



# 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

0125-72

## 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	BROWN GERRALD ROWLEY BROWN SHAME 9742 HARBOUR PL PENSACOLA, FL 32506 620 EDWARDS ST 08-1038-000 LT 1 & PORT OF LTS 2 & 3 BLK 9 DESCRIBED AS FOLLOWS BEG AT SLY COR LT 2 ELY ALG NLY R/W LI OF EDWARD (Full legal attached.)	Certificate #	2022 / 3505
		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)
# 2022/3505	06/01/2022	115.58	5.78	121.36
<b>→Part 2: Total*</b>				<b>121.36</b>

## 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)
# 2023/3527	06/01/2023	131.75	6.25	19.76	157.76
<b>Part 3: Total*</b>					<b>157.76</b>

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant <span style="float: right;">(*Total of Parts 2 + 3 above)</span>	279.12
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. <span style="float: right;"><b>Total Paid (Lines 1-6)</b></span>	<b>654.12</b>

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 29th, 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>08/06/2025</u> <i>1/8/2025</i> 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.

LT 1 & PORT OF LTS 2 & 3 BLK 9 DESCRIBED AS FOLLOWS BEG AT SLY COR LT 2 ELY ALG NLY RAW LI OF EDWARD ST 18 FT NLY PARALLEL TO SWLY LI OF LTS 2 & 3 100 FT TO NLY LI LT 3 WLY ALG SD NLY LI TO NWLY COR LT 3 SLY ALG SWLY LI OF LTS 2 & 3 100 FT TO POB S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36 OR 7719 P 1777 CA 219

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400792

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
08-1038-000	2022/3505	06-01-2022	LT 1 & PORT OF LTS 2 & 3 BLK 9 DESCRIBED AS FOLLOWS BEG AT SLY COR LT 2 ELY ALG NLY R/W LI OF EDWARD ST 18 FT NLY PARALLEL TO SWLY LI OF LTS 2 & 3 100 FT TO NLY LI LT 3 WLY ALG SD NLY LI TO NWLY COR LT 3 SLY ALG SWLY LI OF LTS 2 & 3 100 FT TO POB S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36 OR 7719 P 1777 CA 219

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

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[Tangible Property Search](#)

[Sale List](#)

[Back](#)

◀ Nav. Mode  Account  Parcel ID ▶

[Printer Friendly Version](#)

<b>General Information</b>		<b>Assessments</b>				
<b>Parcel ID:</b>	502S305040001009	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	081038000	2023	\$5,100	\$0	\$5,100	\$5,039
<b>Owners:</b>	BROWN GERRALD ROWLEY BROWN SHAME	2022	\$5,100	\$0	\$5,100	\$4,581
<b>Mail:</b>	9742 HARBOUR PL PENSACOLA, FL 32506	2021	\$5,100	\$0	\$5,100	\$4,165
<b>Situs:</b>	620 EDWARDS ST 32507	<b>Disclaimer</b>				
<b>Use Code:</b>	VACANT RESIDENTIAL 🔑	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>File for Exemption(s) Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>Report Storm Damage</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

<b>Sales Data</b>						<b>2023 Certified Roll Exemptions</b>
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	<b>None</b>
05/21/2017	7719	1777	\$100	QC		<b>Legal Description</b> LT 1 & PORT OF LTS 2 & 3 BLK 9 DESCRIBED AS FOLLOWS BEG AT SLY COR LT 2 ELY ALG NLY R/W LI OF EDWARD ST 18 FT NLY... 🔑
10/19/2007	6238	465	\$39,500	WD		
07/2006	5970	585	\$7,000	WD		
03/2004	5409	439	\$15,000	WD		
03/2004	5409	429	\$100	WD		
04/2001	4725	1026	\$6,500	WD		<b>Extra Features</b>
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<b>None</b>

**Parcel Information** [Launch Interactive Map](#)



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 03505**, 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:

**LT 1 & PORT OF LTS 2 & 3 BLK 9 DESCRIBED AS FOLLOWS BEG AT SLY COR LT 2 ELY ALG NLY R/W LI OF EDWARD ST 18 FT NLY PARALLEL TO SWLY LI OF LTS 2 & 3 100 FT TO NLY LI LT 3 WLY ALG SD NLY LI TO NWLY COR LT 3 SLY ALG SWLY LI OF LTS 2 & 3 100 FT TO POB S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36 OR 7719 P 1777 CA 219**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 081038000 (0125-72)**

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

**GERRALD BROWN and SHAME ROWLEY BROWN**

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 **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 10th day of May 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



**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 #: 08-1038-000 CERTIFICATE #: 2022-3505

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: September 12, 2004 to and including September 12, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President

Dated: September 16, 2024

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

September 16, 2024

Tax Account #: **08-1038-000**

1. The Grantee(s) of the last deed(s) of record is/are: **SHAME ROWLEY-BROWN AND GERRALD BROWN**

**By Virtue of Quit Claim Deed recorded 5/26/2017 in OR 7719/1777**

**ABTRACTOR'S NOTE: LEGAL DESCRIPTIONS ON THE FOLLOWING DEEDS APPEAR TO BE INCORRECT (1559/934; 4725/1026; 5409/429; 5409/439; 5970/585; 6238/465 AND 7719/1777) SO WE HAVE INCLUDED NAMES OF GRANTORS IN OR 7719/1777 AND ESTATE OF MALZIE LEE CURRY AS GRANTOR IN OR 1559/934 FOR NOTICE.**

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **Mortgage in favor of 4421, L.L.C., a Florida limited liability company recorded 10/25/2007 – OR 6238/467**
  - b. **Judgment in favor of Members First Credit Union of Florida recorded 1/19/2024 – OR 9093/115**
4. Taxes:

**Taxes for the year(s) 2021-2023 are delinquent.**

**Tax Account #: 08-1038-000**

**Assessed Value: \$5,039.00**

**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**

**September 16, 2024**

**Tax Account #:08-1038-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 1 & PORT OF LTS 2 & 3 BLK 9 DESCRIBED AS FOLLOWS BEG AT SLY COR LT 2 ELY ALG NLY R/W LI OF EDWARD ST 18 FT NLY PARALLEL TO SWLY LI OF LTS 2 & 3 100 FT TO NLY LI LT 3 WLY ALG SD NLY LI TO NWLY COR LT 3 SLY ALG SWLY LI OF LTS 2 & 3 100 FT TO POB S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36 OR 7719 P 1777 CA 219**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 08-1038-000(0125-72)**

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

QUIT-CLAIM DEED

State Tax \$ .40  
Rec'd \$4.00  
\$4.40

1533 PAGE 726

**This Quit-Claim Deed**, Executed this 21 day of November, A. D. 19 80, by  
Freddie Hogan and Catherine Hogan, Husband and Wife

first party, to  
Malzie Lee Curry, a widow

whose postoffice address is 620 Edwards Street, Pensacola, Florida 32507

second party:

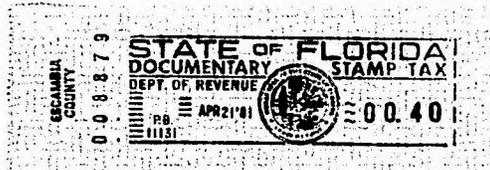
(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the said first party, for and in consideration of the sum of \$ One dollar, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia State of Florida, to-wit:

That portion of Lots 2 and 3, Block 9, Estate of Jonas Brown, a subdivision according to plat thereof recorded in Plat Book 1, page 36 of the Public Records of Escambia County, Florida described as follows:

Commencing at the Southerly corner of Lot 2, thence Easterly along the Northerly right-of-way line of Edward Street a distance of 18 feet, thence Northerly parallel to the Southwesterly lines of said lot 2 and 3 a distance of 100 feet to the Northerly line of Lot 3, thence Westerly along said Northerly line of Lot 3 to the Northwesterly corner of said Lot 3, thence Southerly along the Southwesterly line of Lots 2 and 3 a distance of 100 feet to the Point of Beginning.

LAST CORRECT CALL



FILED & RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA CO. FLA. ON APR 19 1 55 PM '81

077083

**To Have and to Hold** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**In Witness Whereof**, The said first party has signed and sealed these presents the day and year first above written.  
Signed, sealed and delivered in presence of:

*Freddie Hogan* \_\_\_\_\_  
Freddie Hogan  
*Catherine Hogan* \_\_\_\_\_  
Catherine Hogan  
STATE OF FLORIDA,  
COUNTY OF Escambia }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **Freddie Hogan and Catherine Hogan, Husband and Wife** to me known to be the person described in and who executed the foregoing instrument and before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this  
November A. D. 19 80

they acknowledged.  
*Virginia E. ...*  
Notary Public  
My Commission Expires  
MY COMMISSION EXPIRES JAN. 7, 1983

This Instrument prepared by: Donald A. Roark  
Address 17 West Cervantes Street, Pensacola, Florida 32501

State Tax \$ .40  
Record \$7.00  
QUIT CLAIM DEED \$7.40

BOOK 1559 PAGE 934

THIS INSTRUMENT PREPARED BY PRINTED AND FOR SALE BY  
MAYHE PRINTING COMPANY  
PENSACOLA, FLA.  
SAM A. VIVIANO  
LEVIN, WARFIELD, ETAL  
226 S. PALAFOX STREET  
PENSACOLA, FLORIDA 32301

State of Florida,

Escambia County

KNOW ALL MEN BY THESE PRESENTS, That I, Malzie Lee Curry, an unmarried widow

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations-----DOLLARS,

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto Marshall Sterlin Johnson and Iola Gainer Johnson, husband and wife, 620 Edwards Street, Pensacola, Fl.

their heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia State of Florida to-wit:

Real property in Escambia County, Florida, described as: All of Lot 1 and that portion of Lots 2 and 3, all in Block 9, Estate of Jonas Brown, a subdivision according to plat thereof recorded in Plat Book 1, page 36 of the public records of Escambia County, Florida, described as follows: Commencing at the Southerly corner of Lot 2, thence Easterly along the Northerly right of way line of Edward Street a distance of 18.00 feet, thence Northerly parallel to the Southwesterly lines of said Lot 2 and 3 a distance of 100.00 feet to the Northerly line of Lot 3, thence Westerly along said Northerly line of Lot 3, thence Southerly along the Southwesterly line of Lots 2 and 3 a distance of 100.00 feet to the point of beginning.

THE GRANTOR HEREIN, MALZIE LEE CURRY, RESERVES UNTO HERSELF A LIFE ESTATE FOR THE TERM OF HER NATURAL LIFE IN AND TO THE PREMISES DESCRIBED ABOVE.

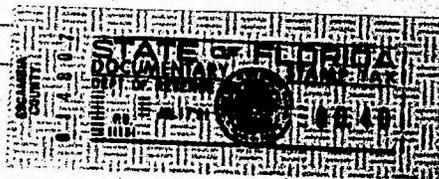
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of June A. D. 19 81

Malzie Lee Curry (SEAL)

Signed, sealed and delivered in the presence of

Mary K. K. K. K. K.  
Lola J. Johnson



FIRST BAD CALL DOES NOT GIVE TO THE NORTHWEST CORNER OF LOT 3.

State of Florida  
County of Escambia

RETURN TO:  
Sam A. Williams  
Esq., Notary, ET AL  
226 S. Palfox St.  
Pensacola, Florida 32501

OUR 1559 PAGE 935

This day, before the undersigned, personally appeared Malzie Lee Curry

to me well known to be the individual... described in and who executed the foregoing Deed of Conveyance, and acknowledged that she executed the same for the uses and purposes therein expressed, and the said \_\_\_\_\_ wife of the said \_\_\_\_\_ upon a private examination by me, held separate and apart from her said husband, acknowledged and declared that she executed the same freely and voluntarily and without fear or apprehension, compulsion or constraint, of or from her said husband, and for the purpose of relinquishing, renouncing and conveying all her rights of whatsoever kind in and to said property.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 15th day of June A. D., 1981.

Linda L. Clark  
My Commission Expires



NOTES FROM 123

State of Florida,  
County \_\_\_\_\_

TO \_\_\_\_\_

**Quit Claim Deed**

RECEIVED this \_\_\_\_\_ day  
of \_\_\_\_\_ A. D. 19\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M.,  
and Recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_  
the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
By \_\_\_\_\_ Clerk Circuit Court.  
D. C. \_\_\_\_\_

NOTARY PUBLIC STATE OF FLORIDA

092737

FILED & RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA CO. FLA. ON  
JUN 15 11 01 AM '81  
M. & P. FLORENCE, COUNTY CLERK  
ESCAMBIA COUNTY

DEED DOC STAMP PD @ ESC CO \$ 45.50  
06/19/01 ERNIE LEE MAGBIBO, CLERK  
By: [Signature]

**TRUSTEE'S DEED**

THIS INDENTURE, made on February 19, 1999 between SHERRY F. CHANCELLOR, as Trustee of the Bankruptcy Estate of Marshall Sterlin Johnson, Case No. 98-00715PNS3 whose mailing address is 6050 N. 9th Avenue, Pensacola, Florida 32504, hereinafter called the Grantor, and John A. Palumbo at 6182 Belle Rive Ct., Jacksonville, Florida 32256, hereinafter called the Grantee, witnesseth:

WHEREAS pursuant to the provisions of §363 of the Bankruptcy Code, I SHERRY F. CHANCELLOR, in my capacity as Trustee of the estate of the Debtor, was duly authorized and empowered to sell the estate's interest in the real property hereinafter described, at private sale, to John A. Palumbo.

NOW THEREFORE, know ye, that I SHERRY F. CHANCELLOR, as Trustee, by virtue of the power and authority in me vested, as aforesaid, and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantee, her successors and assigns forever, all right, title and interest the estate has in and to all that certain land situated in Escambia County, Florida, viz:

All of Lot 1 and that portion of Lots 2 and 3, all in Block 9, Estate of Jonas Brown, a subdivision according to plat thereof recorded in Plat Book 1, page 36 of the public records of Escambia County, Florida, described as follows: Commencing at the Southerly corner of Lot 2, thence Easterly along the Northerly right of way line of Edward Street a distance of 18.00 feet, thence Northerly parallel to the Southwesterly lines of said Lot 2 and 3 a distance of 100.00 feet to the Northerly line of Lot 3, thence Westerly along said Northerly line of Lot 3, thence Southerly along the Southwesterly line of Lots 2 and 3 a distance of 100.00 feet to the point of beginning.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

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

Signed, sealed and delivered  
in the presence of:

[Signature: Patty McDonald]

Print: Patty McDonald

[Signature: Sherry M. Johnson]

Print: Sherry M. Johnson

[Signature: Sherry Chancellor]  
SHERRY F. CHANCELLOR, TRUSTEE  
Trustee of Estate of  
Marshall Johnson

Prepared by: Sherry Chancellor - Trustee  
6050 N. 9th Avenue  
Pensacola, FL 32504  
1050  
\$5.50  
36.00

John A. Palumbo  
6182 Belle Rive Court  
Jacksonville FL 32256

Record of  
Return to: →

RCD Jun 19, 2001 01:41 pm  
Escambia County, Florida

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2001-854634

I HEREBY CERTIFY, that on April 9th, 2001 before me personally appeared SHERRY F. CHANCELLOR, as Trustee of the bankruptcy estate of Marshall Sterlin Johnson, who is personally known to me, who is the person described in and who executed the foregoing instrument, and who after being duly sworn says that the execution hereof is her free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

(NOTARY SEAL)



"OFFICIAL SEAL"  
Holly M. Johnson  
My Commission Expires 9/24/2001  
Commission #CC 683467  
Bonded Thru Old Republic Surety, Co.

*Holly M. Johnson*  
\_\_\_\_\_  
NOTARY PUBLIC  
Print Name: \_\_\_\_\_  
Certificate No: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

1050  
20

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**CORRECTIVE TRUSTEE'S DEED**

THIS INDENTURE, made on February 19, 1999  
between **SHERRY F. CHANCELLOR**, as Trustee  
of the Bankruptcy Estate of **MARSHALL  
STERLIN JOHNSON** and **IOLA GAINER  
JOHNSON**, Case Number 98-00715PNS3, whose  
mailing address is 6050 N. 9<sup>th</sup> Avenue, Pensacola,  
Florida 32504, hereinafter called the Grantor, and  
**JOHN A. PALUMBO**, whose address is 9471 Bay  
Meadows Road, Suite 401, Jacksonville, Florida  
32256, hereinafter called the Grantee, witnesseth:

WHEREAS pursuant to the provisions of §363 of the Bankruptcy Code, I **SHERRY F.  
CHANCELLOR**, in my capacity as Trustee of the estate of the Debtor, was duly authorized and  
empowered to sell the estate's interest in the real property hereinafter described, at private sale, to  
**JOHN PALUMBO**.

NOW THEREFORE, know ye, that I **SHERRY F. CHANCELLOR**, as Trustee, by  
virtue of the power and authority in me vested, as aforesaid, and in consideration of the sum of  
Ten and No/100 Dollars (\$10.00), the receipt whereof is hereby acknowledged, do hereby grant,  
bargain, sell and convey unto the Grantee, her successors and assigns forever, all right, title and  
interest the estate has in and to all that certain land situated in Escambia County, Florida, to wit:

All of Lot 1 and that portion of Lots 2 and 3, all in Block 9, Estate of  
Jonas Brown, a subdivision according to the plat there of recorded in  
Plat Book 1, page 36 of the public records of Escambia County,  
Florida, described as follows: Commencing at the Southerly corner  
of Lot 2, thence Easterly along the Northerly right of way line of  
Edward Street a distance of 18.00 feet, thence Northerly parallel to  
the Southwesterly lines of said Lot 2 and 3 a distance of 100.00 feet  
to the Northerly line of Lot 3, thence Westerly along the Northerly  
line of Lot 3, thence Southerly along the Southwesterly line of Lots  
2 and 3 a distance of 100.00 feet to the point of beginning.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances  
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien,  
equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use,  
benefit and behoof of the said Grantee forever.

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

Signed, sealed and delivered  
in the presence of:

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-239825

Susan J. LaPoint

Print: SUSAN J. LaPoint

Darlene A Henderson

Print: Darlene A Henderson

Sherry F. Chancellor

SHERRY F. CHANCELLOR

Trustee for the Bankruptcy Estate of:  
Marshall S. and Iola G. Johnson  
Case No.: 98-00715-PNS3

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

SWORN TO AND SUBSCRIBED before me on this the 9<sup>th</sup> day of  
March, 2004 by SHERRY F. CHANCELLOR, as Trustee of the bankruptcy estate of  
Marshall S. and Iola G. Johnson, who is personally known to me, who is the person described in  
and who executed the foregoing instrument and who, after being duly sworn, says that the  
execution hereof is her free act and deed for the uses and purposes herein mentioned.



Darlene A. Henderson  
Commission # DD 004404  
Expires March 27, 2005  
Bonded Thru  
Atlantic Bonding Co., Inc.

Darlene A Henderson

NOTARY PUBLIC

Print Darlene A Henderson

1950  
1050  
✓  
Prepared by and return to:  
Faith H Woods  
Legal Assistant  
Smith, Sauer & DeMaria  
P. O. Box 12446  
Pensacola, FL 32591

File Number: 1-7968-011  
Will Call No.:

Parcel Identification No. 502S30-5040-001-009

[Space Above This Line For Recording Data]

## Warranty Deed

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

**This Indenture** made this 17th day of March, 2004 between John A. Palumbo, an unmarried man whose post office address is 9471 BayMeadows , Suite 401, Jacksonville, FL 32256 of the County of Duval, State of Florida, grantor\*, and Jerome Merritt, Sr as Trustee of the Jerome Merritt, Sr. Revocable Trust Agreement dated July 2, 2003 whose post office address is 9800 Sidney Road, Pensacola, FL 32507 of the County of Escambia, State of Florida, grantee\*,

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

All of Lot 1 and that portion of Lots 2 and 3, all in Block 9, Estate of Jonas Brown, a subdivision according to plat thereof recorded in Plat Book 1, page 36 of the Public Records of Escambia County, Florida, described as follows: Commencing at the Southerly corner of Lot 2 thence Easterly along the Northerly right of way line of Edward Street a distance of 18.00 feet, thence parallel to the Southwesterly lines of said Lot 2 and 3 a distance of 100.00 feet to the Northerly line of Lot 3, thence Westerly along said Northerly line Lot 3, thence Southerly along the Southwesterly line of Lots 2 and 3 a distance of 100.00 feet to the point of Beginning.

Subject to taxes for 2004 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

Yvonne E. Mankoeki  
Witness Name: Yvonne E Mankoeki  
Carol Tatum  
Witness Name: CAROL TATUM

[Signature] (Seal)  
John A. Palumbo

State of Florida  
County of DUVAL

The foregoing instrument was acknowledged before me this 19 day of March, 2004 by John A. Palumbo, who X is personally known or ~~is~~ has produced [Signature] as identification. (YMP)

[Notary Seal]

 Yvonne E Mankoeki  
My Commission DD041631  
Expires July 11 2005

Yvonne E. Mankoeki  
Notary Public  
Printed Name: Yvonne E Mankoeki  
My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

ABUTTING ROADWAY MAINTENANCE DISCLOSURE

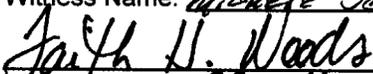
ATTENTION: Pursuant to Escambia County Ordinances Chapter 1-29.2, Article V, Sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method 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: 620 Edwards Street  
Legal Address of Property: 620 Edwards Street, Pensacola, FL 32507

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

This form completed by: Smith, Sauer & DeMaria, 510 East Zaragoza Street, Pensacola, Florida 32501  
(Information provided by Public Works, Road & Bridges Division, Escambia County, Florida)

Buyer(s):

  
Witness Name: MICHELE SAKA TR  
  
Witness Name: FAITH H WOODS

  
Jerome Merritt, Sr, Trustee

Seller(s):

\_\_\_\_\_  
Witness Name: \_\_\_\_\_

\_\_\_\_\_  
John A. Palumbo

\_\_\_\_\_  
Witness Name: \_\_\_\_\_

RCD May 14, 2004 04:06 pm  
Escambia County, Florida

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-239829

ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Ordinances Chapter 1-29.2, Article V, Sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method 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: 620 Edwards Street  
Legal Address of Property: 620 Edwards Street, Pensacola, FL 32507

The County (X) has accepted ( ) has not accepted the abutting roadway for maintenance at the above address.

This form completed by: Smith, Sauer & DeMaria, 510 East Zaragoza Street, Pensacola, Florida 32501  
(Information provided by Public Works, Road & Bridges Division, Escambia County, Florida)

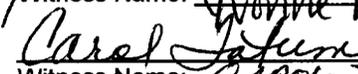
Buyer(s):

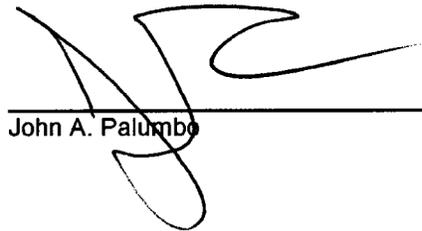
Witness Name: \_\_\_\_\_

Jerome Merritt, Sr, Trustee

Witness Name: \_\_\_\_\_

Seller(s):

  
Witness Name: ~~Wayne E. Manalosa~~  
  
Witness Name: CAROL TATUM

  
John A. Palumbo

2006/07/02  
49.00 Deed Stamps  
59.00

Prepared by and return to:

Jackie S. Abshire, Corporate & E.P. Paralegal  
Bozeman, Jenkins & Matthews, P.A.  
114 E. Gregory Street  
Pensacola, FL 32502  
(850) 434-6223

Parcel Identification No. 50-2S-30-5040-001-009

[Space Above This Line For Recording Data]

### Warranty Deed

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

**This Indenture** made this 27<sup>th</sup> day of July, 2006, between JEROME MERRITT, SR. AS TRUSTEE OF THE JEROME MERRITT, SR. REVOCABLE TRUST AGREEMENT DATED JULY 2, 2003, a single man, whose post office address is 9800 Sidney Road, Pensacola, FL 32507-9220, grantor\*, and 4421, L.L.C., a Florida limited liability company, whose post office address is 9800 Sidney Road, Pensacola, FL 32507-9220, grantee\*,

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

All of Lot 1 and that portion of Lots 2 and 3, all in Block 9, Estate of Jonas Brown, a subdivision according to the plat thereof recorded in Plat Book 1, page 36 of the Public Records of Escambia County, Florida, described as follows: Commencing at the Southerly corner of Lot 2, thence Easterly along the Northerly right of way line of Edward Street a distance of 18.00 feet, thence parallel to the Southwesterly lines of said Lot 2 and 3 a distance of 100.00 feet to the Northerly line of Lot 3, thence Westerly along said Northerly line of Lot 3, thence Southerly along the Southwesterly line of Lots 2 and 3 a distance of 100.00 feet to the point of Beginning.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any; taxes and assessments for the year 2006 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

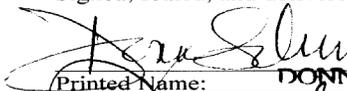
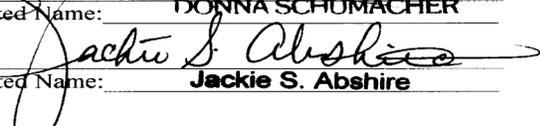
TO HAVE AND TO HOLD, the same in fee simple forever.

and the grantor does hereby covenant with said grantee that except as above noted, the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and that the grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

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

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

Signed, sealed, and delivered in our presence:

  
Printed Name: DONNA SCHUMACHER  
  
Printed Name: Jackie S. Abshire

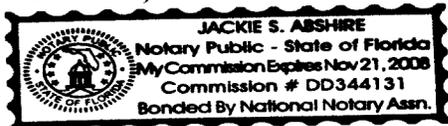
  
Jerome Merritt, Sr., as Trustee of the Jerome Merritt, Sr. Revocable Trust Agreement dated July 2, 2003

State of Florida

County of Escambia

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of July, 2006, by Jerome Merritt, Sr., as Trustee of the Jerome Merritt, Sr. Revocable Trust Agreement dated July 2, 2003, a single man, who is personally known to me or who has produced as identification.

{NOTARY SEAL}



  
NOTARY PUBLIC IN AND FOR Florida  
Printed Name: Jackie S. Abshire  
My Commission Expires: 11/21/2008

Prepared by and return to:

Faith H. Woods  
Paralegal  
Bozeman, Jenkins & Matthews, P.A.  
114 E. Gregory Street  
Pensacola, FL 32502  
850-434-6223  
File Number: 404-18  
Will Call No.:

Parcel Identification No. 502S305040 001 009

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## Warranty Deed

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

**This Indenture** made this 19th day of October, 2007 between 4421, L.L.C., a Florida limited liability company whose post office address is 9800 Sydney , Pensacola, FL 32507 of the County of Escambia, State of Florida, grantor\*, and Merrian Bell, a single woman and Audrey Thompson, a married woman, whose post office address is 705 Edwards Street, Pensacola, FL 32507 of the County of Escambia, State of Florida, grantee\*,

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

All of Lot 1 and that portion of Lots 2 and 3, all in Block 9, Estate of Jonas Brown, a subdivision according to the plat thereof recorded in Plat Book 1, Page 36 of the Public Records of Escambia County, Florida, described as follows: Commencing at the Southerly corner of Lot 2, thence Easterly along the Northerly right of way line of Edward Street a distance of 18.00 feet, thence parallel to the Southwesterly lines of said Lot 2 and 3 a distance of 100.00 feet to the Northerly line of Lot 3, thence Westerly along said Northerly line of Lot 3, thence Southerly along the Southwesterly line of Lots 2 and 3 a distance of 100.00 feet to the Point of Beginning.

Subject to taxes for 2007 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

Keith H. Woods  
Witness Name: FAITH H WOODS

Marian Gail Ohler  
Witness Name: Marian Gail Ohler

4421 LLC, a Florida limited liability company

By: Jerome Merritt  
Jerome Merritt, Managing Member

(Corporate Seal)

State of Florida  
County of Escambia

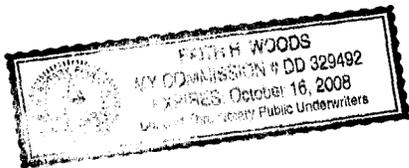
The foregoing instrument was acknowledged before me this 19th day of October, 2007 by Jerome Merritt, Managing Member of 4421 LLC, a Florida limited liability company, on behalf of the corporation. He [X] is personally known to me or [X] has produced a Florida driver's license as identification.

[Notary Seal]

Keith H Woods  
Notary Public

Printed Name: Keith H. Woods, IN

My Commission Expires: \_\_\_\_\_



RECORDING REQUESTED BY:

Shame Rowley-Brown

INSTRUMENT PREPARED BY:

Merrian Bell  
705 Edward St  
Pensacola, Florida 32507

(Above reserved for official use only)

RETURN DEED TO:

Shame Rowley-Brown  
9742 Harbour Place  
Pensacola, Florida 32506

SEND TAX STATEMENTS TO:

Shame Rowley-Brown  
9742 Harbour Place  
Pensacola, Florida 32506

Tax Parcel/APN # 08-1038-000

## QUIT CLAIM DEED FOR FLORIDA

STATE OF FLORIDA

DATE: March 21, 2017

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantors (hereinafter "**Grantors**") hereby quitclaim to the below-named grantee (hereinafter "**Grantee**") and Grantee's heirs and assigns forever, all of Grantors' right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate located at 620 Edwards St, Pensacola, Escambia County, Florida 32507 (the "**Property**").

Legal Description: LT 1 & PORT OF LTS 2 COR KT 2 ELY ALG NLY & 3 BLK 9  
DESCRIBED AS FOLLOWS BEG AT SLY COR LT 2 ELY ALG NLY R/W LI OF  
EDWARD ST 18 FT NLY PARALLEL TO SWLY LI OF LTS 2 & 3 100 FT TO NLY LI LT

3 WLY ALG SD NLY LI TO NWLY COR LT 3 SLY ALG SWLY LI OF LTS 2 & 3 100 FT TO POB S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36 OR 6238 P 465 CA 219

**Grantors**

Grantor: Merrian Bell  
Marital Status: Not married  
Address: 705 Edward St  
Pensacola, Florida 32507

Grantor: Audrey Thompson  
Marital Status: Not married  
Address: 601 Paula ave  
Pensacola, Florida 32507

**Grantee**

**Grantees**

Grantee: Shame Rowley-Brown  
Marital Status: Married  
Address: 9742 Harbour Place  
Pensacola, Florida 32506

Shame Rowley-Brown's Spouse: Gerrald Brown  
Address: 9742 Harbour Place  
Pensacola, Florida 32506

Vesting Information / Property Interest: Shame Rowley-Brown receives the property from Grantors in fee simple as the sole owner.

**Signatures**

Grantors signed, sealed, and delivered this Quit Claim Deed to Grantee on March 21, 2017.

Grantor (or authorized agent)

Signed: Merrian Bell  
Print Name: MERRIAN BELL

Grantor (or authorized agent)

Signed: Audrey Thompson  
Print Name: AUDREY THOMPSON

**Witnesses**

On this the 21<sup>st</sup> day of March, 20 17, the foregoing QUIT CLAIM DEED was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

Merrian Bell - Florida Drivers License  
Audrey Thompson - Florida Drivers License (names of signatories). I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

**Notary Public**

STATE OF FLORIDA

COUNTY OF UNITED STATES

On this the 21<sup>st</sup> day of March, 2017, the foregoing QUIT CLAIM DEED, entered into as of March 21, 2017, was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

Merrian Bell- Florida Drivers License \_\_\_\_\_  
Audrey Thompson- Florida Drivers License \_\_\_\_\_

(names of signatories).

WITNESS my hand and official seal.



PRINT: Elisa Koehl Glenn [Affix seal]

SIGN: [Signature] My Commission Expires: Dec 2, 2017

NOTARY PUBLIC

FIRST WITNESS

Signed: Erin Broxson  
Dated: 3-21-17  
Print Name: Erin Broxson  
Address: 440 N Navy Blvd  
Pensacola FL 32507

SECOND WITNESS

Signed: [Signature]  
Dated: 3/21/17  
Print Name: Byron Hunt  
Address: 440 N Navy Blvd  
Pensacola, FL 32507

Prepared by and return to:

Faith H. Woods  
Paralegal  
Bozeman, Jenkins & Matthews, P.A.  
114 E. Gregory Street  
Pensacola, FL 32502  
850-434-6223  
File Number: 404-18  
Will Call No.:

[Space Above This Line For Recording Data]

## MORTGAGE

**This Indenture**, Made this **October 19, 2007** by and between **Merrian Bell**, a single woman whose address is **705 Edwards Street, Pensacola, FL 32507**, hereinafter called the Mortgagor, and **4421, L.L.C.**, a Florida limited liability company whose address is **9800 Sydney, Pensacola, FL 32507**, hereinafter called the Mortgagee:

The terms "Mortgagor" and "Mortgagee" shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or requires.

**Witnesseth**, that the said Mortgagor, for and in consideration of the aggregate sum named in the promissory note, a copy of which is attached hereto and made a part hereof, the receipt of which is hereby acknowledged, does grant, bargain and sell to the said Mortgagee, his successors and assigns, in fee simple, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

**All of Lot 1 and that portion of Lots 2 and 3, all in Block 9, Estate of Jonas Brown, a subdivision according to the plat thereof recorded in Plat Book 1, Page 36 of the Public Records of Escambia County, Florida, described as follows: Commencing at the Southerly corner of Lot 2, thence Easterly along the Northerly right of way line of Edward Street a distance of 18.00 feet, thence parallel to the Southwesterly lines of said Lot 2 and 3 a distance of 100.00 feet to the Northerly line of Lot 3, thence Westerly along said Northerly line of Lot 3, thence Southerly along the Southwesterly line of Lots 2 and 3 a distance of 100.00 feet to the Point of Beginning.**

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

**Provided always**, that if said Mortgagor, his successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, that certain promissory note, of which a true and correct copy is attached, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this mortgage, and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorneys fees that Mortgagee may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

1. To pay the principal and interest and other sums of money payable by virtue of said promissory note and this mortgage, or either, promptly on the days respectively the same severally come due.
2. To keep the buildings now or hereafter on the land insured for fire and extended coverage in a sum at least equal to the amount owed on the above described promissory note, and name the Mortgagee as loss payees, and to furnish Mortgagee

Initials: M.B.  
DoubleTimes

with a copy of all current policies. If Mortgagor does not provide Mortgagee with copies of the policies showing Mortgagee as loss payees after 14 days written demand by Mortgagee, then Mortgagee may purchase such insurance and shall add any payments made for such policy to the principal balance owed on the mortgage, and such payments shall accrue interest at the maximum rate of interest allowed by law. In the event any sum of money becomes payable under such policy, Mortgagee, his legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit Mortgagor to receive and use it or any part thereof for repair or replacement, without hereby waiving or impairing any equity, lien or right under or by virtue of this mortgage. In the event of loss Mortgagor shall give immediate notice to Mortgagee.

- 3. To permit, commit or suffer no waste, impairment or deterioration of the property, or any part thereof.
- 4. To permit no other lien or mortgage to be placed ahead of this mortgage.
- 5. Mortgagor shall provide proof of payment of annual real estate taxes by March 15, for the preceding years taxes. In the event that Mortgagor does not pay the taxes by such date, the Mortgagee may pay the taxes and the full amount of such payment by Mortgagee shall be added to the principal balance owed on the mortgage, and shall accrue interest at the maximum rate allowed by law.
- 6. The Mortgagee may, at any time pending a suit upon this mortgage, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee. The rents, profits, income, issues, and revenues shall be applied by such receiver according to the lien of this mortgage.
- 7. If any of the sums of money due and owing to Mortgagee under the terms of the promissory note and this mortgage, including but not limited to any advance made by Mortgagee for the payment of insurance or taxes, are not paid within 15 days after the same become due and payable, or if each of the stipulations, agreements, conditions and covenants of the promissory note and this mortgage, or either, are not fully performed or complied with the aggregate sum owed on the promissory note shall become due and payable forthwith or thereafter at the option of Mortgagee, his successors, legal representatives, or assigns.

This mortgage and the note hereby secured shall be construed and enforced according to the laws of the State of Florida.

The principal sum secured hereby, along with any interest to be paid in accordance with the terms of the note secured hereby, shall immediately become due and payable without notice, if a transfer of title to the premises by sale or otherwise is made without the Mortgagee's written consent, while this mortgage remains a lien thereon, at the option of Mortgagee, his successors, legal representatives, or assigns.

Executed at Escambia County, Florida on the date written above.

Signed, sealed and delivered in the presence of:

*Judith H. Woods*  
Witness Name: JUDITH H. WOODS

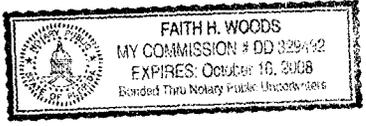
*Merrian Bell* (Seal)  
Merrian Bell

*Marian Gail Ohler*  
Witness Name: Marian Gail Ohler

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 19th day of October, 2007 by Merrian Bell, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



*Faith H. Woods*  
\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## PROMISSORY NOTE

\$38,810.00

October 19, 2007  
Pensacola, Escambia County, Florida

**FOR VALUE RECEIVED**, the undersigned promise to pay to the order of **4421, L.L.C.**, a Florida limited liability company at **9800 Sydney , Pensacola, FL 32507** or at such other address as may be indicated in writing, in the manner hereinafter specified, the principal sum of **Thirty-Eight Thousand Eight Hundred Ten and 00/100 Dollars (\$38,810.00)** with interest from the date hereof, at the rate of **Eight percent ( 8 %)** per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America, on the date and in the following manner:

The sum of **356.09** representing a payment of principal and interest shall be due and payable on **November 1st 2007** , and on the **1st** day of each month thereafter until **November 1, 2023** , at which time the remaining principal balance, together with any accrued but unpaid interest, shall be due.

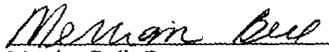
All payments shall be first applied to late charges, if any, then to the payment of accrued interest, and the balance remaining, if any, shall be applied to the payment of the principal sum.

This note may be prepaid, in whole or in part, without penalty, at any time prior to maturity.

This note with interest is secured by a purchase money mortgage, of even date herewith, the terms of which are incorporated herein by reference, made by the makers hereof in favor of the said payee, is given as part of the purchase price of the real property described in the mortgage, and shall be construed and enforced according to the laws of the State of Florida.

If default be made in the payment of any installment under this note, and if such default is not made good within 15 days, the entire principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this Note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same at a later time for the same default or for any subsequent default. Any payment not received within 10 days of the due date shall include a late charge of 5% of the payment due. In the event of default in the payment of this note, and if the same is placed in the hands of any attorney for collection, the undersigned hereby agree to pay all costs of collection, including a reasonable attorneys' fee.

Makers waive demand, presentment for payment, protest, and notice of nonpayment and dishonor.

 (Seal)  
Merrian Bell -Borrower

The state documentary tax due on this Note has been paid on the Mortgage securing this indebtedness.

Recorded in Public Records 1/19/2024 8:53 AM OR Book 9093 Page 115,  
Instrument #2024004273, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 12/21/2023 3:51 PM OR Book 9083 Page 1996,  
Instrument #2023100532, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 188503993 E-Filed 12/21/2023 11:52:07 AM

IN THE COUNTY COURT OF THE FIRST JUDICIAL CIRCUIT  
IN AND FOR ESCAMBIA COUNTY, FLORIDA  
CIVIL DIVISION

Case No. 2023 SC 003310

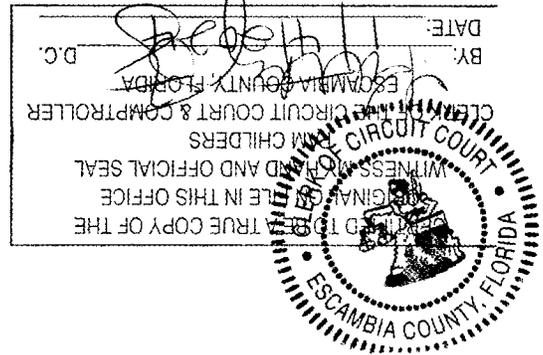
MEMBERS FIRST CREDIT UNION OF FLORIDA  
251 WEST GARDEN STREET  
PENSACOLA, FL 32502

Plaintiff

vs.

GERALD E BROWN  
631 ROUTE 3 S  
TWIN MOUNTAIN, NH 03595

Defendant/



**FINAL JUDGMENT**

At a Small Claims Pretrial Conference on July 26, 2023 , the parties appeared and entered into a mediated agreement. The Plaintiff notified the court that the defendant failed to pay as agreed. Therefore, the plaintiff is entitled to a Final Judgement.

**ORDERED AND ADJUDGED** that the Plaintiff shall recover from the Defendant the sum of \$837.60 for Count I, which shall bear interest at the legal rate pursuant as set by the Chief Financial Officer of the State of Florida, for which let execution issue. It is further

**ORDERED AND ADJUDGED** that the Plaintiff shall recover from the Defendant the sum of \$118.99 for Count II, which shall bear interest at the legal rate pursuant as set by the Chief Financial Officer of the State of Florida, for which let execution issue.

**DONE AND ORDERED** in chambers, Pensacola, Escambia County, Florida.

12/21/2023 10:23:31  
2023 SC 003310  
[Signature]  
signed by COUNTY COURT JUDGE SCOTT RITCHIE 12/21/2023 10:23:31 DupR v2L  
Judge Scott Ritchie

cc: Plaintiff(s)/Attorney  
Defendants(s)/Attorney