



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

1024-56

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 11, 2024
Property description	JACKSON WILLIAM B & JACKSON KATHLEEN THERESE 5505 AVON ROAD PENSACOLA, FL 32507 512 S NAVY BLVD 08-3280-000 LTS 36 AND N 1/2 OF LT 37 BLK 36 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 6990 P 1407 CA 213	Certificate #	2022 / 3662
		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)
# 2022/3662	06/01/2022	2,079.88	103.99	2,183.87
→ Part 2: Total*				2,183.87

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)
# 2023/3716	06/01/2023	2,294.92	6.25	142.00	2,443.17
Part 3: Total*					2,443.17

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	4,627.04
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,293.19
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	7,295.23

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: *Candice Lewis*
Signature, Tax Collector or Designee

Escambia, Florida
Date April 22nd, 2024

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/02/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400134

To: Tax Collector of ESCAMBIA COUNTY, Florida

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
08-3280-000	2022/3662	06-01-2022	LTS 36 AND N 1/2 OF LT 37 BLK 36 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 6990 P 1407 CA 213

I agree to:

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

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

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

04-11-2024
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:	5125307062036036	Year	Land	Imprv	Total	Cap Val
Account:	083280000	2023	\$14,063	\$155,674	\$169,737	\$151,217
Owners:	JACKSON WILLIAM B & JACKSON KATHLEEN THERESE	2022	\$14,063	\$140,961	\$155,024	\$137,470
Mail:	5505 AVON ROAD PENSACOLA, FL 32507	2021	\$14,063	\$113,099	\$127,162	\$124,973
Situs:	512 S NAVY BLVD 32507	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	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
03/11/2013	6990	1407	\$130,000	WD		Legal Description LTS 36 AND N 1/2 OF LT 37 BLK 36 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 6990 P 1407 CA 213
09/1996	4046	37	\$13,000	CT		
02/1992	3129	187	\$20,000	WD		
12/1981	1599	526	\$11,500	WD		
01/1971	566	443	\$11,500	SC		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features FRAME GARAGE PATIO

Section Map Id:
CA213

Approx. Acreage:
0.2152

Zoned:

- Com
- Com
- Com
- Com
- Com
- Com
- Com
- Com

Evacuation & Flood

[Launch Interactive Map](#)

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

Information

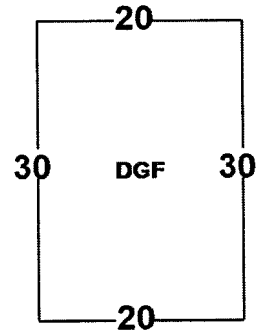
Open
Report

Buildings

Address: 512 S NAVY BLVD, Year Built: 1938, Effective Year: 2000, PA Building ID#: 89681

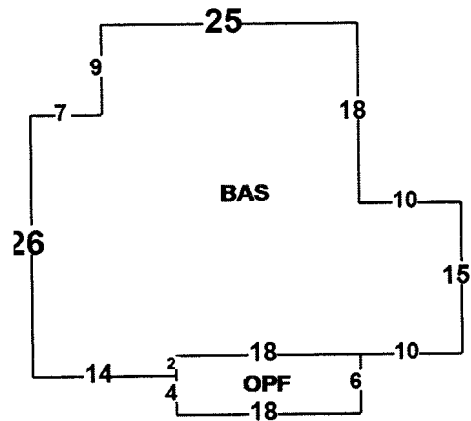
Structural Elements

DECOR/MILLWORK-MINIMUM
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1879 Total SF

BASE AREA - 1171
DET GARAGE FIN - 600
OPEN PORCH FIN - 108



Images



4/23/2018 12:00:00 AM

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 **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 03662**, 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:

LTS 36 AND N 1/2 OF LT 37 BLK 36 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 6990 P 1407 CA 213

SECTION 51, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 083280000 (1024-56)

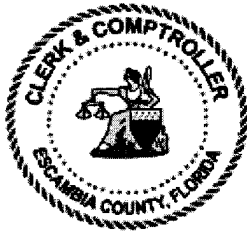
The assessment of the said property under the said certificate issued was in the name of

WILLIAM B JACKSON and KATHLEEN THERESE JACKSON

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 October, which is the **2nd** day of **October 2024**.

Dated this 26th day of April 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 #: 08-3280-000 CERTIFICATE #: 2022-3662

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: June 10, 2004 to and including June 10, 2024 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: June 17, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 17, 2024

Tax Account #: **08-3280-000**

1. The Grantee(s) of the last deed(s) of record is/are: **WILLIAM BROWNING JACKSON AND KATHLEEN THERESE JACKSON**

By Virtue of Warranty Deed recorded 3/21/2013 in OR 6990/1407

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 Ronald J. Avellino and Christine L. Avellino recorded 3/21/2013 OR 6990/1409 together with Note and Mortgage Modification Agreement recorded 10/17/2013 OR 7089/1234 and Second Note and Mortgage Modification Agreement recorded 1/28/2019 OR 8036/1662**
 - b. **Judgment in favor of Asset Acceptance LLC recorded 8/17/2005 OR 5709/1568**
 - c. **Judgment in favor of State of FL/Escambia County Department of Community Corrections recorded 1/30/2013 OR 6967/1381**

4. Taxes:

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

Tax Account #: 08-3280-000

Assessed Value: \$151,217.00

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: _____ **OCT 2, 2024**

TAX ACCOUNT #: _____ **08-3280-000**

CERTIFICATE #: _____ **2022-3662**

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 checked="" type="checkbox"/> | <input type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2023</u> tax year. |

WILLIAM B JACKSON
KATHLEEN THERESE JACKSON
5505 AVON ROAD
PENSACOLA, FL 32507

WILLIAM B JACKSON
KATHLEEN THERESE JACKSON
512 S NAVY BLVD
PENSACOLA, FL 32507

ESCAMBIA COUNTY DEPARTMENT
OF COMMUNITY CORRECTIONS
2251 N. PALAFOX ST.
PENSACOLA, FL 32501

ASSET ACCEPTANCE LLC
C/O RODOLFO J MIRO
P.O. BOX 9065
BRANDON, FL 33510

ASSET ACCEPTANCE LLC
559 LAKE CATHY DRIVE
BRANDON, FL 33510

ASSET ACCEPTANCE LLC
P.O. BOX 2036
WARREN, MI 48090

RONALD J AVELLINO
CHRISTINE L AVELLINO
27100 JAMES WATERS ROAD
ROBERTSDALE, AL 36567

WILLIAM JACKSON
5814B PRINCETON DR
PENSACOLA, FL 32526-3753

Certified and delivered to Escambia County Tax Collector, this 17th day of June, 2024.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT

June 17, 2024

Tax Account #:08-3280-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LTS 36 AND N 1/2 OF LT 37 BLK 36 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 6990 P 1407
CA 213**

SECTION 51, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-3280-000(1024-56)

Prepared by:

Wilson, Harrell, Farrington, Ford, et.al., P.A.
307 South Palafox Street
Pensacola, Florida 32502

File Number: 1-47048

General Warranty Deed

Made this January 25, 2013 A.D. By **Ronald J. Avellino and Christine L. Avellino, husband and wife**, hereinafter called the grantor, to **William Browning Jackson and Kathleen Therese Jackson, husband and wife**, whose post office address is: 5505 Avon Road, Pensacola, FL 32507, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 36 and the North 1/2 of Lot 37, Block 36, Second Addition to New Warrington Subdivision, according to the plat thereof, recorded in Plat Book 1, Page(s) 35, of the Public Records of Escambia County, Florida.

Parcel ID Number: 512S307062036036

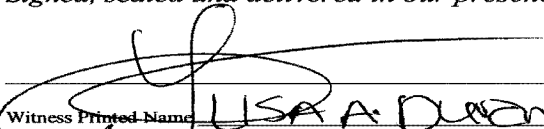
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

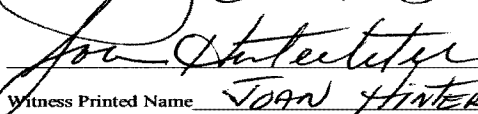
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2012

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

Signed, sealed and delivered in our presence:

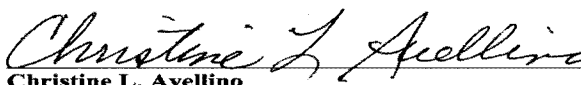

Witness Printed Name: LISA A. DURANT


Witness Printed Name: JOAN HINTERALTER

State of Florida
County of Escambia

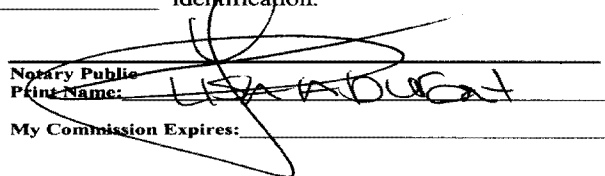
The foregoing instrument was acknowledged before me this 1st March, 2013, by Ronald J. Avellino and Christine L. Avellino, who is/are personally known to me or who has produced _____ identification.


Ronald J. Avellino


Christine L. Avellino



LISA A. DURANT
MY COMMISSION # EE 853148
EXPIRES: December 10, 2016
Bonded Thru Budget Notary Services


Notary Public
Print Name: LISA A. DURANT
My Commission Expires: _____

**RESIDENTIAL SALES ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances, Chapter 1-29.2, Article V, requires that this disclosure be attached, along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: 512 South Navy Blvd

LEGAL ADDRESS OF PROPERTY: 512 South Navy Blvd, Pensacola, Florida 32507

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

This form completed by: Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons P.A.
13020 Sorrento Road
Pensacola, FL 32507

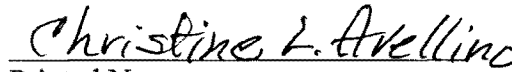
AS TO SELLER(S):

WITNESSES TO SELLER(S):


Ronald J. Avellino

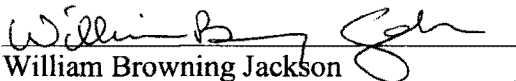
Printed Name:


Christine L. Avellino

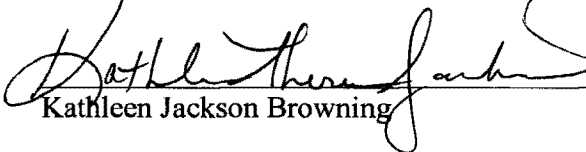

Printed Name:

AS TO BUYER(S):

WITNESSES TO BUYER(S):


William Browning Jackson


Printed Name: LISA ADOUANT


Kathleen Jackson Browning

Printed Name:

This form approved by the
Escambia County Board
of County Commissioners
Effective: 4/15/95

This instrument prepared by:
William E. Farrington, II
Return to: Wilson, Harrell, Farrington, Ford
Fricke, Wilson & Spain, P.A.
307 S. Palafox Street
Pensacola, FL 32502
WHS# 1-47048

MORTGAGE

WILLIAM BROWNING JACKSON and KATHLEEN THERESE JACKSON, husband and wife, hereinafter called Mortgagors, in consideration of the principal sum specified in the promissory note hereafter described, received from **RONALD J. AVELLINO and CHRISTINE L. AVELLINO, husband and wife**, whose address is 27100 James Waters Road, Robertsdale, AL 36567, hereinafter called Mortgagee, (which terms Mortgagor and Mortgagee shall be construed to include the plural as well as the singular, whenever the context so permits or requires) hereby on this 25th day of January, 2013, mortgages to the Mortgagee the real property in Escambia County, Florida described as:

SEE ATTACHED

as security for the payment of the following:

ONE (1) PROMISSORY NOTE OF EVEN DATE HERewith IN THE ORIGINAL PRINCIPAL AMOUNT OF \$ 115,000.00 PAYABLE ACCORDING TO ITS TERMS.

AND Mortgagor agrees:

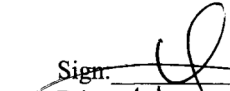
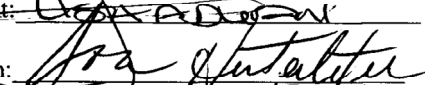
1. To make all payments required by the note and this mortgage promptly when due.
2. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable on demand by Mortgagee and shall be secured by this mortgage.
3. To keep all buildings now or hereafter on the land insured against damage by fire, flood and windstorm in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable upon demand by Mortgagee and shall be secured by this mortgage. If any sum becomes payable under such policy, Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.
4. That Mortgagor will not commit, permit or suffer any waste, impairment or deterioration of the mortgaged property. Upon the failure of Mortgagor to keep the buildings on the



property in good condition or repair, Mortgagee may demand either the adequate repair of the buildings, an increase in the amount of security, or the immediate repayment of the debt secured. Failure of Mortgagor to comply with the demand of Mortgagee for a period of fifteen days shall constitute a breach of this mortgage.

5. To pay all expenses reasonably incurred by Mortgagee due to failure of Mortgagor to comply with the agreements in the note or this mortgage, including reasonable attorney fees. The cost thereof, with interest thereon from the date of payment at the rate specified in the note, shall also be secured by this mortgage.
6. That if any of the installments of principal and interest due by the terms of said promissory note are not paid when due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of the note plus interest, costs, and attorney fees, shall immediately become due at the option of Mortgagee, and Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.
7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.
8. If this is a junior mortgage, Mortgagor shall pay all installments of principal and interest and perform each and every covenant and obligation of the prior mortgage. Failure of Mortgagor to do so shall constitute a default hereunder. Upon failure of Mortgagor to do so, Mortgagee may (but shall not be required to) make such payments or perform such covenants or obligations and the cost of same, together with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable by Mortgagor upon demand by Mortgagee and shall be secured by the lien of this mortgage.
9. Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other payment hereunder which would render this instrument usurious as to the Mortgagor under the laws of the State of Florida.
10. This Mortgage and the Note secured hereby may not be assumed without the prior written consent of the Mortgagee. If all or any part of the Property or any interest in it is sold or transferred without said prior written consent, Mortgagee may, at its option, require immediate payment of all sums due under the terms of this Mortgage.

IN WITNESS WHEREOF, the said Mortgagor has executed these presents, this the date and year first above written.

Signed, sealed and delivered
in the presence of:

Sign: 
Print: LISA DURANT
Sign: 
Print: JOAN HINTERLITER


WILLIAM BROWNING JACKSON

KATHLEEN JACKSON BROWNING
AKA KATHLEEN THERESE JACKSON

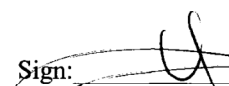
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 25th day of January, 2013 by William Browning Jackson and Kathleen Jackson Browning* who are personally known to me or who produced _____ as identification and did not take an oath.

* Aka Kathleen Therese Jackson



LISA A. DURANT
MY COMMISSION # EE 853148
EXPIRES: December 10, 2016
Bonded Thru Budget Notary Services

Sign: 
Print: LISA DURANT
NOTARY PUBLIC
My Commission Expires: _____
My Commission Number: _____

Agent's File Number: 1-47048

Schedule A

Lot 36 and the North 1/2 of Lot 37, Block 36, Second Addition to New Warrington Subdivision, according to the plat thereof, recorded in Plat Book 1, Page(s) 35, of the Public Records of Escambia County, Florida.

PREPARED BY AND RETURN TO:
Wilson, Harrell, Farrington, Ford, Fricke,
Wilson, & Spain
13020 Sorrento Road
Pensacola, FL 32507

NOTE AND MORTGAGE MODIFICATION AGREEMENT

THIS AGREEMENT, made and entered into this 3rd day of July, 2013, by and between **WILLIAM BROWNING JACKSON** and **KATHLEEN THERESE JACKSON**, husband and wife, hereinafter referred to as "**MORTGAGOR**" and **RONALD J. AVELLINO** and **CHRISTINE L. AVELLINO**, husband and wife, hereinafter referred to as "**MORTGAGEE**".

RECITALS

A. **MORTGAGEE** is the owner and holder of that certain mortgage ("**MORTGAGE**") dated January 25, 2013, given by the **MORTGAGOR** to **MORTGAGEE**, recorded in Official Records Book 0990, Page 1409 of the Public Records of Escambia County, Florida, securing a debt evidenced by a Promissory Note ("**NOTE**") dated January 25, 2013, in the original amount of One Hundred Fifteen Thousand Dollars and NO/100 _____ Dollars (\$115,000.00) which mortgage encumbers property more particularly described as:

SEE ATTACHED.

B. **MORTGAGOR**, the owner in fee simple of all of the property subject to Mortgage, has requested Mortgagee to modify Note and Mortgage and the parties have mutually agreed to modify the terms thereof in the manner hereinafter appearing.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth and in consideration of the sum of TEN DOLLARS (\$10.00), each to the other in hand paid, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto mutually covenant and agree as follows:

1. The terms and provisions of the **NOTE** are restated and/or amended and modified as follows:
 - a. The current balance owed is **\$115,000.00**.
 - b. The payment amount is hereby amended to read **\$652.96** with the first payment due on August 23, 2013, with the final payment being a balloon payment due on or before August 23, 2033.

The terms and provisions of the **MORTGAGE** as amended and modified as follows:

- a. Maturity date is amended to read August 23, 2033.
2. Nothing herein invalidates or shall impair or release any covenant, condition, agreement, or stipulation in **NOTE** and **MORTGAGE** and the same, except as herein modified, shall continue in full force and effect, and the undersigned further covenant and agree to perform and comply

with and abide by each of the covenants, agreements, conditions, and stipulations of NOTE and MORTGAGE which are not inconsistent herewith.

- 3. ALL MORTGAGEE'S rights against all parties including but not limited to all parties secondarily liable, are hereby reserved.

Signed, Sealed and Delivered In the Presence of:

Sign: [Signature]
Print: JANAL HINTECLITER

Sign: [Signature]
Print: J. BARDUEN

MORTGAGOR:

[Signature]
WILLIAM BROWNING JACKSON

[Signature]
KATHLEEN THERESE JACKSON

Signed, Sealed and Delivered in the Presence of:

Sign: [Signature]
Print: JOHN BECK

Sign: [Signature]
Print: WM. SHART

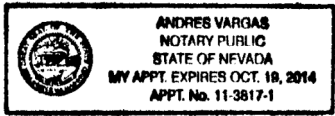
MORTGAGEE:

[Signature]
RONALD J. AVELLINO

[Signature]
CHRISTINE L. AVELLINO

STATE OF Nevada
COUNTY OF Clark

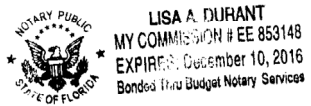
The foregoing instrument was acknowledged before me this 12th day of September, 2013, by Ronald J. Avellino and Christine L. Avellino, husband and wife, who are personally known to me or who produced NV Driver License as identification and who did not take an oath.



[Signature]
NOTARY PUBLIC
My Commission Expires: 10.19.14
My Commission Number: 11-3817-1

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 4th day of OCTOBER, 2013 by William Browning Jackson and Kathleen Therese Jackson, husband and wife, who are personally known to me and who did not take an oath.



[Signature]
NOTARY PUBLIC
My Commission Expires: _____
My Commission Number: _____

Agent's File Number: 1-47048

Schedule A

Lot 36 and the North 1/2 of Lot 37, Block 36, Second Addition to New Warrington Subdivision, according to the plat thereof, recorded in Plat Book 1, Page(s) 35, of the Public Records of Escambia County, Florida.

This Instrument was prepared by:
KATHLEEN T. JACKSON
RETURN TO:
Kathleen T. Jackson
5505 Avon Road
Pensacola, Florida 32507

SECOND NOTE AND MORTGAGE MODIFICATION AGREEMENT

THIS AGREEMENT made and entered into this 21st day of December, 2018, by and between WILLIAM BROWNING JACKSON and KATHLEEN THERESE JACKSON, husband and wife, hereinafter called "Mortgagor", AND RONALD J. AVELLINO and CHRISTINE L. AVELLINO, husband and wife, hereinafter called "Mortgagee".

RECITALS

A. MORTGAGEE is the owner and the holder of that certain mortgage ("MORTGAGE") dated January 25, 2013, given by the MORTGAGOR to MORTGAGEE, recorded in Official Records Book 6990 Page 1409 of the Public Records of Escambia County, Florida, securing a debt evidence by a promissory Note ("NOTE") dated January 25, 2013 in the original amount of One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00)

B. MORTGAGEE is the owner and the holder of that certain Note and Mortgage Modification Agreement ("NOTE AND MORTGAGE MODIFICATION AGREEMENT") dated July 30, 2013, and recorded in Official Records Book 7089 Page 1234 of the Public Records of Escambia County, Florida, securing a debt evidence by a promissory Note ("NOTE") dated July 30, 2013 in the original amount of One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00) which mortgage encumbers property more particularly described as:

Lot 36 and the North ½ of Lot 37, Block 36, Second Addition to New Warrington Subdivision, according to the plat thereof, recorded in Plat Book 1, Page (s) 35, of the Public Records of Escambia County, Florida

C. MORTGAGOR the owner in fee simple of all of the property subject to Mortgage, has requested that Mortgagee to modify Note and Mortgage and the parties have mutually agreed to modify the terms thereof a second time in the manner hereinafter appearing.

NOW, THEREFORE, In consideration of the mutual covenants hereinafter set forth and in consideration of the sum of TEN DOLLARS (\$10.00), each to the other in hand paid, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties mutually covenant and agree to the following:

1. The terms and provisions of the NOTE are restated and/or amended and modified as follows:

- a. The current balance owed is \$100,000.00.
- b. The interest rate applied to this Mortgage is at 5.5%.
- c. The payment amount is hereby amended to read \$650.00 with the first payment beginning October 10, 2018,
- d. There is no balloon payment at the end of this note.

The terms and provisions of the MORTGAGE as amended and modified are as follows:

- a. Maturity date is amended to read December 10, 2040.
2. Nothing herein invalidates or shall impair or release any covenant, condition,

3. ALL MORTGAGE'S rights against all parties including but not limited to all parties secondarily liable, are hereby reserved.

Signed, sealed and delivered
In the presence of:

MORTGAGEE(S):

(WITNESSES)

Sign: [Signature]
Print: Shelly A. BRINK

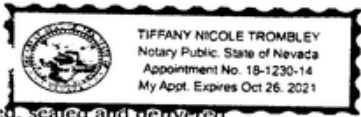
Sign: [Signature]
Print: RONALD J. AVELLINO

Sign: [Signature]
Print: STEVE REISER

Sign: [Signature]
Print: CHRISTINE L. AVELLINO

STATE OF NEVADA
COUNTY OF RYE

The foregoing instrument was acknowledged before me this 21 day of Dec, 2018 by Ronald J. Avellino and Christine L. Avellino, who are personally known to me or who produced Shelly Brink, and Steve Reiser as identification and did not take an oath.



Sign: [Signature]
Print: Tiffany Trombley
My Commission Number:

Signed, sealed and delivered
In the presence of:

MORTGAGOR(S):

(WITNESSES)

Sign: [Signature]
Print: Vicky Chandler

Sign: [Signature]
Print: WILLIAM BROWNING JACKSON

Sign: [Signature]
Print: Jamie Bays

Sign: [Signature]
Print: KATHLEEN THERESE JACKSON

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28 day of December, 2018 by William Browning Jackson and Kathleen Therese Jackson, who are personally known to me or who produced Florida Drivers License and Florida Drivers License as identification and did not take an oath.

Sign: [Signature]
Print: KRISTI L KORTE
My Commission Number: GG00444



IN THE COUNTY COURT, IN AND FOR ESCAMBIA COUNTY,
STATE OF FLORIDA, CIVIL DIVISION

ASSET ACCEPTANCE LLC
Plaintiff,

vs.

Case No: 04CC5929

WILLIAM JACKSON

Defendant(s).

FINAL JUDGMENT AGAINST DEFENDANT

THIS ACTION having come before the Court on Plaintiff's Application
for Confirmation of Arbitration Award on 06/30/05, it is hereby;

1. ORDERED AND ADJUDGED that the Arbitration Award entered in
favor of Plaintiff, assignee of GATEWAY, and against Defendant, for
damages resulting from Defendant's use of GATEWAY credit card
account number 769061049486, is hereby confirmed, and

2. That judgment is hereby entered in favor of Plaintiff and
against Defendant, WILLIAM JACKSON, 5814B PRINCETON DR
PENSACOLA, FL 32526-3753 in the sum of \$2542.23 in
principal, with costs of \$295.00, for a total sum of
\$2837.23 for all of which let execution issue and which sum
shall bear interest at the rate of 7% per year.

DONE AND ORDERED in chambers at ESCAMBIA County, Florida this
10 day of Aug, 2005.



COUNTY COURT JUDGE

cc: ASSET ACCEPTANCE LLC c/o RODOLFO J. MIRO, P.O. BOX 9065, BRANDON, FL.
WILLIAM JACKSON, 5814B PRINCETON DR PENSACOLA
FL 32526-3753

11825902

ERNE LEE MAGAHA
CLERK OF CIRCUIT COURT
IN AND FOR ESCAMBIA COUNTY, FL
AUG 12 11:47
COUNTY CIVIL DIVISION
FILED & RECORDED

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE NO: 2010 MM 028465 A

vs.

DIVISION: TWO

William Jackson

Defendant

CIVIL LIEN

THIS CAUSE came before the Court on **December 20, 2012**.

Upon the evidence presented, the Court assessed **\$495.00** for cost of supervision plus **\$50.00 hearing fee**. Therefore, the Court determines that **\$545.00** is due to **Department of Community Corrections**. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

ORDERED AND ADJUDGED that the above-named Defendant shall pay cost of supervision arrears to the **Department of Community Corrections**, in the amount of **\$545.00** which shall accrue interest at the rate of four and seventy-five (4.75%) per annum.

ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida,
the 15 day of Jan 2013.

Darlene F. Dickey
Judge Darlene F. Dickey

cc: Community Corrections

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2013 JAN 16 P 3:05
COUNTY CRIMINAL DIVISION
FILED & RECORDED

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: *Bundass* D.C.
DATE: 1-23-2013



BR

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: 083280000 Certificate Number: 003662 of 2022**

Payor: KATHLEEN JACKSON 5505 AVON ROAD PENSACOLA, FL 32507 Date 7/31/2024

Clerk's Check #	141650	Clerk's Total	\$497.04
Tax Collector Check #	1	Tax Collector's Total	\$7,958.05
		Postage	\$98.40
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$8,570.49

PAM CHILDERS
Clerk of the Circuit Court

Received By:
Deputy Clerk

Redeemed
7/31/24
[Signature]

**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>**