



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

0625.31

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Apr 22, 2024		
Property description	WATSON ANITA JO 8537 SAN LUCUS CALZADA PENSACOLA, FL 32507 8537 SAN LUCUS CALZADA 09-5015-394 LTS 6 7 & 8 BLK F BAYOU GRANDE VILLA PB 8 P 4 OR 868 P 308 OR 3130 P 539 SEC 33/4 T2/3S R31W	Certificate #	2022 / 4608		
		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)	
# 2022/4608	06/01/2022	320.31	16.02	336.33	
→Part 2: Total*				336.33	
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)
# 2023/4731	06/01/2023	334.63	6.25	55.21	396.09
Part 3: Total*					396.09
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)					732.42
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					275.41
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)					1,382.83
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:				Escambia, Florida	
Signature, Tax Collector or Designee				Date <u>April 25th, 2024</u>	

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.	26,250.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/04/2025</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: 2400646

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139,

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
09-5015-394	2022/4608	06-01-2022	LTS 6 7 & 8 BLK F BAYOU GRANDE VILLA PB 8 P 4 OR 868 P 308 OR 3130 P 539 SEC 33/4 T2/3S R31W

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
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF
TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139

04-22-2024
Application Date

Applicant's signature

HDMU

Evacuation
& Flood
Information
Open
Report

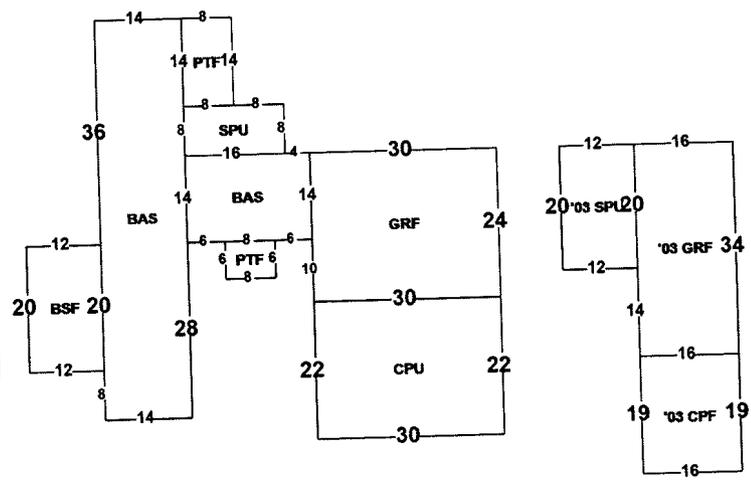
Buildings

Address: 8537 SAN LUCUS CALZADA, Year Built: 1989, Effective Year: 1989, PA Building ID#: 129070

Structural Elements

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

- Areas - 4172 Total SF
- BASE AREA - 1176
- BASE SEMI FIN - 240
- CARPORT FIN - 304
- CARPORT UNF - 660
- GARAGE FIN - 1264
- PATIO FINISHED - 160
- SCRN PORCH UNF - 368



Images



5/1/2019 12:00:00 AM



5/1/2019 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.

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: 095015394 Certificate Number: 004608 of 2022**

**Payor: ANITA JO WATSON 8537 SAN LUCUS CALZADA PENSACOLA, FL 32507 Date
 8/22/2024**

Clerk's Check #	1001069692	Clerk's Total	\$51.76
Tax Collector Check #	1	Tax Collector's Total	\$1,679.47
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,348.23

\$1,635.41
\$1,652.41

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By _____
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2022 TD 004608
Redeemed Date 8/22/2024

Name ANITA JO WATSON 8537 SAN LUCUS CALZADA PENSACOLA, FL 32507

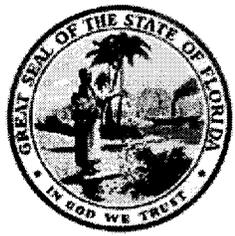
Clerk's Total = TAXDEED	\$551.76	\$1,679.47	\$1,635.41
Due Tax Collector = TAXDEED	\$1,679.47		
Postage = TD2	\$100.00		
ResearcherCopies = TD6	\$0.00		
Release TDA Notice (Recording) = RECORD2	\$10.00		
Release TDA Notice (Prep Fee) = TD4	\$7.00		

• 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: 095015394 Certificate Number: 004608 of 2022

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="6/4/2025"/>	Redemption Date <input type="text" value="8/22/2024"/>
Months	14	4
Tax Collector	<input type="text" value="\$1,382.83"/>	<input type="text" value="\$1,382.83"/>
Tax Collector Interest	\$290.39	\$82.97
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,679.47	<input type="text" value="\$1,472.05"/> 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	\$95.76	\$27.36
Total Clerk	\$551.76	<input type="text" value="\$483.36"/> 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	\$2,348.23	\$1,972.41
	Repayment Overpayment Refund Amount	\$375.82
Book/Page	<input type="text" value="9155"/>	<input type="text" value="1239"/>



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 #: 09-5015-394 CERTIFICATE #: 2022-4608

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: February 11, 2005 to and including February 11, 2025 Abstractor: Andrew Hunt

BY

Michael A. Campbell,
As President
Dated: February 18, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 18, 2025

Tax Account #: **09-5015-394**

1. The Grantee(s) of the last deed(s) of record is/are: **ANITA JO WATSON**

By Virtue of Trustee's Deed recorded 1/16/1975 in OR 868/308 as to lot 6 and by virtue of Certificate of Title recorded 2/25/1992 in OR 3130/539 as to lots 7 and 8

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 Richard Freeman, James Edgar Driskell III, Steven Allen Driskell, Randall Lee Driskell, Terri Lynn Johnson, and Robert Wayne Driskell recorded 6/9/2006 in OR 5924/1898 and partially distributed 6/12/2023 in OR 8993/165**
- b. **Lien in favor of Bayou Grande Villa Association, Inc recorded 9/7/2007 in OR 6214/771**
- c. **Judgement in favor of HSBC BANK NEVADA, N.A., as successor in interest to Direct Merchants Credit Card Bank, N.A. recorded 1/7/2009 in OR 6413/989 together with Notice of Homestead recorded OR 7225/1759**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 09-5015-394

Assessed Value: \$54,076.00

Exemptions: HOMESTEAD EXEMPTION AND SENIOR EXEMPTION 25 YEARS & OVER

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **BAYOU GRANDE VILLA ASSOCIATION, INC**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PROPERTY INFORMATION REPORT

February 18, 2025
Tax Account #:09-5015-394

LEGAL DESCRIPTION
EXHIBIT "A"

**LTS 6 7 & 8 BLK F BAYOU GRANDE VILLA PB 8 P 4 OR 868 P 308 OR 3130 P 539 SEC 33/4 T2/3S
R31W**

SECTION 33, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-5015-394(0625-31)

TRUSTEE'S DEED

THIS INDENTURE made this 5th day of December, in the year One Thousand Nine Hundred Seventy-Four between LEE A. EVERHART, as the duly appointed and acting Trustee of THE COMMONWEALTH CORPORATION, a Florida corporation, in proceedings for the reorganization of said corporation under Chapter X of the National Bankruptcy Act, Party of the First Part, hereinafter called "Grantor", and ANITA JO WATSON, a single woman, as Party of the Second Part, hereinafter called "Grantee".

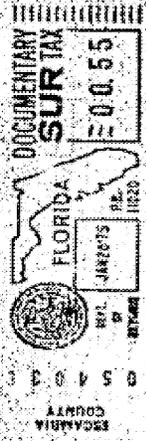
W I T N E S S E T H:

WHEREAS, the Party of the First Part was appointed as Co-Receiver of The Commonwealth Corporation by Order of the United States District Court for the Northern District of Florida, Tallahassee Division, Honorable David L. Middlebrooks, United States District Judge, entered on June 27, 1974, in Case No. TBK 74-14, and Designated Order Appointing Receivers and On Other and Related Matters, as amended by the Order of the aforesaid Court entered on June 28, 1974, and Designated Amended Order Appointing Receivers and On Other and Related Matters; and

WHEREAS, the Party of the First Part gave bond, duly qualified as Co-Receiver, took possession of all the real and personal property of the said Commonwealth Corporation and Commonwealth Capital Corporation; and

WHEREAS, the aforesaid Orders in paragraphs five and six thereof, authorized and empowered said Co-Receivers to operate and manage the business and property of Commonwealth Capital Corporation and The Commonwealth Corporation and authorized and empowered said Co-Receivers to sell all assets, merchandise, supplies and other property of Commonwealth Capital Corporation and The Commonwealth Corporation; and

WHEREAS, the undersigned Trustee, Lee A. Everhart, has good right and lawful authority to make, execute and deliver this Trustee's Deed pursuant to the aforesaid Order, as well as the Amended Order Appointing Receivers and On Other and Related Matters entered by said Court on June 28, 1974, and the Order Appointing Receivers entered by said Court on June 27, 1974, and



Order Appointing Trustees nunc pro tunc, Retention of Trustee In Office And On Related Matters, entered by said Court on August 26, 1974, copies of which are attached hereto and marked Exhibit "A", Exhibit "B", and Exhibit "C", respectively.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, in hand paid at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged by the Party of the First Part, as Trustee of The Commonwealth Corporation by virtue of the powers vested in him by law, and in consideration of the terms aforesaid, the Party of the First Part, as Trustee, has granted, bargained, sold, aligned, conveyed and confirmed, and by these presents does grant, bargain, sell, align, convey and confirm unto the said Party of the Second Part, that certain real property in Escambia County, Florida, more particularly described as follows:

Lot 6, Block F, Mayou Grande Villa, a subdivision of a portion of Section 4, Township 3 South, Range 31 West, Escambia County, Florida, according to Plat of said subdivision recorded in Plat Book 8 at page 4 of the Public Records of Escambia County, Florida.

Together with all improvements located thereon including one mobile home 12' wide X 60' long, manufactured by Winston, 1970 model, WA 60202, Serial #WAL-10146;

SUBJECT to real property taxes for the year 1974 and subsequent years and all restrictive covenants and easements of record.

IN WITNESS WHEREOF, the Grantor, Party of the First Part, has hereunto set his hand and seal the day and year first above written.

WITNESSES:

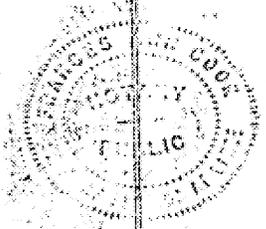
James Ann Cook
Lottie R. Herkel

Lee A. Everhart (SEAL)
LEE A. EVERHART, Trustee of the property and estate of The Commonwealth Corporation and Commonwealth Capital Corporation, Debtor in Reorganization under Chapter X of the Bankruptcy Act (U. S. District Court for the Northern District of Florida, Tallahassee Division, TBK No. 74-14)

STATE OF FLORIDA,
COUNTY OF LEON.

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgements, personally appeared LEE A. EVERHART, to me known to be the person described as TRUSTEE OF COMMONWEALTH CAPITAL CORPORATION and THE COMMONWEALTH CORPORATION, in and who executed the foregoing instrument and acknowledged before me that he executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the State and County named above this 5th day of December, 1974.



Francis Ann Cook
NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 18, 1977
BONDED THRU GENERAL INSURANCE UNLESS NOTICED

This instrument prepared by:
C. Dubose Ausley, Attorney
Ausley Law Firm
Tallahassee, Florida

FILED & RECORDED IN
THE PUBLIC RECORDS OF
LEON COUNTY, FLORIDA
JAN 16 3 56 PM '75
INDEXED BY
LEON COUNTY CLERK
TALLAHASSEE, FLORIDA

653896

3130PG 539

*Robertson
Claus*

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA
THE PARKWAY COMPANY,
Plaintiff,

v.

JAMES R. PRESTRIDGE, JR. and HEATHER
A. PRESTRIDGE, Husband and wife; RAY
L. KASPARI and MICHELE A. KASPARI,
Husband and wife; and BAYOU GRANDE
VILLA ASSOCIATION, INC.,

Defendants.

Case No. 91-4298-CA-01
Division F

D.S. No. 3
DATE 6/6/92
BY JOE A. POWERS, COMPTROLLER
CERT. REG. #SP-2043328-27-01

FILED
FEB 17 9 13 AM '92
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

CERTIFICATE OF TITLE

I, ERNIE LEE NAGAHA, Clerk of the above entitled Court, do hereby certify that heretofore, on the 30th day of January, 1992, I executed and filed herein my Certificate of Sale of the mortgaged property, and that no objections to such sale have been filed herein on or before the date hereof, and that ten (10) days have elapsed since the filing of said Certificate of Sale.

That, as recited in said Certificate of Sale, the mortgaged property described as follows, to-wit:

Lots 7 and 8, Block "F", BAYOU GRANDE VILLA, a Subdivision of a portion of Section 4, Township 3 South, Range 31 West, Escambia County, Florida, according to Plat of said Subdivision recorded in Plat Book 8, at Page 4, of the Public Records of Escambia County, Florida.

Also Known As: 8539 San Lucas Calzada, Pensacola, FL 32507

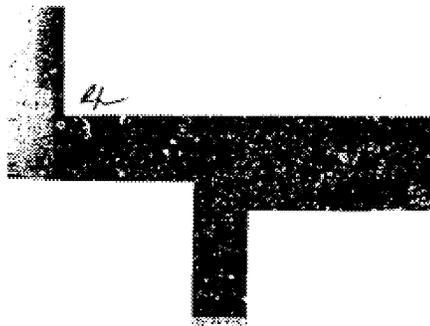
was sold by me to the Plaintiff who assigned its rights to ANITA JO WATSON, a single woman, whose address is 5537 San Lucas Calzada, Pensacola, FL 32507, who now has title thereto.

WITNESS my hand and the official seal of this Honorable Court, on this 21 day of February, 1992.

ERNIE LEE NAGAHA, CLERK
Circuit Court

By: *Stella Burgess*
Deputy Clerk

ESCAMBIA COUNTY, FLORIDA
CIRCUIT COURT



3130PG 540

Copies to:
Jeffrey T. Sauer, Esquire
James R. Prestridge, Defendant
Heather A. Prestridge, Defendant
Ray L. Kaspari, Defendant
Michele A. Kaspari, Defendant
Bayou Grande Villa Association, Inc.
Defendant

IN BOEVA STATE NOTED ABOVE
JULIA A. FLEMING, COMPTROLLER
ESCAMBIA COUNTY

FEB 25 12 34 PM '92

FILED & RECORDED IN
PUBLIC RECORDS OF
ESCAMBIA COUNTY

936815

Recorded in Public Records 06/09/2006 at 11:09 AM OR Book 5924 Page 1898,
Instrument #2006058544, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$44.00 MTG Stamps \$227.50 Int. Tax \$130.00

Prepared by
Deborah Timble, an employee of
Esquire Title Research of Pensacola, LLC
17 West Government Street
Pensacola, Florida 32502
(850)429-9949

Return to: Mortgagee

MORTGAGE DEED

(Due on Sale or Transfer)

THIS MORTGAGE DEED, executed on **6/7/2006**, by

Anita Jo Watson, a single woman

whose address is: **8537 San Lucas Calzada, Pensacola, FL**
hereinafter called the "Mortgagor", to

James E. Driskell, Jr. & Richard Freeman

whose address is: **P.O. Box 2875, Pensacola, FL 32513**
hereinafter called the "Mortgagee":

(Wherever used herein the terms "Mortgagor" and "Mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "Note" includes all the notes herein described if more than one.)

Witnesseth, that for good and valuable considerations and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the Mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the Mortgagee all that certain land of which the Mortgagor is now seized and in possession situate in Escambia County, Florida, viz:

LOTS 6, 7 AND 8, BLOCK "F", BAYOU GRANDE VILLA, A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 8, AT PAGE 4, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Together with one 1989 Destiny mobile home, ID#809378340B

To have and to hold, the same, together with the tenements, hereditaments and appurtenances thereto belonging and the rents, issue and profits thereof, unto the Mortgagee, in fee simple.

And the Mortgagor covenants with the Mortgagee that the Mortgagor is indefeasibly seized of said land in fee simple; that the Mortgagor has good right and lawful authority to convey said land as aforesaid; that the Mortgagor will make such further assurances to perfect the fee simple title to said land in the Mortgagee as may reasonably be required; that the Mortgagor 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 and clear of all encumbrances, except taxes of the current year, and any prior mortgages and/or liens as stated elsewhere herein.

Provided always, that if said Mortgagor shall pay unto said Mortgagee all sums secured by the certain promissory note attached as Exhibit "A" hereto, and shall perform, comply with and abide by each and every agreement, stipulation, condition and covenant thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

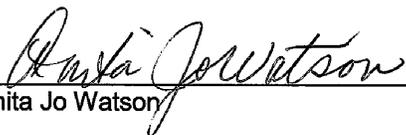
And the Mortgagor hereby further covenants and agrees to pay, promptly when due, the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than full insurable value in a company or companies acceptable to the Mortgagee, the policy or policies to be held by, and payable to, said Mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the Mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the Mortgagor for any such surplus; to pay all costs, charges and expenses, including attorney's fees and title searches, reasonably incurred and paid by the Mortgagee because of the failure of the Mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every agreement, stipulation, condition and covenant set forth in said note and this mortgage or either. In the event the Mortgagor fails to pay, when due, any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the Mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

Mortgagee may require, subject to applicable law, that Borrower/Mortgagor pay to Mortgagee on the day monthly payments are due under the note secured hereby, until said note is paid in full, a sum for (a) yearly taxes and assessments which may obtain priority over this security instrument; (b) hazard or property insurance; (c) flood insurance, and (d) for any other assessment or lien which may impair the lien or attain priority over this security instrument and the note secured hereby. These amounts shall be considered escrowed amounts. Waiver by Mortgagee to collect said escrowed amounts at any time shall not constitute a waiver to exercise Mortgagee's right to elect to collect said payment(s) at any later time while any sums of money due under this mortgage, or the note secured hereby, remain unpaid.

If any sum of money herein referred to be not promptly paid within **30** days after same becomes due or if each and every agreement, stipulation, condition, and covenant of said note and this mortgage, or either, is not fully performed, complied with and abided by, then the entire sum mentioned in said note and this mortgage, or the entire balance unpaid therein, shall forthwith or thereafter, at the option of the Mortgagee, become immediately due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the Mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

Transfer of property or beneficial interest: If all or any part of the land described herein, or any interest in it is sold or transferred (or if a beneficial interest in Mortgagor is sold or transferred and Mortgagor is not a natural person,) Mortgagee may, at its option require immediate payment in full of all sums secured by this Mortgage Deed. If Mortgagee exercises this option, Mortgagee shall give Mortgagor notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Mortgagor must pay all sums secured by this Mortgage Deed. If Mortgagor fails to pay these sums prior to the expiration of this period, Mortgagee may invoke any remedies permitted by this Mortgage Deed without further notice or demand on Mortgagor.

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



 Anita Jo Watson

Signed, sealed and delivered in our presence:



 Witness Signature

Print Name: D TIMBLE



 Witness Signature

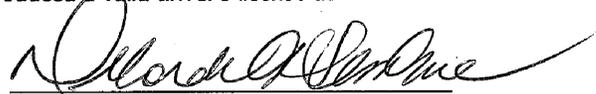
Print Name: Philip J. Fowler Jr.

BK: 5924 PG: 1901

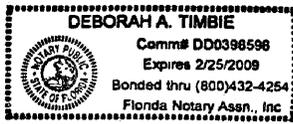
State of **Florida**

County of **Escambia**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **6/7/2006**, by **Anita Jo Watson** who is/are personally known to me or has/have produced a valid driver's license as identification.



NOTARY PUBLIC



Notary Print Name
My Commission Expires: _____

MORTGAGE NOTE**\$ 65,000.00****6/7/2006**

FOR VALUE RECEIVED, the undersigned hereinafter **Anita Jo Watson, a single woman**, promise to pay to the order of **James E. Driskell, Jr. and Richard Freeman** the principal sum of **sixty five thousand and no/100 Dollars (\$65,000.00)** with interest thereon at the rate of **13.15** per centum per annum from date until maturity, said interest being payable **as set forth below**, both principal and interest being payable in lawful money of the United States of America at **P.O. Box 2875, Pensacola, FL 32513**, or at such other address as the holder from time to time may specify by written notice to the maker, said principal and interest to be paid on the date and in the manner following:

Payable in **240** consecutive monthly installments of **\$768.48**, including principal and interest commencing on **7/7/2006** and continuing on the **seventh** day of each month thereafter until the principal sum of **\$ 65,000.00** and the interest accrued thereon has been paid. Said installment when so paid shall be applied first to the interest then accrued and the balance thereof to the reduction of the principal hereof.

Late charges shall accrue at the rate of 5% for any payment not received before 15 days late. There shall be a prepayment penalty equal to 3 months interest for the first three years from date.

This note is to be construed and enforced according to the laws of the State of Florida, and is secured by mortgage on real estate of even date herewith.

If default be made in the payment of any of said sums or interest or in the performance of any agreements contained herein or in the said mortgage, and if such default is not made good within **30** days, then, at the option of the holder of the same, the principal sum then remaining unpaid with accrued interest shall immediately become due and collectable without notice, time being the essence to this contract, and said principal sum and said accrued interest shall both bear interest at the maximum rate per annum allowed by law, from such time until paid.

Each maker and endorser waives presentment, protest, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if counsel shall, after maturity of this note of default, hereunder or under said mortgage, be employed to collect this note or to protect the security thereof.

Documentary Tax has been paid and proper stamps have been affixed to the Mortgage.


Anita Jo Watson

Maker's Address:

8537 San Lucas Calzada Pensacola, FL 32507

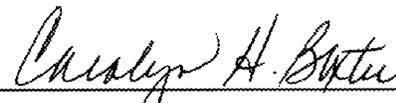
Recorded in Public Records 09/07/2007 at 03:31 PM OR Book 6214 Page 771,
Instrument #2007086418, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

BAYOU GRANDE VILLA ASSOCIATION, INC
8510 Matador Camino
Pensacola, FL 32507

CLAIM OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Bayou Grande Villa Association, Inc., 8510 Matador Camino, Pensacola, FL 32507, being duly sworn says that in pursuance of a contract with Anita Jo Watson. It claims the following lien, to the value of \$985.20 of the following described real property, Lot 6, 7 & 8, Block F Bayou Grande Villa, a subdivision of a portion of Section 4, Township 3 South, Range 31 W, Escambia County, FL, according to plat book 8 at page 4 of the public records. Owned, Watson, Anita Jo, Pensacola, FL 32507, whose interest in such real property is OWNERSHIP. There is an unpaid amount of \$985.20 for which amount it claims a lien of the real property herein described. In addition, from the filing date of this lien, the amount owed will increase monthly by the amount of assessments owed for that month plus interest at three quarters of one percent (9% per year) on the total unpaid balance, plus a \$10.00 filing and service fee.


Carolyn H. Baxter, Secretary

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the undersigned Notary Public, personally appeared Carolyn H. Baxter, known to me to be the individual described by said name who executed foregoing instrument and acknowledged before me that she executed the same for the uses and purposes therein set forth, and has produced a Driver's License # B236-108-47-809-0 as identification. Given under my hand and official seal this 5th day of September A.D 2007.



KRISTAL D. KELLEY
Notary Public-State of FL
Comm. Exp. May 28, 2011
Comm. No. DD 854877


Notary Public
My commission Expires: May 26, 2011

A copy of this instrument was furnished to by MAIL on 5th day of September, 2007.

Prepared by Carolyn H. Baxter, Secretary

Recorded in Public Records 01/23/2009 at 03:27 PM OR Book 6418 Page 291, Instrument #2009004493, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 01/07/2009 at 03:00 PM OR Book 6413 Page 989, Instrument #2009000975, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT
IN AND FOR ESCAMBIA
COUNTY, FLORIDA
CASE NUMBER: 2008-SC-5664
DIVISION: V

HSBC BANK NEVADA, N.A., as successor in interest to
Direct Merchants Credit Card Bank, N.A.
Plaintiff,

vs.

ANITA J WATSON

Defendant(s).

FINAL JUDGMENT

The Court finding the Defendant(s) is/are indebted to the Plaintiff in the sum of \$2,860.55, it is:

ADJUDGED that the Plaintiff, HSBC BANK NEVADA, N.A., as successor in interest to , Direct Merchants Credit Card Bank, N.A., recover from the Defendant(s), ANITA J WATSON, the principal sum of \$2,860.55 and prejudgment interest of \$0.00 with costs of \$330.00, and attorneys fees of \$300.00 for a total of \$3,490.55 that shall bear interest at the rate of 6% per year, for all of the above let execution issue.

DONE AND ORDERED at PENSACOLA, ESCAMBIA County, Florida this 28 day of January, 2009.

[Signature]
JUDGE

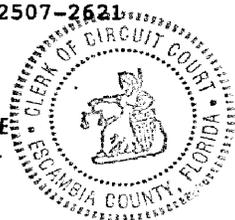
Copies furnished to:
Attorney for Plaintiff
BRAY & LUNSFORD, P.A.
P. O. Box 53197
Jacksonville, FL 32201
PHONE: (904) 355-9921

PLAINTIFF'S ADDRESS (FS 55.10)

HSBC BANK NEVADA, N.A.
1111 TOWN CENTER DRIVE
LAS VEGAS, NV 89128

ANITA J WATSON
SS # [REDACTED]
Defendant
8537 SAN LUCUS CALZADA
PENSACOLA, FL 32507-2621

2009 JAN -2 A 11: 13
ERNE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
COUNTY CIVIL DIVISION
FILED & RECORDED



"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"

BY: *[Signature]* D.C.

Case: 2008 SC 005664
00076558515
Dkt: CC1033 Pg#:

Recorded in Public Records 09/11/2014 at 08:41 AM OR Book 7225 Page 1759,
Instrument #2014066794, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

Prepared by:
Emerald Coast Title
811 North Spring Street
Pensacola, FL 32501
Phone (850) 434-3223
File #14-9921

NOTICE OF HOMESTEAD

To: HSBC Bank Nevada, N.A., as successor in interest to
Direct Merchants Credit Card Bank, N.A.
1111 Town Center Drive
Las Vegas, NV 89125

C/O Bray & Lunsford, P.A.
P.O. Box 53197
Jacksonville, FL 32201

You are notified that the undersigned claims as homestead exempt from levy and execution under Section 4, Article X of the State Constitution, the following described property:

Lots 6, 7 & 8, Block F, Bayou Grande Villa, a subdivision of a portion of Section 4, Township 3 South, Range 31 West, Escambia County, Florida, according to the plat thereof as recorded in Plat Book 8, page 4, of the Public Records of Escambia County, Florida.

The undersigned certifies, under oath, that they have applied for and received the homestead tax exemption as to the above-described property, that 33-2S-31-2400-006-006 is the tax identification parcel number of this property, and that the undersigned has resided on this property continuously and uninterruptedly from December 5, 1974, to the date of this Notice of Homestead.

The undersigned also certifies, under oath, that the judgment lien filed by you on January 7, 2009, recorded in Official Records Book 6413, Page 989, and on January 23, 2009, recorded in Official Records Book 6418, Page 291, of the Public Records of Escambia County, Florida, does not constitute a valid lien on the described property.

YOU ARE FURTHER NOTIFIED, PURSUANT TO SECTION 222.01, ET SEQ., FLORIDA STATUTES, THAT WITHIN 45 DAYS AFTER THE MAILING OF THIS NOTICE YOU MUST FILE AN ACTION IN THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, FOR A DECLARATORY JUDGMENT TO DETERMINE THE CONSTITUTIONAL HOMESTEAD STATUS OF THE SUBJECT PROPERTY OR TO FORECLOSE YOUR JUDGMENT LIEN ON THE PROPERTY AND RECORD A LIS PENDENS IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE HOMESTEAD IS LOCATED. YOUR FAILURE TO SO ACT WILL RESULT IN ANY BUYER OR LENDER, OR HIS OR HER SUCCESSORS AND ASSIGNS, UNDER THE ABOVE-DESCRIBED CONTRACT OF SALE OR LOAN COMMITMENT TO TAKE FREE AND CLEAR OF ANY JUDGMENT LIEN YOU MAY HAVE ON THE PROPERTY.

This 8th day of September, 2014.

Anita Jo Watson
Anita Jo Watson

Owners Address: 8537 San Lucas Calzada
Pensacola, FL 32507

STATE OF FLORIDA
COUNTY OF ESCAMBIA

SWORN TO AND SUBSCRIBED before me, **Anita Jo Watson**, who is personally known to me or who produced _____ as identification.



Shane C. Gordon
Notary Public

FOR CLERK'S USE ONLY

I, Pam Childers, Clerk of the Circuit Court, in and for Escambia County, Florida, do hereby certify that this Notice of Homestead was mailed to the above named party set forth above, via certified mail, return receipt requested, on the 11th day of September, 2014.

Pam Childers, Clerk of Circuit Court



By: Gail Bare
Printed Name: Gail Bare
Deputy Clerk