



# 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

1024-51

## 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 RD PENSACOLA, FL 32507 534 S 2ND ST 08-3351-000 LT 36 AND S 20 FT OF LT 35 BLK 38 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 7373 P 1708	Certificate #	2022 / 3666
		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)
# 2022/3666	06/01/2022	1,190.57	59.53	1,250.10
→ Part 2: Total*				1,250.10

## 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)
# 2023/3723	06/01/2023	1,295.71	6.25	80.17	1,382.13
Part 3: Total*					1,382.13

## 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)	2,632.23
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,311.68
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)	4,318.91

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: 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

<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>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: 2400129

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
08-3351-000	2022/3666	06-01-2022	LT 36 AND S 20 FT OF LT 35 BLK 38 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 7373 P 1708

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](#)

<b>General Information</b> <b>Parcel ID:</b> 5125307062036038 <b>Account:</b> 083351000 <b>Owners:</b> JACKSON WILLIAM B JACKSON KATHLEEN THERESE <b>Mail:</b> 5505 AVON RD PENSACOLA, FL 32507 <b>Situs:</b> 534 S 2ND ST 32507 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector					<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$30,800</td> <td>\$69,202</td> <td>\$100,002</td> <td>\$78,042</td> </tr> <tr> <td>2022</td> <td>\$23,000</td> <td>\$61,819</td> <td>\$84,819</td> <td>\$70,948</td> </tr> <tr> <td>2021</td> <td>\$20,000</td> <td>\$51,438</td> <td>\$71,438</td> <td>\$64,499</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">File for Exemption(s) Online</a> <a href="#">Report Storm Damage</a>					Year	Land	Imprv	Total	Cap Val	2023	\$30,800	\$69,202	\$100,002	\$78,042	2022	\$23,000	\$61,819	\$84,819	\$70,948	2021	\$20,000	\$51,438	\$71,438	\$64,499																												
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<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>07/08/2015</td> <td>7373</td> <td>1708</td> <td>\$62,000</td> <td>WD</td> <td></td> </tr> <tr> <td>04/07/2014</td> <td>7156</td> <td>117</td> <td>\$100</td> <td>CT</td> <td></td> </tr> <tr> <td>09/21/2010</td> <td>6638</td> <td>1663</td> <td>\$81,500</td> <td>WD</td> <td></td> </tr> <tr> <td>07/2006</td> <td>5947</td> <td>1012</td> <td>\$60,000</td> <td>WD</td> <td></td> </tr> <tr> <td>04/2005</td> <td>5628</td> <td>1269</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>09/1995</td> <td>3841</td> <td>781</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>04/1995</td> <td>3892</td> <td>269</td> <td>\$100</td> <td>OT</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					Sale Date	Book	Page	Value	Type	Official Records (New Window)	07/08/2015	7373	1708	\$62,000	WD		04/07/2014	7156	117	\$100	CT		09/21/2010	6638	1663	\$81,500	WD		07/2006	5947	1012	\$60,000	WD		04/2005	5628	1269	\$100	QC		09/1995	3841	781	\$100	QC		04/1995	3892	269	\$100	OT		<b>2023 Certified Roll Exemptions</b> None  <b>Legal Description</b> LT 36 AND S 20 FT OF LT 35 BLK 38 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 7373 P 1708  <b>Extra Features</b> FRAME GARAGE				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																																				
07/08/2015	7373	1708	\$62,000	WD																																																					
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<b>Parcel Information</b>					<a href="#">Launch Interactive Map</a>																																																				

Section  
Map Id:  
CA213

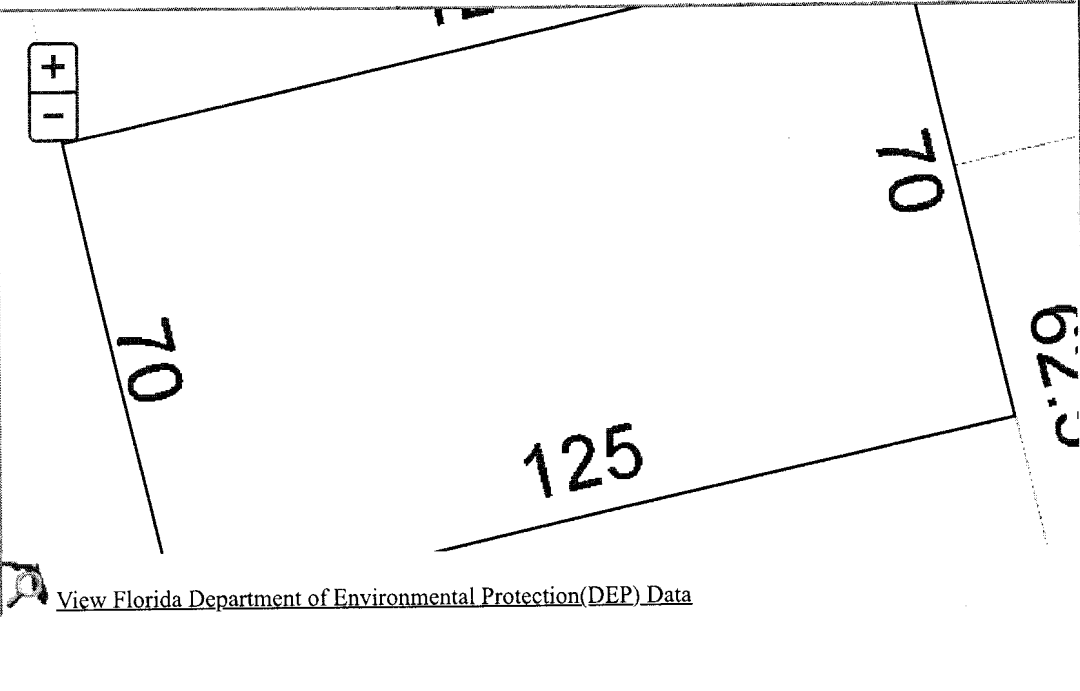
Approx.  
Acreage:  
0.2009

Zoned:   
MDR  
MDR  
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MDR  
MDR  
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MDR

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



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



#### Buildings

Address: 534 S 2ND ST, Year Built: 1939, Effective Year: 1950, PA Building ID#: 89749

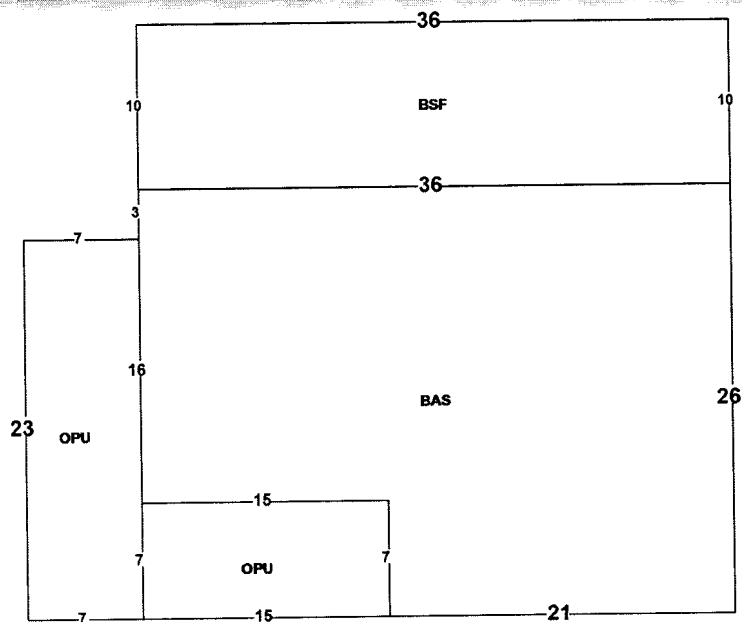
##### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-CONCRETE BLOCK  
FLOOR COVER-HARDWOOD/PARQUET  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-WALL/FLOOR FURN  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-HIP  
STORY HEIGHT-0  
STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 1457 Total SF

BASE AREA - 831  
BASE SEMI FIN - 360  
OPEN PORCH UNF - 266



#### Images



12/14/2016 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.

Last Updated: 04/25/2024 (rc.2598)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 03666**, 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 36 AND S 20 FT OF LT 35 BLK 38 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 7373 P 1708**

**SECTION 51, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 083351000 (1024-57)**

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

**WILLIAM B JACKSON and KATHLEEN THERESA 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

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 083351000 Certificate Number: 003666 of 2022**

**Payor: KATHLEEN JACKSON 5505 AVON RD PENSACOLA, FL 32507      Date 5/29/2024**

Clerk's Check #	602907	Clerk's Total	\$497.04
Tax Collector Check #	1	Tax Collector's Total	\$4,713.86
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$5,327.90</del>

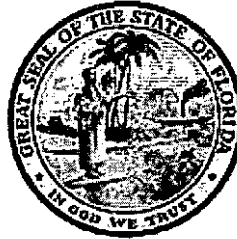
**\$4,532.78**  
**\$4,549.78**

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:   
 Deputy Clerk

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

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



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

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

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

**Case # 2022 TD 003666**

**Redeemed Date 5/29/2024**

**Name KATHLEEN JACKSON 5505 AVON RD PENSACOLA, FL 32507**

Clerk's Total = TAXDEED	\$497.04 <del>\$4,532.78</del>
Due Tax Collector = TAXDEED	\$4,713.86
Postage = TD2	\$100.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

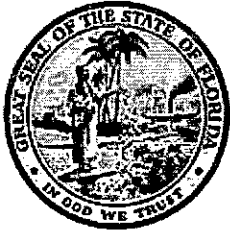
**• For Office Use Only**

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

No Information Available - See Dockets





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

**Tax Deed - Redemption Calculator**

**Account: 083351000 Certificate Number: 003666 of 2022**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/2/2024"/>	Redemption Date <input type="text" value="5/29/2024"/>
Months	6	1
Tax Collector	<input type="text" value="\$4,318.91"/>	<input type="text" value="\$4,318.91"/>
Tax Collector Interest	\$388.70	\$64.78
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,713.86	<input type="text" value="\$4,389.94"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$41.04	\$6.84
Total Clerk	\$497.04	<input type="text" value="\$462.84"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,327.90	\$4,869.78
	Repayment Overpayment Refund Amount	\$458.12
Book/Page	<input type="text" value="9137"/>	<input type="text" value="760"/>



**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 #: 08-3351-000 CERTIFICATE #: 2022-3666

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 #: **08-3351-000**

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 7/13/2015 in OR 7373/1708**

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 Roger DeValcourt and Tanja DeValcourt recorded 7/13/2015 OR 7373/1710**
  - 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 #: 08-3351-000**

**Assessed Value: \$78,042.00**

**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 #:** 08-3351-000

**CERTIFICATE #:** 2022-3666

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**  
**534 S 2ND ST**  
**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**

**ROGER DEVALCOURT**  
**TANJA DEVALCOURT**  
**5555 SANDVIEW DR**  
**PENSACOLA, FL 32507**

Certified and delivered to Escambia County Tax Collector, this 17<sup>th</sup> 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 #:08-3351-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 36 AND S 20 FT OF LT 35 BLK 38 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 7373 P  
1708**

**SECTION 51, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 08-3351-000(1024-57)**

**Prepared by:**

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

File Number: 1-49652

**General Warranty Deed**

Made this July 8, 2015 A.D. By **Roger DeValcourt**, a married man, whose address is: 5555 Sandview Drive, Pensacola, FL 32507, 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:

**Lots 36 and the South 20 feet of Lot 35, Block 38, Second Addition to New Warrington, according to plat thereof recorded in Plat Book 1, Page 35 of the Public Records of Escambia County, Florida.**

**The above described property is NOT the constitutional homestead of the Grantor.**

Parcel ID Number: 512S307062036038

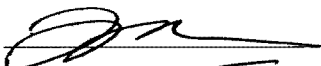
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


**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, 2014.

**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 Tracy Ratzin

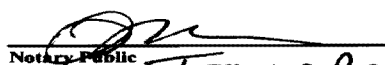
  
Witness Printed Name Shannon Moreira

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 8th day of July, 2015, by Roger DeValcourt, a married man, who is/are personally known to me or who has produced R D identification.



TRACY RATZIN  
MY COMMISSION # FF 102720  
EXPIRES: April 11, 2018  
Bonded Thru Budget Notary Services

  
Notary Public  
Print Name: Tracy Ratzin  
My Commission Expires: 4/11/18

**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: 534 South 2nd Street

LEGAL ADDRESS OF PROPERTY: 534 South 2nd Street, 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.  
14758 Perdido Key Drive  
Pensacola, FL 32507


AS TO SELLER(S):

  
Roger DeValcourt

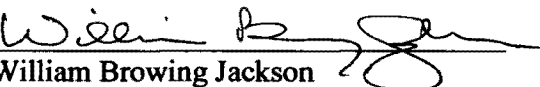
WITNESSES TO SELLER(S):

  
Printed Name: Shannon Moreira

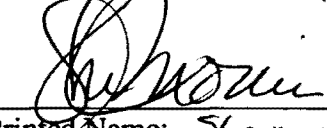
  
Tanja DeValcourt

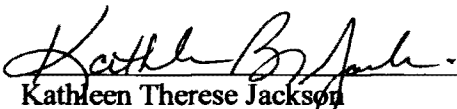
  
Printed Name: Tracy Ratzin

AS TO BUYER(S):

  
William Browing Jackson

WITNESSES TO BUYER(S):

  
Printed Name: Shannon Moreira

  
Kathleen Therese Jackson

  
Printed Name: Tracy Ratzin

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

This instrument was prepared by:  
William E. Farrington, II  
307 S. Palafox Street  
Pensacola, FL 32502

### **MORTGAGE**

**William Browning Jackson and Kathleen Therese Jackson, husband and wife**, hereinafter called Mortgagor, in consideration of the principal sum specified in the promissory note hereafter described, received from **Roger DeValcourt and Tanja DeValcourt, husband and wife**, hereinafter called Mortgagee whose address is: 5555 Sandview Drive, Pensacola, FL 32507, (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 8th day of July, 2015, mortgages to the Mortgagee the real property in Escambia County, Florida, described as:

**Lots 36 and the South 20 feet of Lot 35, Block 38, Second Addition to New Warrington, according to plat thereof recorded in Plat Book 1, Page 35 of the Public Records of Escambia County, Florida.**

as security for the payment of the following:

ONE (1) PROMISSORY NOTE OF EVEN DATE HERewith IN THE ORIGINAL PRINCIPAL AMOUNT OF **\$62,000.00**, PAYABLE ACCORDING TO ITS TERMS. THIS MORTGAGE IS NOT ASSUMABLE WITHOUT PRIOR WRITTEN CONSENT FROM THE NOTE HOLDER.

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. Mortgagor shall provide Mortgagee on an annual basis, proof of all paid taxes and assessments against the property.
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 within thirty days of the due date, 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. 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.
9. 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.
10. If this mortgage is prepaid at any time during its term, there shall not be a penalty.
11. Mortgagees may at their option, renew the Note secured upon its maturity.

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

Signed, sealed and delivered  
in the presence of:

Sign:   
Print: Travis Retzin

Sign:   
Print: Shannon Moreira

  
Print: William Browning Jackson

  
Print: Kathleen Therese Jackson

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8th day of July, 2015, by William Browning Jackson and Kathleen Therese Jackson, husband and wife, who is personally known to me or who produced FLDL as identification and did not take an oath.

Sign: [Signature]  
Print: Tracy Ratzin  
NOTARY PUBLIC - STATE OF FLORIDA  
My Commission Expires: 4/11/18  
My Commission Number: \_\_\_\_\_



TRACY RATZIN  
MY COMMISSION # FF 102720  
EXPIRES: April 11, 2018  
Bonded Thru Budget Notary Services