



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

1024-608 (H)

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	SHELLEY MAJA 17 PARDA BLVD PENSACOLA, FL 32526 17 PARDA BLVD 09-1928-000 LT 11 BLK 1 SAUFLEY HEIGHTS PB 1 P 89 OR 5681 P 1764	Certificate #	2022 / 4082
		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)
# 2022/4082	06/01/2022	365.21	18.26	383.47
→Part 2: Total*				383.47

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)
# 2023/4128	06/01/2023	392.49	6.25	64.76	463.50
Part 3: Total*					463.50

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)	846.97
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	338.47
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,560.44

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: <u><i>Candice Lewis</i></u> Signature, Tax Collector or Designee	Escambia, Florida Date <u>April 22nd, 2024</u>
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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.	20,162.50
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: 2400092

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
09-1928-000	2022/4082	06-01-2022	LT 11 BLK 1 SAUFLEY HEIGHTS PB 1 P 89 OR 5681 P 1764

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:	391S313340011001	Year	Land	Imprv	Total	Cap Val
Account:	091928000	2023	\$25,000	\$57,941	\$82,941	\$40,325
Owners:	SHELLEY MAJA	2022	\$10,000	\$51,701	\$61,701	\$39,151
Mail:	17 PARDA BLVD PENSACOLA, FL 32526	2021	\$10,000	\$42,927	\$52,927	\$38,011
Situs:	17 PARDA BLVD 32526	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)	HOMESTEAD EXEMPTION
07/2005	5681	1764	\$47,200	WD		Legal Description
12/2000	4640	361	\$24,800	WD		LT 11 BLK 1 SAUFLEY HEIGHTS PB 1 P 89 OR 5681 P 1764
05/1996	3987	7	\$100	QC		Extra Features
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						None

Parcel Information [Launch Interactive Map](#)

Section Map Id:
39-1S-31-2

Approx. Acreage:
0.2108

Zoned:

HDMU
HDMU
HDMU
HDMU
HDMU
HDMU
HDMU
HDMU

Evacuation & Flood Information
[Open Report](#)

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

Buildings

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-BLW.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-HIP

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

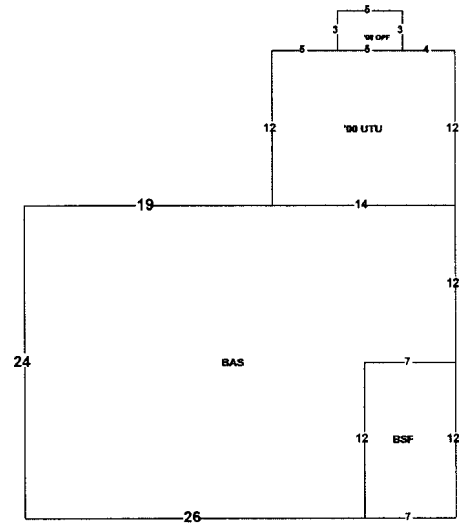
 Areas - 975 Total SF

BASE AREA - 708

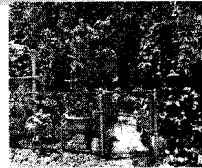
BASE SEMI FIN - 84

OPEN PORCH FIN - 15

UTILITY UNF - 168



Images



8/18/2015 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. 04082**, 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 11 BLK 1 SAUFLEY HEIGHTS PB 1 P 89 OR 5681 P 1764

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091928000 (1024-68)

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

MAJA SHELLEY

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 #: 09-1928-000 CERTIFICATE #: 2022-4082

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

BY

Michael A. Campbell,
As President
Dated: June 14, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 14, 2024

Tax Account #: **09-1928-000**

1. The Grantee(s) of the last deed(s) of record is/are: **MAJA SHELLEY**
By Virtue of Warranty Deed recorded 7/18/2005 in OR 5681/1764

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 Lou Goldstein and Vikki Goldstein recorded 07/18/2005 – OR 5681/1767**

4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.
Tax Account #: 09-1928-000
Assessed Value: \$40,325.00
Exemptions: HOMESTEAD

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 #: _____ **09-1928-000**
CERTIFICATE #: _____ **2022-4082**

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

- | YES | NO | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify City of Pensacola, P.O. Box 12910, 32521 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Homestead for <u>2023</u> tax year. |

MAJA SHELLEY AKA
MAJA WILLIAMSON
17 PARDA BLVD
PENSACOLA, FL 32526

LOU GOLDSTEIN AND
VIKKI GOLDSTEIN
PO BOX 3561
PENSACOLA, FL 32516

LOU GOLDSTEIN AND
VIKKI GOLDSTEIN
3 BARRINGTON CT
PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 14th 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 14, 2024

Tax Account #:09-1928-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 11 BLK 1 SAUFLEY HEIGHTS PB 1 P 89 OR 5681 P 1764

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-1928-000(1024-68)

27.00
330.40
357.40

Prepared by and return to:
Deedra L. Lamy at
Emerald Coast Title, Inc.
811 N. Spring Street
Pensacola, FL 32501
850-434-3223
File Number: 05-4388

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5th day of July, 2005 between **Lou Goldstein, a married man** whose post office address is **P.O. Box 3561, Pensacola, FL 32516**, grantor, and **Maja Shelley, a single woman** whose post office address is **17 Parda Blvd., Pensacola, FL 32526**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

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:

Lot 11, Block 1, Saufley Heights, according to the map or plat thereof as recorded in Plat Book 1, Page(s) 89, Public Records of Escambia County, Florida.

Parcel Identification Number: 391S31-3340-011-001

THIS IS NOT THE HOMESTEAD OF SAID GRANTOR.

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, 2004**.

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:

Jenny Peck
Witness Name: ~~Michael D. Tidwell~~ Jenny Peck
Deedra L. Lamy
Witness Name: Deedra L. Lamy

Lou Goldstein (Seal)
Lou Goldstein

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 5th day of July, 2005 by Lou Goldstein, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]



Deedra L. Lamy
Notary Public, State of Florida

Printed Name: Deedra L. Lamy

My Commission Expires: April 2, 2008

Abutting Roadway Maintenance

STATE OF FLORIDA
COUNTY OF ESCAMBIA

ATTENTION: Pursuant to Escambia County Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclosed to Buyers whether abutting roadways will be maintained by Escambia County, and if not what person or entity will be responsible for maintenace. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia COunty Code of Ordinances Chapter 1-29.2, Article V. requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of th 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: 17 Parda Blvd., Pensacola, FL 32526

THE COUNTY (x) HAS ACCEPTED () HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

If not, it will be the responsibility of _____ to maintain, repair and improve the road.

This form completed by:

Michael D. Tidwell, Attorney
811 North Spring Street
Pensacola, Florida 32501

Lou Goldstein Date July 5, 2005
Lou Goldstein

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 5th day of July, 2005 by Lou Goldstein, a married man who are personally known to me of have produced a driver's license as identification.

Deedra L. Lamy
Notary Public
Maja Shelley Date July 5, 2005
Maja Shelley



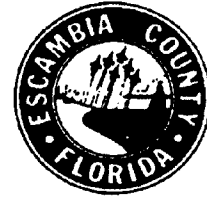
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 5th day of July, 2005 by Maja Shelley, a single woman who are personally known to me or has produced a driver's license as identification.

Deedra L. Lamy
Notary Public



**ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
1300 WEST GREGORY STREET
PENSACOLA, FL 32501**



June 2, 2005

Lou Goldstien
P.O. Box 3561
Pensacola, FL 32516

RE: EXEMPTION/Recent Repair
17 Parda Boulevard
Pensacola, FL 32526
Parcel ID No: 39-1S-31-3340-011-001

Dear Mr. Goldstien:

The Onsite Sewage Treatment and Disposal System inspection required for the sale of the above referenced property is hereby exempt because the system was recently repaired. Ron's Septic Tank Service installed a 1050 gallon concrete tank and 228 square foot drainfield area on April 6, 2005. The installation was approved by Environmental Health also on that date.

This letter does not imply that the system will perform satisfactorily for a specific period of time, but that the OSTDS, at the time of the inspection, complies with current regulations.

If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,

A handwritten signature in black ink, appearing to read "Mary M. Beverly".

Mary M. Beverly, REHS
Environmental Supervisor I

MMB/ms
Client Pickup

Handwritten initials in black ink, possibly "MB".

6990
52.50
165.20
94.20
311.90

Prepared by and return to:
Deedra L. Lamy at
Emerald Coast Title, Inc.
811 N. Spring Street
Pensacola, FL 32501
850-434-3223
File Number: 05-4388

[Space Above This Line For Recording Data]

MORTGAGE

This Indenture, Made this **July 5, 2005** by and between **Maja Shelley, a single woman** whose address is **17 Parda Blvd., Pensacola, FL 32526**, hereinafter called the Mortgagor, and **Lou Goldstein and/or Vikki Goldstein** whose address is **P.O. Box 3561, Pensacola, FL 32516**, 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:

Lot 11, Block 1, Saufley Heights, according to the map or plat thereof as recorded in Plat Book 1, Page(s) 89, Public Records of Escambia County, Florida.

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 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

Initials: 
DoubleTimes®

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.

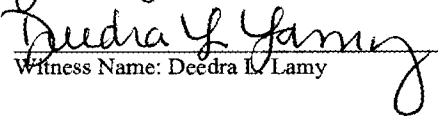
Signed, sealed and delivered in the presence of:



Witness Name: Jenny Peck



Maja Shelley (Seal)



Witness Name: Deedra L. Lamy

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 5th day of July, 2005 by Maja Shelley, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Deedra L. Lamy
Notary Public, State of Florida
Printed Name: Deedra L. Lamy
My Commission Expires: April 2, 2008

PROMISSORY NOTE

For value received, the undersigned promise to pay to the order of Lou Goldstein and/or Vikki Goldstein, or any assigned representative thereof as may be indicated in writing, in the manner hereinafter specified, the principal sum of Forty Seven Thousand One Hundred And Two Dollars and 00/000 dollars (\$47,102.00) with interest from the date hereof, at the rate of Nine percent (9.0) 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: this promissory note is for the term of 180 months.

The sum of \$477.74 representing a payment of principal and interest shall be due and paid on First of each month thereafter until (Last Month), 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.

A prepay penalty of 2.5% of the total sale price of this property will be due should the owner wish to pay in total the remaining balance including interest within the first 18 months of the date of this contract.

No second mortgage, loans, liens or other encumbrances be taken out on this property within the entire 180 months or until the total mortgage has been paid without the express written authorization and approval of Lou Goldstein or Vikki Goldstein or authorized representative thereof.

Any payment past its due date more than ten (10) days shall be considered late and a five (5%) penalty shall be added to the next month's payment. Failure to pay the total amount due, penalty, insurance and any tax's due and normal mortgage payment within ten (10) days of the next months regular payment shall cause this contract to be null and void and foreclosure proceedings will begin. The property is being sold on n " as-is " condition. No implied warranties or guarantees are herein stated. The new owner assumes the condition of the house and property as it is on the date of closure and will insure any repairs to be made will be the expense of the new owner, without holding the seller responsible for any repair, improvements or changes from the date signed up to and including the final and last month of the contract and hereafter.

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.

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Default and notice of foreclosure by registered return receipt mail shall be afforded the purchaser to which he or she or the combination of both shall agree to vacate said property within 30 days of said notice. This note also allows the lender to have proper authorities assist with the removal of occupants, their belongings and personal effects.

Enforcement of foreclosure does not constitute the requirement that the lender make provisions to store, house or otherwise provide housing for removed belongings, occupants or pets.

A minimum fire policy shall be kept on the property at all times. The lender can and will provide said policy and will pay premium on an annual basis, said premium will be divided into 12 equal payments and added to the monthly mortgage payment. All provisions of payment be they late with penalty or on time will include the monthly payment of insurance. The owner of this property can provide insurance of his own purchase, so long as a copy of the paid in full premium be provided to the lender. Should purchaser fail to provide adequate insurance the lender will provide a basic fire policy and add to monthly payment as stated above.

County, State or local taxes must be paid and copies of paid taxes for the upcoming or preceding year must be provided to the lender. Any taxes not paid on time, that will cause a tax lien to be placed on this property will be paid to the taxing authority and said monies will be then added to the monthly mortgage, including interest in equal monthly payments to be added to the regular monthly payments of principle, interest, insurance and all agreements of payment stated above shall apply. Failure of the buyer of this property not to include delinquent tax charges to the regular monthly mortgage payment will constitute a breach of contract and foreclosure will begin immediately.

This note is non assumable. Should the purchaser wish to sell the property the lender will have the first right of refusal and shall have complete authority to approve or disapprove any new purchaser. The only time this is null and void, is if the owner wishes to have the entire promissory note paid for by another lender to which the house is being refinanced.

Any breach of the above stated agreement will cause this promissory note to be null and void, the entire balance shall be due on demand: should full payment not be made as demanded within 15 days foreclosure proceedings shall begin as stated in above agreement.

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M. Shelly Buyer

Lou Goldstein *Lou Goldstein* Dated *7.4.5/05*
(seal)

____ Buyer
July 5, 2005 Date Signed

~~Vikki Goldstein~~ _____ Dated
(seal)

Deedra L. Lamy Notary Signed
(seal)



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: 091928000 Certificate Number: 004082 of 2022**

Payor: MAJA SHELLEY 17 PARDA BLVD PENSACOLA, FL 32526 Date 8/20/2024

Clerk's Check #	1	Clerk's Total	\$497.04
Tax Collector Check #	1	Tax Collector's Total	\$1,707.13
		Postage	\$49.20
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,270.37

**PAM CHILDERS
 Clerk of the Circuit Court**

Redeemed
 \$1840.68

Received By:
 Deputy Clerk