



# 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

0725-38

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 26, 2024
Property description	LIEVANA LAZARO SANCHEZ 106 HEDGE RD PENSACOLA, FL 32503 6828 CORNELIUS LN 04-0998-098 BEG AT SW COR OF GOVT LT 2 NLY ALG W LI LT 2 916 50/100 FT ELY 676 57/100 FT TO SW COR OF LT 6 UNREC (Full legal attached.)	Certificate #	2022 / 1539
		Date certificate issued	06/01/2022

## 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)
# 2022/1539	06/01/2022	359.45	17.97	377.42
→Part 2: Total*				377.42

## 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)
# 2023/1522	06/01/2023	377.53	6.25	51.05	434.83
Part 3: Total*					434.83

## 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)	812.25
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	323.78
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)	1,511.03

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: B. A. A. Escambia, Florida  
Signature, Tax Collector or Designee Date April 26th, 2024

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

<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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>07/02/2025</u> Signature, Clerk of Court or Designee	

# INSTRUCTIONS

16.25

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

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

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

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

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

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

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

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

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

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

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

## **Clerk of Court (complete Part 5)**

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

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

BEG AT SW COR OF GOVT LT 2 NLY ALG W LI LT 2 916 50/100 FT ELY 676 57/100 FT TO SW COR OF LT 6 UNRECORDED S/D OF S1/2 OF LT 2 NLY ALG W LI LT 6 200 FT FOR POB CONT LAST COURSE NLY 138 FT TO NW COR OF LT 6 ELY ALG N LI OF LT 6 300 FT SLY AND PARL TO W LI OF LT 6 138 FT WLY 300 FT TO POB OR 8054 P 569

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400824

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173,

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
04-0998-098	2022/1539	06-01-2022	BEG AT SW COR OF GOVT LT 2 NLY ALG W LI LT 2 916 50/100 FT ELY 676 57/100 FT TO SW COR OF LT 6 UNRECORDED S/D OF S1/2 OF LT 2 NLY ALG W LI LT 6 200 FT FOR POB CONT LAST COURSE NLY 138 FT TO NW COR OF LT 6 ELY ALG N LI OF LT 6 300 FT SLY AND PARL TO W LI OF LT 6 138 FT WLY 300 FT TO POB OR 8054 P 569

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  
JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173

04-26-2024  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:	401S302001006060					Year	Land	Imprv	Total	Cap Val
Account:	040998098					2023	\$14,250	\$0	\$14,250	\$14,250
Owners:	LIEVANA LAZARO SANCHEZ					2022	\$14,250	\$0	\$14,250	\$13,748
Mail:	106 HEDGE RD PENSACOLA, FL 32503					2021	\$12,825	\$0	\$12,825	\$12,499
Situs:	6828 CORNELIUS LN 32505					Disclaimer				
Use Code:	MOBILE HOME 🔑					Tax Estimator				
Taxing Authority:	COUNTY MSTU					File for Exemption(s) Online				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>					Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data						2023 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None				
02/28/2019	8054	569	\$17,400	WD	📄	Legal Description				
05/16/2018	7902	15	\$6,000	WD	📄	BEG AT SW COR OF GOVT LT 2 NLY ALG W LI LT 2 916 50/100 FT ELY 676 57/100 FT TO SW COR OF LT 6 UNRECORDED S/D OF... 🔑				
10/1983	1874	354	\$3,700	WD	📄	Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						None				


Parcel Information

Launch Interactive Map

Section

Map Id:  
40-1S-30

Approx.  
Acreage:  
0.9125

Zoned: 

HDMU

HDMU

HDMU

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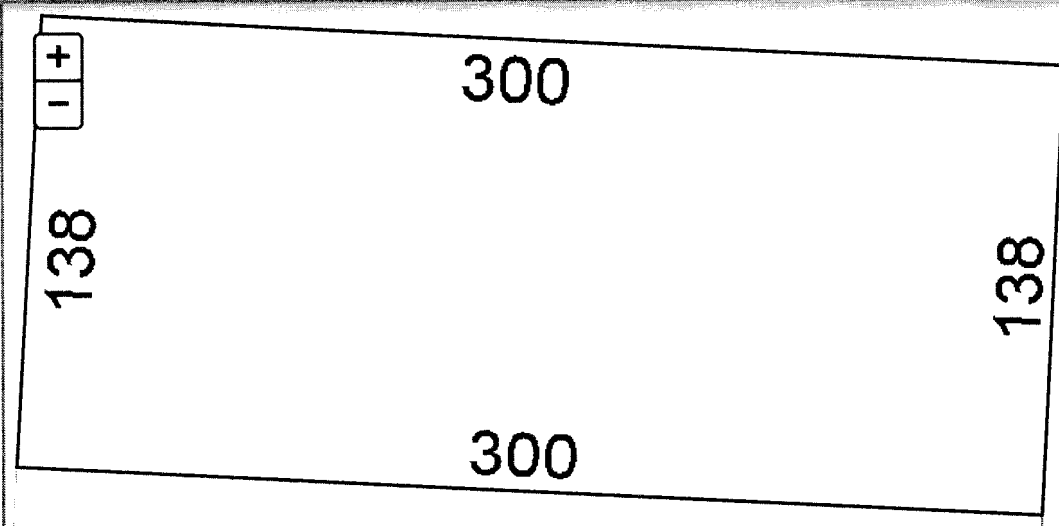
HDMU

HDMU

HDMU

HDMU

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



[Launch Interactive Map](#)

HDMU

Evacuation  
& Flood  
Information  
[Open](#)  
[Report](#)

Buildings

Address:106 HEDGE RD, Year Built: 1988, Effective Year: 1988, PA Building ID#: 126944

Structural Elements

DWELLING UNITS-1  
MH EXTERIOR WALL-VINYL/METAL  
MH FLOOR FINISH-CARPET  
MH FLOOR SYSTEM-TYPICAL  
MH HEAT/AIR-HEAT & AIR  
MH INTERIOR FINISH-DRYWALL/PLASTER  
MH MILLWORK-TYPICAL  
MH ROOF COVER-COMP SHINGLE/WOOD  
MH ROOF FRAMING-GABLE HIP  
MH STRUCTURAL FRAME-TYPICAL  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
STORY HEIGHT-0

Areas - 1560 Total SF

BASE AREA - 1560

60

26

26

60

BAS

Images

None

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 01539**, issued the **1st day of June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**BEG AT SW COR OF GOVT LT 2 NLY ALG W LI LT 2 916 50/100 FT ELY 676 57/100 FT TO SW COR OF LT 6 UNRECORDED S/D OF S1/2 OF LT 2 NLY ALG W LI LT 6 200 FT FOR POB CONT LAST COURSE NLY 138 FT TO NW COR OF LT 6 ELY ALG N LI OF LT 6 300 FT SLY AND PARL TO W LI OF LT 6 138 FT WLY 300 FT TO POB OR 8054 P 569**

**SECTION 40, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 040998098 (0725-38)**

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

**LAZARO SANCHEZ LIEVANA**

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 July, which is the **2nd day of July 2025**.

Dated this 3rd day of July 2024.

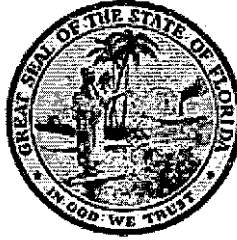
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
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

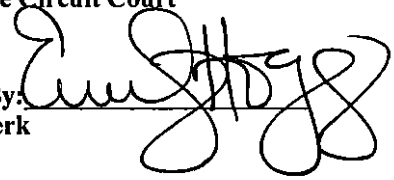
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 040998098 Certificate Number: 001539 of 2022**

**Payor: LAZARO SANCHEZ LIEVANA 6828 CORNELIUS LN PENSACOLA FL 32505      Date  
11/27/2024**

Clerk's Check #	1	Clerk's Total	<del>\$558.60</del> <b>\$1,859.82</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$1,857.26</del>
		Postage	<del>\$100.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,532.86</del>

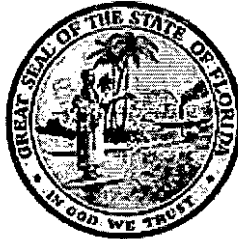
**\$1,876.82**

**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>**

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

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

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

**Case # 2022 TD 001539**  
**Redeemed Date 11/27/2024**

**Name LAZARO SANCHEZ LIEVANA 6828 CORNELIUS LN PENSACOLA FL 32505**

Clerk's Total = TAXDEED	\$558.60 <b>\$1,859.82</b>
Due Tax Collector = TAXDEED	<del>\$1,857.26</del>
Postage = TD2	<del>\$100.00</del>
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

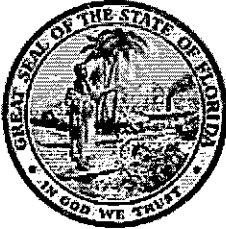
Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



<input checked="" type="checkbox"/> Search Property	<input checked="" type="checkbox"/> Property Sheet	<input checked="" type="checkbox"/> Lien Holder's	<input checked="" type="checkbox"/> Redeem	<input checked="" type="checkbox"/> Forms	<input checked="" type="checkbox"/> Courtview	<input checked="" type="checkbox"/> Benchmark
Redeemed From Sale						




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

**Tax Deed - Redemption Calculator**

**Account: 040998098 Certificate Number: 001539 of 2022**

Redemption ☒ Yes ☐ No Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="7/2/2025"/>	Redemption Date <input type="text" value="11/27/2024"/> 
Months	15	7
Tax Collector	<input type="text" value="\$1,511.03"/>	<input type="text" value="\$1,511.03"/>
Tax Collector Interest	\$339.98	\$158.66
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,857.26	<input type="text" value="\$1,675.94"/> <i>IC</i>
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	\$102.60	\$47.88
Total Clerk	\$558.60	<input type="text" value="\$503.88"/> <i>CH</i>
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="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,532.86	\$2,196.82
	Repayment Overpayment Refund Amount	\$336.04



**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 #: 04-0998-098 CERTIFICATE #: 2022-1539

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: March 17, 2005 to and including March 17, 2025 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: March 20, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

March 20, 2025

Tax Account #: **04-0998-098**

1. The Grantee(s) of the last deed(s) of record is/are: **LAZARO SANCHEZ LIEVANA**

**By Virtue of Special Warranty Deed recorded 3/1/2019 in OR 8054/569 and Land Sales Agreement recorded 8/9/2018 in OR 7946/1209**

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. Promissary Note in favor of SAILYN LLC recorded 3/1/2019 OR 8054/699**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 04-0998-098**

**Assessed Value: \$15,675.00**

**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.

**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:** JUL 2, 2025

**TAX ACCOUNT #:** 04-0998-098

**CERTIFICATE #:** 2022-1539

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>2024</u> tax year.

**LAZARO SANCHEZ LIEVANA**  
**6828 CORNELIUS LN**  
**PENSACOLA, FL 32505**

**LAZARO SANCHEZ LIEVANA**  
**106 HEDGE RD**  
**PENSACOLA, FL 32503**

**SAILYN LLC**  
**832 WINDSOR OAK CIRCLE**  
**LAWRENCEVILLE, GA 30045**

**SAILYN LLC**  
**C/O SZI LLC**  
**PO BOX 6180**  
**NAVARRE, FL 32566**

Certified and delivered to Escambia County Tax Collector, this 19<sup>th</sup> day of March 2025.

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

## **PROPERTY INFORMATION REPORT**

**March 20, 2025**

**Tax Account #:04-0998-098**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT SW COR OF GOVT LT 2 NLY ALG W LI LT 2 916 50/100 FT ELY 676 57/100 FT TO SW  
COR OF LT 6 UNRECORDED S/D OF S1/2 OF LT 2 NLY ALG W LI LT 6 200 FT FOR POB CONT  
LAST COURSE NLY 138 FT TO NW COR OF LT 6 ELY ALG N LI OF LT 6 300 FT SLY AND PARL  
TO W LI OF LT 6 138 FT WLY 300 FT TO POB OR 8054 P 569**

**SECTION 40, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 04-0998-098(0725-38)**

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

Recorded in Public Records 3/1/2019 9:19 AM OR Book 8054 Page 569,  
Instrument #2019018458, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$121.80

*Parcel ID Number:* **401S302001006060**

*Prepared By:* **William J Brooks**  
**PO Box 6180**  
**Navarre, FL 32566**

*Return To:* **Lazaro Sanchez Lievana**  
**106 Hedge Road**  
**Pensacola, FL 32503**

### **Special Warranty Deed**

This Special Warranty Deed, made this day of 28 FEBRUARY 2019, between

GRANTOR (Seller) **SAILYN, LLC**  
**832 Windsor Oak Circle**  
**Lawrenceville, GA 30045**

and

GRANTEE (Buyer) **Lazaro Sanchez Lievana**  
**106 Hedge Road**  
**Pensacola, FL 32503**

WITNESSETH, that the Grantor, for and in consideration of the sum of ten dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto the Grantee, his heirs and assigns forever, all the real property with improvements, if any, situate, lying and being in the County of **Escambia** and the State of **Florida**, described as follows:

*Property Description:* **0.95 Acres +/- in Escambia County, Florida**

*Legal Description:* **Please see "Exhibit A" attached.**

*Parcel ID Number:* **401S302001006060**

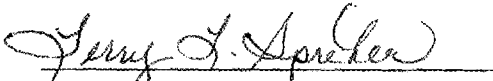
Subject to only to those liens and encumbrances of record.

Grantor hereby covenants with Grantee that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

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

BK: 8054 PG: 570

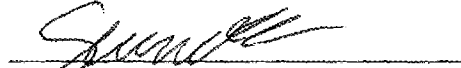
Signed, sealed and delivered in the presence of:



Witness #1 Signature

TERRY L. SPREHER

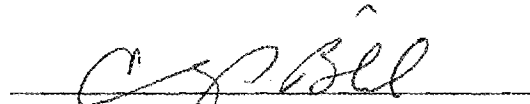
Witness #1 Printed Name



Witness #2 Signature

Stanley Chikwue

Witness #2 Printed Name



CHRISTOPHER BIBB

Managing Member, SAILYN, LLC

STATE OF GeorgiaCOUNTY OF WaltonThe foregoing instrument was acknowledged before me this 28 day of February20 19, by Christopher P. Bibbwho is personally known to me or has produced GA DL  
as identification.

Michael E. Spreher  
NOTARY PUBLIC  
Walton County, GA  
My Comm. Expires  
02/28/2023



Notary Signature

Michael E Spreher

Notary Printed Name

BK: 8054 PG: 571 Last Page

**"EXHIBIT A"**  
**Legal Description**

Commence at the Southwest corner of Government Lot 2, Section 40, Township 1 South, Range 30 West, Escambia County, Florida; thence run Northerly along the West line of said Lot 2 for 916.50 feet; thence run Easterly for 676.57 feet to the Southwest corner of Lot 6 of an unrecorded subdivision of the South 1/2 of said Lot 2; thence run Northerly along the West line of said lot 6 for 200.00 feet for the Point of Beginning; thence continue the last course run Northerly for 138.00 feet to the Northwest corner of Lot 6; thence run Easterly along the North line of Lot 6 for 300.00 feet; thence run Southerly and parallel to the West line of Lot 6 for 138.00 feet; thence run Westerly for 300.00 feet to the Point of Beginning.



Recorded in Public Records 8/9/2018 3:49 PM OR Book 7946 Page 1209,  
Instrument #2018062643, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 MTG Stamps \$47.25 Int. Tax \$27.00

1

## LAND SALES AGREEMENT

This is a legally binding contract. Buyer agrees to purchase the below-mentioned property from Seller, in accordance with the below-mentioned terms.

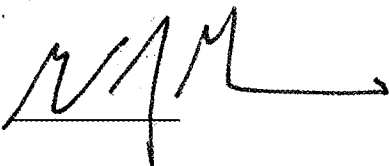
### PROPERTY

- Property Description: **0.95 +/- Acres in Escambia County, Florida**
- Legal Description: **Commence at the Southwest corner of Government Lot 2, Section 40, Township 1 South, Range 30 West, Escambia County, Florida; thence run Northerly along the West line of said Lot 2 for 916.50 feet; thence run Easterly for 676.57 feet to the Southwest corner of Lot 6 of an unrecorded subdivision of the South 1/2 of said Lot 2; thence run Northerly along the West line of said lot 6 for 200.00 feet for the Point of Beginning; thence continue the last course run Northerly for 138.00 feet to the Northwest corner of Lot 6; thence run Easterly along the North line of Lot 6 for 300.00 feet; thence run Southerly and parallel to the West line of Lot 6 for 138.00 feet; thence run Westerly for 300.00 feet to the Point of Beginning.**
- Parcel ID Number: **401S302001006060**

### PRICE

- Price. \$3,000 down, then \$199 per month for 72 months.
- Payment Schedule.
  - Down Payment of \$3,000 received on 06 June 2018.
  - Payments will start on 10 July 2018, and will be paid monthly, until such time as all payments have been satisfied.
- Prepayment. At any time, Buyer has the option to prepay, without penalty, the whole or any part of the balance remaining unpaid on this contract, as well as any late fees owed.
- Payment Methods.
  - 1) PayPal (to email address 20szi17@gmail.com).
  - 2) Mail check or money order to SZI LLC, PO Box 6180, Navarre, FL 32566.
- Late fees. Buyer agrees to make payment no later than the 10th of every month, with the understanding that a late fee of \$50 will be added to the monthly payment if said payment is not received by the 20th of the month.

Seller Initials



Buyer Initials



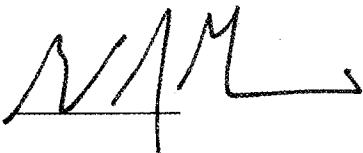
BK: 7946 PG: 1210

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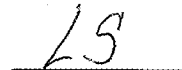
**TERMS**

- **Default.** If Buyer falls behind more than \$600 owed at any time, to include late fees, taxes, or other fees, Seller has the right to declare Buyer in default of this sales agreement. If Seller declares Buyer in default: 1) this sales agreement becomes null and void in its entirety, 2) Seller keeps all monies collected from Buyer, and 3) Seller becomes free to use or dispose of the property as they see fit.
- **Title.** Upon final payment, when entire purchase price and any other fees have been paid in full, Seller agrees to transfer property to the Buyer by way of special warranty deed.
- **Taxes.** Buyer will be responsible for property taxes from 2018 forward. If property taxes are not paid by their due date, Seller may pay the property taxes, and add that amount to the balance owed by Buyer.
- **Legal Use.** Buyer agrees to occupy and use the land in accordance with city, county, state, and federal law. If Buyer violates any such law in conjunction with the occupancy and use of the property, Seller may declare Buyer in default of this agreement. Additionally, any fees or expenses associated with misuse of the property not paid by Buyer will be paid by Seller, and will be added to the amount of the balance owed by Buyer.
- **Improvements.** Buyer requires Seller's written permission to make improvements to the property, to include clearing of vegetation. Additionally, Buyer must obtain any and all permits required for such improvements from the appropriate authorities. Seller will assist Buyer as necessary in obtaining any required permits.
- **Due Diligence.** Seller attempts to the best of his knowledge to provide accurate and complete information. Property is advertised for sale and sold as is and where is. Buyer is solely responsible for any and all due diligence that they deem necessary.
- **Insurance.** Buyer is responsible for any / all insurance that they may desire in conjunction with this transaction.
- **Buyer Assumption of Responsibility.** Buyer assumes any and all responsibility for the actions of: 1) self, 2) family members, 3) guests, and / or 4) individuals and companies in their employ, while on or in the immediate vicinity of the property.
- **Hold Harmless.** Prior to, during, and after execution of this contract, Buyer permanently and irrevocably agrees to hold both Seller and its Managing Member harmless from any and all fault and / or liability, whatsoever.

Seller Initials



Buyer Initials



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**SIGNATURES**

I / We, the undersigned, agree to this contract and all its terms.

**Buyer Signature(s)**

Signature(s)

Printed Name(s)

Street Address

City

State

Zip Code

Email

Phone

**Notary Acknowledgement of Buyer Signature(s)**STATE OF Florida COUNTY OF Escambia

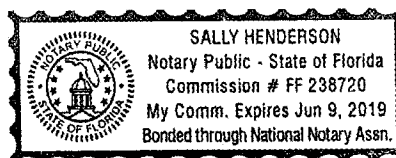
The foregoing instrument was acknowledged before me this day of

June 14, 20 18, by Lazaro Sanchez Lievanawho has produced Lazaro Sanchez Lievana as identification.FDL 5522.520.72.012.0

(seal)

Notary Signature

Notary Printed Name

**Seller Signature**

William J Brooks

Managing Member, SZI LLC

PO Box 6180, Navarre, FL 32566

850.860.7526 20sz117@gmail.com

Date

Seller Initials

Buyer Initials

Recorded in Public Records 3/1/2019 9:44 AM OR Book 8054 Page 699,  
Instrument #2019018510, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00 MTG Stamps \$37.80 Int. Tax \$21.49

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## PROMISSARY NOTE

This is a legal and binding agreement. Borrower agrees to borrow money from Lender in accordance with the following terms and conditions.

### SECTION 1 PARTIES TO THE AGREEMENT

Borrower: (name) Lazaro Sanchez Lievana  
(street) 106 Hedge Rd, Pensacola, FL 32503  
(city, state zip)  
(phone) 850.304.1070  
(email) lazariux lievana@gmail.com

Lender: SAILYN, LLC  
832 Windsor Oak Circle  
Lawrenceville, GA 30045  
c/o SZI LLC  
PO Box 6180  
Navarre, FL 32566  
850.860.7526  
20szi17@gmail.com

### SECTION 2 PROMISE TO PAY

Borrower agrees to pay Lender the total amount of \$10,746 (\$199 x 54 payments).

### SECTION 3 COLLATERAL

Borrower offers the following real property as collateral: 0.95 acres +/- in Escambia County, Florida; APN 401S302001006060.

If Borrower falls behind more than \$597 owed at any time (equivalent to three months payments and late fees), Lender has the right to declare Borrower in default.

If Lender declares Borrower in default, Borrower agrees to deed the real property offered as collateral in this section back to Lender. If Borrower fails to perform in this regard, Lender will foreclose on Borrower, and attempt to take the real

Borrower Initials: LS

Lender Initials: CB by M/MPoA

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property offered as collateral in this section, plus monetary recoupment for all other expenses incurred with this effort (legal fees, property taxes, property cleanup, et cetera).

#### **SECTION 4 REPAYMENT**

The amount owed under this Promissory Note will be repaid in equal installments of \$199 made every month. The first payment will be due on 10 March 2019.

#### **SECTION 4 LATE PAYMENT FEES**

Borrower agrees to make payment no later than the 10th of every month, with the understanding that a late fee of \$50 will be added to the monthly payment if said payment is not received by the 20th of the month.

#### **SECTION 4 ADDITIONAL COSTS**

In case of default in the payment of any principal or interest of this Promissory Note, Borrower will pay to Lender such further amount as will be sufficient to cover the cost and expenses of collection, including, without limitation, reasonable attorney's fees, expenses, and disbursements. These costs will be added to the outstanding principal and will become immediately due.

#### **SECTION MISCELLANEOUS PROVISIONS**

**Transfer.** Borrower hereby waives any notice of the transfer of this Note by Lender or by any subsequent holder of this Note, agrees to remain bound by the terms of this Note subsequent to any transfer, and agrees that the terms of this Note may be fully enforced by any subsequent holder of this Note.

**Successors.** The terms and conditions of this Promissory Note shall inure to the benefit of and be binding jointly and severally upon the successors, assigns, heirs, survivors and personal representatives of Borrower and shall inure to the benefit of any holder, its legal representatives, successors and assigns.

**Breach.** No breach of any provision of this Promissory Note shall be deemed waived unless it is waived in writing. No course of dealing and no delay on the part of Lender in exercising any right will operate as a waiver thereof or otherwise prejudice Lender's rights, powers, or remedies. No right, power, or remedy

Borrower Initials: LS

Lender Initials: CB by M/M PoA

conferred by this Promissory Note upon Lender will be exclusive of any other rights, power, or remedy referred to in this Note, or now or hereafter available at law, in equity, by statute, or otherwise.

**Hold Harmless.** Prior to, during, and after execution of this Agreement, each party holds the other completely and entirely harmless regarding this and all other matters.

**Complete Agreement.** This Agreement constitutes the complete Agreement between the parties concerning the subject matter hereof. Any and all prior arrangements, discussions, representations, warranties and covenants are merged herein. There are no warranties, representations, covenants or other arrangements, expressed or implied, between the parties except those expressly set forth in this Agreement. Any amendments or modifications of this Agreement shall be in writing and executed by all parties.

**Severability.** If any part of this Agreement is declared unenforceable or invalid, the remainder of this Agreement will continue to be valid and enforceable.

**Governing Law.** This agreement is governed by the laws of the State of Georgia.

Borrower Initials: LS

Lender Initials: CB by M/MPOA

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**SECTION  
BORROWER SIGNATURE**

[Signature]  
Borrower Signature

Lazaro Sanchez L.  
Borrower Printed Name

[Signature]  
Witness 1 Sign

DAVID FALLIN  
Witness 1 Print

[Signature]  
Witness 2 Sign

Krystal Warrington  
Witness 2 Print

STATE OF Florida  
COUNTY OF Escambia

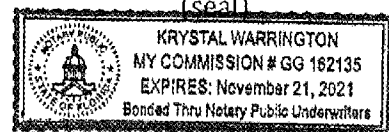
The foregoing instrument was acknowledged before me this day of

20<sup>th</sup> February, 20 19, by  
Lazaro Sanchez

who has produced FL Drivers License as  
identification.

[Signature]  
Notary Signature

Krystal Warrington  
Notary Printed Name



Borrower Initials: LS

Lender Initials: CB by [Signature] POA

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SECTION  
LENDER SIGNATURE

Christopher Bibb by Y/M/POA  
**CHRISTOPHER BIBB**  
Managing Member, SAILYN, LLC

Borrower Initials: LS

Lender Initials: CB by Y/M/POA