgagor has reason to believe there is any pending or threatened investigation, claim, or proceeding relating to the release or threatened release of any Hazardous Substance or the violation of any Environmental Law.

18. Condemnation. Mortgagor will give Lender prompt notice of any pending or threatened action, by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Mortgagor authorizes Lender to intervene in Mortgagor's name in any of the above described actions or claims. Mortgagor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds shall be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

19. Insurance. Mortgagor shall keep Property insured against loss by fire, flood, theft and other hazards and risks reasonably associated with the Property due to its type and location. This insurance shall be maintained in the amounts and for the periods that Lender requires. What Lender requires pursuant to the preceding two sentences can change during the term of the Secured Debt. The insurance carrier providing the insurance shall be chosen by Mortgagor subject to Lender's approval, which shall not be unreasonably withheld. If Mortgagor fails to maintain the coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property according to the terms of this Security Instrument.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard "mortgage clause" and, where applicable, "loss payee clause". Mortgagor shall immediately notify Lender of cancellation or termination of the insurance. Lender shall have the right to hold the policies and renewals. If Lender requires, Mortgagor shall immediately give to Lender all receipts of paid premiums and renewal notices. Upon loss, Mortgagor shall give immediate notice to the insurance carrier and Lender. Lender may make proof of loss if not made immediately by Mortgagor.

Upon receipt of insurance proceeds by the Lender that relates to the compensation for damage to property or content insurance coverage in which the Lender has a security interest, the Lender will deposit such insurance proceeds into a segregated account of a federally insured financial

7200

BK: 8177 PG: 1948

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender shall give Mortgagor notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Any inspection of the Property shall be entirely for Lender's benefit and Mortgagor will in no way rely on Lender's inspection.

11. Authority to Perform. If Mortgagor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Mortgagor appoints Lender as attorney in fact to sign Mortgagor's name or pay any amount necessary for performance. Lender's right to perform for Mortgagor shall not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument.

12. Assignment of Leases and Rents. Mortgagor irrevocably grants, bargains, conveys and mortgages to Lender as additional security all the right, title and interest in and to any and all existing or future leases, subleases, and any other written or verbal agreements for the use and occupancy of any portion of the Property, including any extensions, renewals, modifications or substitutions of such agreements (all referred to as "*Leases*") and rents, issues and profits (all referred to as "*Rents*"). Mortgagor will promptly provide Lender with true and correct copies of all existing and future Leases. Mortgagor may collect, receive, enjoy and use the Rents so long as Mortgagor is not in default under the terms of this Security Instrument.

Mortgagor agrees that this assignment is immediately effective between the parties to this Security Instrument and effective as to third parties on the recording of this Security Instrument. Mortgagor agrees that Lender is entitled to notify Mortgagor or Mortgagor's tenants to make payments of Rents due or to become due directly to Lender after such recording. However, Lender agrees not to notify Mortgagor's tenants until Mortgagor defaults and Lender notifies Mortgagor in writing of the default and demands that Mortgagor and Mortgagor's tenants pay all Rents due or to become due directly to Lender. On receiving notice of default, Mortgagor will endorse and deliver to Lender any payment of Rents in Mortgagor's possession and will receive any Rents in trust for Lender and will not commingle the Rents with any other funds. Any amounts collected will be applied as provided in this Security Instrument. Mortgagor warrants that no default exists under the Leases or any applicable landlord/tenant law. Mortgagor also agrees to maintain and require any tenant to comply with the terms of the Leases and applicable law.

13. Leaseholds; Condominiums; Planned Unit Developments. Mortgagor agrees to comply with the provisions of any lease if this Security Instrument is on a leasehold. If the Property includes a unit in a condominium or a planned unit development, Mortgagor will perform all of Mortgagor's duties under the covenants, by-laws, or regulations of the condominium or planned unit development.

14. Default. Mortgagor will be in default if any party obligated on the Secured Debt fails to make payment when due. Mortgagor will be in default if a breach occurs under the terms of this Security Instrument or any other document executed for the purpose of creating, securing or guarantying the Secured Debt. A good faith belief by Lender that Lender at any time is insecure with respect to any person or entity obligated on the Secured Debt or that the prospect of any payment or the value of the Property is impaired shall also constitute an event of default.

15. Remedies on Default. In some instances, federal and state law will require Lender to provide Mortgagor with notice of the right to cure or other notices and may establish time schedules for foreclosure actions. Subject to these limitations, if any, Lender may accelerate the Secured Debt and foreclose this Security Instrument in a manner provided by law if Mortgagor is in default.

At the option of Lender, all or any part of the agreed fees and charges, accrued interest and principal shall become immediately due and payable, after giving notice if required by law, upon the occurrence of a default or anytime thereafter. In addition, Lender shall be entitled to all the remedies provided by law, the terms of the Secured Debt, this Security Instrument and any related documents. All remedies are distinct, cumulative and not exclusive, and the Lender is entitled to all remedies provided at law or equity, whether or not expressly set forth. The acceptance by Lender of any sum in payment or partial payment on the Secured Debt after the balance is due or is accelerated or after foreclosure proceedings are filed shall not constitute a waiver of Lender's right to require complete cure of any existing default. By not exercising any remedy on Mortgagor's default, Lender does not waive Lender's right to later consider the event a default if it continues or happens again.

16. Expenses; Advances on Covenants; Attorneys' Fees; Collection Costs. Except when prohibited by law, Mortgagor agrees to pay all of Lender's expenses if Mortgagor breaches any covenant in this Security Instrument. Mortgagor will also pay on demand any amount incurred by Lender for insuring, inspecting, preserving or otherwise protecting the Property and Lender's security interest. These expenses will bear interest from the date of the payment until paid in full at the highest interest rate in effect as provided in the terms of the Secured Debt. Mortgagor agrees to pay all costs and expenses incurred by Lender in collecting, enforcing or protecting Lender's rights and remedies

BK: 8177 PG: 1947

Instrument, each Mortgagor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Mortgagor, or any one or more Mortgagor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.

(C) All obligations Mortgagor owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Mortgagor and Lender.

(D) All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

This Security Instrument will not secure any other debt if Lender fails to give any required notice of the right of rescission.

This Security Instrument will not secure any other debt if Lender fails, with respect to that other debt, to fulfill any necessary requirements or to conform to any limitations of Regulation Z and X that are required for loans secured by the Property.

3. Maximum Obligation Limit. The total principal amount secured by this Security Instrument at any one time shall not exceed \$146,400.00. This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

4. Payments. Mortgagor agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.

5. Warranty of Title. Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to grant, bargain, convey, sell, and mortgage the Property. Mortgagor also warrants that the Property is unencumbered, except for encumbrances of record.

6. Prior Security Interests. With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Mortgagor agrees:

(A) To make all payments when due and to perform or comply with all covenants.

(B) To promptly deliver to Lender any notices that Mortgagor receives from the holder.

(C) Not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written consent.

7. Claims Against Title. Mortgagor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagor's payment. Mortgagor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Mortgagor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Mortgagor may have against parties who supply labor or materials to maintain or improve the Property.

8. Due on Sale or Encumbrance. Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, any lien, encumbrance, transfer or sale of the Property. This right is subject to the restrictions imposed by federal law, as applicable.

9. Warranties and Representations. Mortgagor has the right and authority to enter into this Security Instrument. The execution and delivery of this Security Instrument will not violate any agreement governing Mortgagor or to which Mortgagor is a party.

10. Property Condition, Alterations and Inspection. Mortgagor will keep the Property in good condition and make all repairs that are reasonably necessary. Mortgagor shall not commit or allow any waste, impairment, or deterioration of the Property. Mortgagor will keep the Property free of noxious weeds and grasses. Mortgagor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Mortgagor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Mortgagor will notify Lender of all demands, proceedings, claims and actions against Mortgagor, and of any loss or damage to the Property.

72 22

Recorded in Public Records 10/7/2019 1:37 PM OR Book 8177 Page 1946,
Instrument #2019088266, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$69.50 MTG Stamps \$512.40 Int. Tax \$292.80

Return To: Escambia County Bank
2151 Ringold Street
P. O. Box 601
Flomaton, AL 36441

This Document Was Prepared By:
Escambia County Bank
2151 Ringold Street
P. O. Box 601
Flomaton, AL 36441

State of Florida's Documentary Stamp Tax
required by law in the amount of N/A has
been paid to the Clerk of the Circuit Court
(or the County Comptroller, if applicable)
for the County of ESCAMBIA, State of
Florida.

Mortgage

The date of this Mortgage ("*Security Instrument*") is September 20, 2019.

Mortgagor

TODD W LEVINS
Spouse of JESSICA N LEVINS
JESSICA N LEVINS
Spouse of TODD W LEVINS
HUSBAND AND WIFE
1471 BYRNEVILLE ROAD
CENTURY, FL 32535

Lender

Escambia County Bank
Organized and existing under the laws of the state
of Alabama
2151 Ringold Street
P. O. Box 601
Flomaton, AL 36441

1. Conveyance. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Mortgagor's performance under this Security Instrument, Mortgagor grants, bargains, conveys and mortgages to Lender the following described property:

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION

Parcel ID Number: #105N313402000000, #105N313402000001 AND #105N313402000002

The property is located in ESCAMBIA County at 1471 BYRNEVILLE RD, CENTURY, Florida 32535.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "*Property*").

2. Secured Debt and Future Advances. The term "*Secured Debt*" is defined as follows:

- (A) The initial indebtedness secured by this Security Instrument is the debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions.

The promissory note signed by TODD W LEVINS and JESSICA N LEVINS (the "*Borrower*") and dated the same date as this Security Instrument (the "*Note*"). The Note states that Borrower owes Lender One hundred forty six thousand four hundred and 00/100 Dollars (U.S. \$146,400.00) plus interest. Borrower has promised to pay this debt in regular periodic payments and to pay the debt in full not later than October 1, 2034.

- (B) All future advances made within 20 years from the date of this Security Instrument from Lender to Mortgagor or other future obligations of Mortgagor to Lender pursuant to section 4 of this Security Instrument under any promissory note, contract, guaranty, or other evidence of debt executed by Mortgagor in favor of Lender after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security

72 JH

BK: 7003 PG: 905 Last Page

This form completed by:

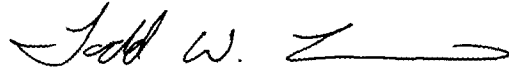
Litvak Beasley & Wilson, LLP
P. O. Box 13503
Pensacola, FL 32591

- Witness

- Witness

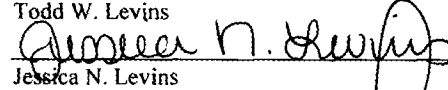
- Witness

- Witness



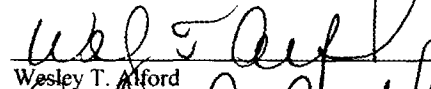
Todd W. Levins

- Borrower



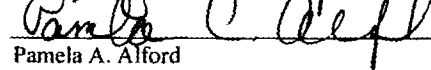
Jessica N. Levins

- Borrower



Wesley T. Alford

- Seller



Pamela A. Alford

- Seller

Thomas W. Alford

- Seller

BK: 7003 PG: 904

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 Ordinances 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 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: Florida

Legal Address of Property: Parcel A

Begin 240 feet South of the Northeast corner of the Southeast quarter of the Southwest quarter of Section 10, Township 5 North, Range 31 West, Escambia County, Florida; thence West 690 feet for the Point of Beginning; thence North 240 feet; thence West 60 feet; thence South 240 feet; thence East 60 feet to the Point of Beginning.

Parcel B

The North 80 yards of the East 230 yards of the North half of the Southeast quarter of the Southwest quarter, lying and being in Section 10, Township 5 North, Range 31 West, Escambia County, Florida.

Parcel C

The Southeast quarter of the Northwest quarter of the Southwest quarter, the North half of the Southwest quarter of the Southwest quarter, Less 140 yards North and South by 70 yards East and West, being at the Southwest corner of the North half of the Southwest quarter of the Southwest quarter, also being at the Northwest corner of the North half of the Southeast quarter of the Southwest quarter, East 190 yards, South 80 yards, West 190 yards, North 80 yards to Point of Beginning, all lying and being in Section 10, Township 5 North, Range 31 West, Escambia County, Florida.

Said Parcels A, B and C being more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of Section 10, Township 5 North, Range 31 West, Escambia County, Florida, thence proceed North 2 degrees 36 minutes 33 seconds East, along the East line of the Southwest Quarter of said Section 1085.13 feet to the Point of Beginning; thence departing said East line, thence proceed North 87 degrees 07 minutes 37 seconds West, 1337.33 feet to the East line of the Southwest, of the Southwest Quarter of Section 10, Township 5 North, Range 31 West; thence proceed along said East line North 2 degrees 34 minutes 14 seconds East, 240.00 feet to the Southeast corner of the Northwest Quarter of the Southwest Quarter; thence proceed South 87 degrees 07 minutes 37 seconds East, 1337.49 feet to the East line of the Southwest Quarter of Section 10, Township 5 North, Range 31 West; thence proceed South 02 degrees 36 minutes 33 seconds West, 240.00 feet to the Point of Beginning. Lying in and being a portion of Section 10, Township 5 North, Range 31 West, Escambia County Florida.

And

The Southeast quarter of the Northwest quarter of the Southwest quarter, the North half of the Southwest quarter of the Southwest quarter, Less 140 yards North and South by 70 yards East and West, being at the Southwest corner of the North half of the Southwest quarter of the Southwest quarter, all lying and being in Section 10, Township 5 North, Range 31 West, Escambia County, Florida.

The County (☒ X ☐) has accepted (☐) has not accepted the abutting roadway for paved maintenance.

BK: 7003 PG: 903

Prepared by:
Phillip A. Pugh
Litvak, Beasley & Wilson, LLP
226 East Government Street, Post Office Box 13503
Pensacola, Florida 32591-3503
File Number: 12-0074PAP
Consideration: \$82,000.00

Charles Burgess
Witness Printed Name Charles Burgess

Cheryl Adkins
Witness Printed Name Cheryl Adkins

State of AL
County of Madison

The foregoing instrument was acknowledged before me this 11th day of April, 2013, by Wesley T. Alford and Pamela A. Alford, who are personally known to me or who have produced _____ as identification.

(Notary Seal)



Thomas W. Alford (Seal)
Thomas W. Alford

Patricia Acker
Notary Public
Print Name: Patricia Acker

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 12, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

BK: 7003 PG: 902

Prepared by:
Phillip A. Pugh
Litvak, Beasley & Wilson, LLP
226 East Government Street, Post Office Box 13503
Pensacola, Florida 32591-3503
File Number: 12-0074PAP
Consideration: \$82,000.00

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 105N313402000002; 105N313402000001; 105N313402000000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Charles Burgess
Witness Printed Name Charles Burgess

Cheryl Atkins
Witness Printed Name Cheryl Atkins

State of AL
County of Madison

Wesley T. Alford (Seal)
Wesley T. Alford

Pamela A. Alford (Seal)
Pamela A. Alford

The foregoing instrument was acknowledged before me this 11th day of April, 2013, by Wesley T. Alford and Pamela A. Alford, who are personally known to me or who have produced _____ as identification.

(Notary Seal)

Patricia Acker
Notary Public
Print Name: Patricia Acker

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 12, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

BK: 7003 PG: 901

Exhibit "A"

Parcel A

Begin 240 feet South of the Northeast corner of the Southeast quarter of the Southwest quarter of Section 10, Township 5 North, Range 31 West, Escambia County, Florida; thence West 690 feet for the Point of Beginning; thence North 240 feet; thence West 60 feet; thence South 240 feet; thence East 60 feet to the Point of Beginning.

Parcel B

The North 80 yards of the East 230 yards of the North half of the Southeast quarter of the Southwest quarter, lying and being in Section 10, Township 5 North, Range 31 West, Escambia County, Florida.

Parcel C

The Southeast quarter of the Northwest quarter of the Southwest quarter, the North half of the Southwest quarter of the Southwest quarter, Less 140 yards North and South by 70 yards East and West, being at the Southwest corner of the North half of the Southwest quarter of the Southwest quarter, also being at the Northwest corner of the North half of the Southeast quarter of the Southwest quarter, East 190 yards, South 80 yards, West 190 yards, North 80 yards to Point of Beginning, all lying and being in Section 10, Township 5 North, Range 31 West, Escambia County, Florida.

Said Parcels A, B and C being more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of Section 10, Township 5 North, Range 31 West, Escambia County, Florida, thence proceed North 2 degrees 36 minutes 33 seconds East, along the East line of the Southwest Quarter of said Section 1085.13 feet to the Point of Beginning; thence departing said East line, thence proceed North 87 degrees 07 minutes 37 seconds West, 1337.33 feet to the East line of the Southwest, of the Southwest Quarter of Section 10, Township 5 North, Range 31 West; thence proceed along said East line North 2 degrees 34 minutes 14 seconds East, 240.00 feet to the Southeast corner of the Northwest Quarter of the Southwest Quarter; thence proceed South 87 degrees 07 minutes 37 seconds East, 1337.49 feet to the East line of the Southwest Quarter of Section 10, Township 5 North, Range 31 West; thence proceed South 02 degrees 36 minutes 33 seconds West, 240.00 feet to the Point of Beginning. Lying in and being a portion of Section 10, Township 5 North, Range 31 West, Escambia County Florida.

And

The Southeast quarter of the Northwest quarter of the Southwest quarter, the North half of the Southwest quarter of the Southwest quarter, Less 140 yards North and South by 70 yards East and West, being at the Southwest corner of the North half of the Southwest quarter of the Southwest quarter, all lying and being in Section 10, Township 5 North, Range 31 West, Escambia County, Florida.

File Number: 12-0074PAP

Legal Description with Non Homestead

BK: 7003 PG: 900

Exhibit "A"

Parcel A

Begin 240 feet South of the Northeast corner of the Southeast quarter of the Southwest quarter of Section 10, Township 5 North, Range 31 West, Escambia County, Florida; thence West 690 feet for the Point of Beginning; thence North 240 feet; thence West 60 feet; thence South 240 feet; thence East 60 feet to the Point of Beginning.

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And

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File Number: 12-0074PAP

Legal Description with Non Homestead

Recorded in Public Records 04/17/2013 at 03:52 PM OR Book 7003 Page 899,
Instrument #2013026934, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$61.00 Deed Stamps \$574.00

Prepared by:
Phillip A. Pugh
Litvak, Beasley & Wilson, LLP
226 East Government Street, Post Office Box 13503
Pensacola, Florida 32591-3503
File Number: 12-0074PAP
Consideration: \$82,000.00

General Warranty Deed

Made this April 12, 2013 A.D. By **Thomas W. Alford and Wesley T. Alford, as to Parcel A, Wesley T. Alford and Pamela A. Alford, husband and wife, and Thomas W. Alford, as to Parcel B, and Wesley T. Alford and Pamela A. Alford, husband and wife, as to Parcel C**, hereinafter called the grantor, to **Todd W. Levins and Jessica N. Levins, husband and wife**, whose post office address is: 1416 Byrneville Rd., Century, FL 32556, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Parcel A

Begin 240 feet South of the Northeast corner of the Southeast quarter of the Southwest quarter of Section 10, Township 5 North, Range 31 West, Escambia County, Florida; thence West 690 feet for the Point of Beginning; thence North 240 feet; thence West 60 feet; thence South 240 feet; thence East 60 feet to the Point of Beginning.

Parcel B

The North 80 yards of the East 230 yards of the North half of the Southeast quarter of the Southwest quarter, lying and being in Section 10, Township 5 North, Range 31 West, Escambia County, Florida.

Parcel C

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Said Parcels A, B and C being more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of Section 10, Township 5 North, Range 31 West, Escambia County, Florida, thence proceed North 2 degrees 36 minutes 33 seconds East, along the East line of the Southwest Quarter of said Section 1085.13 feet to the Point of Beginning; thence departing said East line, thence proceed North 87 degrees 07 minutes 37 seconds West, 1337.33 feet to the East line of the Southwest, of the Southwest Quarter of Section 10, Township 5 North, Range 31 West; thence proceed along said East line North 2 degrees 34 minutes 14 seconds East, 240.00 feet to the Southeast corner of the Northwest Quarter of the Southwest Quarter; thence proceed South 87 degrees 07 minutes 37 seconds East, 1337.49 feet to the East line of the Southwest Quarter of Section 10, Township 5 North, Range 31 West; thence proceed South 02 degrees 36 minutes 33 seconds West, 240.00 feet to the Point of Beginning. Lying in and being a portion of Section 10, Township 5 North, Range 31 West, Escambia County Florida.

And

The Southeast quarter of the Northwest quarter of the Southwest quarter, the North half of the Southwest quarter of the Southwest quarter, Less 140 yards North and South by 70 yards East and West, being at the Southwest corner of the North half of the Southwest quarter of the Southwest quarter, all lying and being in Section 10, Township 5 North, Range 31 West, Escambia County, Florida.

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

PROPERTY INFORMATION REPORT

May 26, 2023

Tax Account #:12-1577-500

LEGAL DESCRIPTION EXHIBIT "A"

**SE1/4 OF NW1/4 OF SW1/4 & N1/2 OF SW1/4 OF SW1/4 LESS 140 YDS N AND S BY 70 YDS E AND
W ALSO BEG AT NW COR OF N1/2 OF SE1/4 OF SW1/4 E 190 YDS S 80 YDS W 190 YDS N 80 YDS
TO POB OR 7003 P 899**

SECTION 10, TOWNSHIP 5 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-1577-500(0823-29)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY. SUBJECT PROPERTY DOES NOT APPEAR TO HAVE
RECORDED LEGAL ACCESS.**

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: AUG 2, 2023

TAX ACCOUNT #: 12-1577-500

CERTIFICATE #: 2021-5935

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

**TODD W LEVINS AND
JESSICA N LEVINS
1416 BYRNEVILLE RD
CENTURY, FL 32535**

**TODD W LEVINS AND
JESSICA N LEVINS
1471 BYRNEVILLE RD
CENTURY, FL 32535**

**ESCAMBIA COUNTY BANK
2151 RINGOLD STREET
PO BOX 601
FLOMATON, AL 36441**

Certified and delivered to Escambia County Tax Collector, this 26th day of May, 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

May 26, 2023

Tax Account #: **12-1577-500**

1. The Grantee(s) of the last deed(s) of record is/are: **TODD W LEVINS AND JESSICA N LEVINS**
By Virtue of General Warranty Deed recorded 4/17/2013 in OR 7003/899

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 Bank recorded 10/7/2019 OR 8177/1946**

4. Taxes:

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

Tax Account #: 12-1577-500

Assessed Value: \$3,131.00

Exemptions: NONE

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

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

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



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 12-1577-500 CERTIFICATE #: 2021-5935

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: May 6, 2003 to and including May 6, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: May 26, 2023

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



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

Tax Deed - Redemption Calculator

Account: 121577500 Certificate Number: 005935 of 2021

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="8/2/2023"/>	Redemption Date <input type="text" value="6/9/2023"/>
Months	4	2
Tax Collector	<input type="text" value="\$593.91"/>	<input type="text" value="\$593.91"/>
Tax Collector Interest	\$35.63	\$17.82
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$635.79	<input type="text" value="\$617.98"/> 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	\$27.36	\$13.68
Total Clerk	\$483.36	<input type="text" value="\$469.68"/> 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="\$34.40"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,170.55	\$1,104.66
	Repayment Overpayment Refund Amount	\$65.89

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 005935

Redeemed Date 6/9/2023

Name JESSICA LEVINS 1471 BYRNEVILLE RD CENTURY, FL 32535

Clerk's Total = TAXDEED	\$483.36	\$483.36 \$767.66
Due Tax Collector = TAXDEED	\$635.79	\$635.79
Postage = TD2	\$34.40	\$34.40
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
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 AUDITOR

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 121577500 Certificate Number: 005935 of 2021

Payor: JESSICA LEVINS 1471 BYRNEVILLE RD CENTURY, FL 32535 Date 6/9/2023

Clerk's Check #	1	Clerk's Total	\$487.36 767.66
Tax Collector Check #	1	Tax Collector's Total	\$635.79
		Postage	\$34.40
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,170.55

PAM CHILDERS
 Clerk of the Circuit Court

Received By
 Deputy Clerk

784.66
 + 27.46 card fee
 \$812.12

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 8970, Page 1475, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05935, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 121577500 (0823-29)

DESCRIPTION OF PROPERTY:

SE1/4 OF NW1/4 OF SW1/4 & N1/2 OF SW1/4 OF SW1/4 LESS 140 YDS N AND S BY 70 YDS E AND
W ALSO BEG AT NW COR OF N1/2 OF SE1/4 OF SW1/4 E 190 YDS S 80 YDS W 190 YDS N 80 YDS
TO POB OR 7003 P 899

SECTION 10, TOWNSHIP 5 N, RANGE 31 W

NAME IN WHICH ASSESSED: TODD W LEVINS and JESSICA N LEVINS

Dated this 9th day of June 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk