



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

0725-19

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	BLACK CUB, LLC SB MUNI CUST FOR PO BOX 31191 TAMPA, FL 33631-3191	Application date	Apr 23, 2024
Property description	MARTINEZ JUAN J SANCHEZ MARTINEZ MONICA 1814 BLAKELY AVE PENSACOLA, FL 32507 1814 BLAKELY AVE 10-0360-000 LTS 5 6 BLK 48 BEACH HAVEN PLAT DB 46 P 51 OR 7555 P 1072 SEC 54/35 T2S R 30/31 LESS OR 3279 P 113 G (Full legal attached.)	Certificate #	2022 / 4678
		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)
# 2022/4678	06/01/2022	918.96	45.95	964.91
→Part 2: Total*				964.91


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)
# /					
Part 3: Total*					0.00

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)	964.91
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	964.08
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)	2,303.99

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 April 25th, 2024

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>07/02/2025</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.

LTS 5 6 BLK 48 BEACH HAVEN PLAT DB 46 P 51 OR 7555 P 1072 SEC 54/35 T2S R 30/31 LESS OR 3279 P 113 GULF BEACH HWY RAW

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400749

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
BLACK CUB, LLC
SB MUNI CUST FOR
PO BOX 31191
TAMPA, FL 33631-3191,

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
10-0360-000	2022/4678	06-01-2022	LTS 5 6 BLK 48 BEACH HAVEN PLAT DB 46 P 51 OR 7555 P 1072 SEC 54/35 T2S R 30/31 LESS OR 3279 P 113 GULF BEACH HWY R/W

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
BLACK CUB, LLC
SB MUNI CUST FOR
PO BOX 31191
TAMPA, FL 33631-3191

04-23-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)



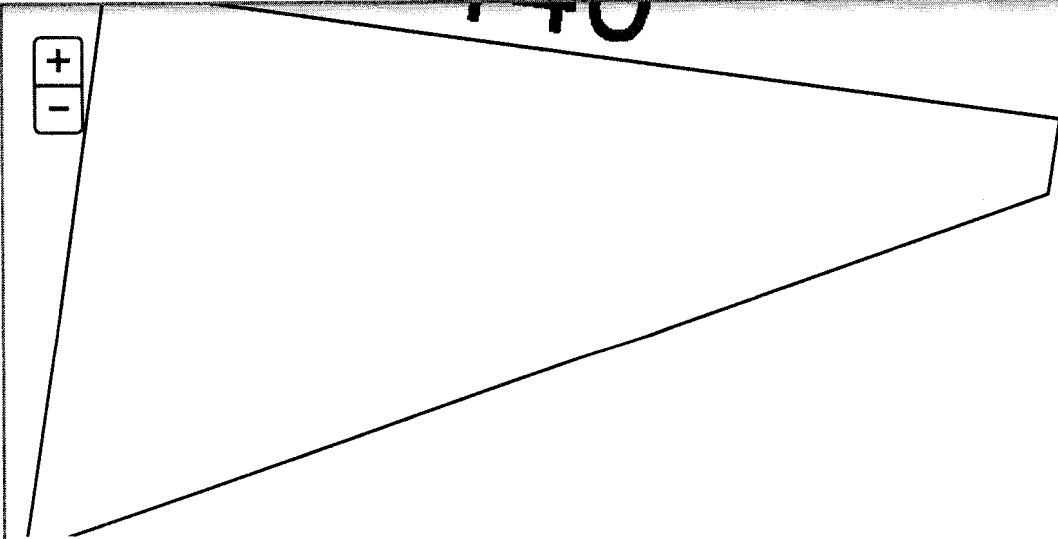
[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:	352S311000005048					Year	Land	Imprv	Total	Cap Val
Account:	100360000					2023	\$9,965	\$53,947	\$63,912	\$59,345
Owners:	MARTINEZ JUAN J SANCHEZ MARTINEZ MONICA					2022	\$9,965	\$48,139	\$58,104	\$53,950
Mail:	1814 BLAKELY AVE PENSACOLA, FL 32507					2021	\$9,965	\$40,089	\$50,054	\$49,046
Situs:	1814 BLAKELY AVE 32507					Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑					Tax Estimator				
Taxing Authority:	COUNTY MSTU					File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window					Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										

Sales Data						2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
07/07/2016	7555	1072	\$40,000	WD	📄	Legal Description	
06/2005	5677	1252	\$100	QC	📄	LTS 5 6 BLK 48 BEACH HAVEN PLAT DB 46 P 51 OR 7555 P 1072 SEC 54/35 T2S R 30/31 LESS OR 3279 P 113 GULF BEACH... 🔑	
06/2005	5665	1070	\$92,000	WD	📄		
01/2000	4520	497	\$30,000	WD	📄		
01/2000	4520	494	\$100	WD	📄	Extra Features	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						None	

Parcel Information		Launch Interactive Map	
<div>Section</div> <div>Map Id:</div> <div>35-2S-31-3</div> <div>Approx. Acreage:</div> <div>0.1525</div> <div>Zoned: </div> <div>HC/LI</div> <div>HC/LI</div> <div>HC/LI</div> <div>HC/LI</div> <div>HC/LI</div> <div>HC/LI</div> <div>HC/LI</div> <div>HC/LI</div> <div>HC/LI</div> <div>HC/LI</div> <div>HC/LI</div> <div></div>		<div></div>	
<div>View Florida Department of Environmental Protection(DEP) Data</div>			

HC/LI
HC/LI
HC/LI
HC/LI
HC/LI

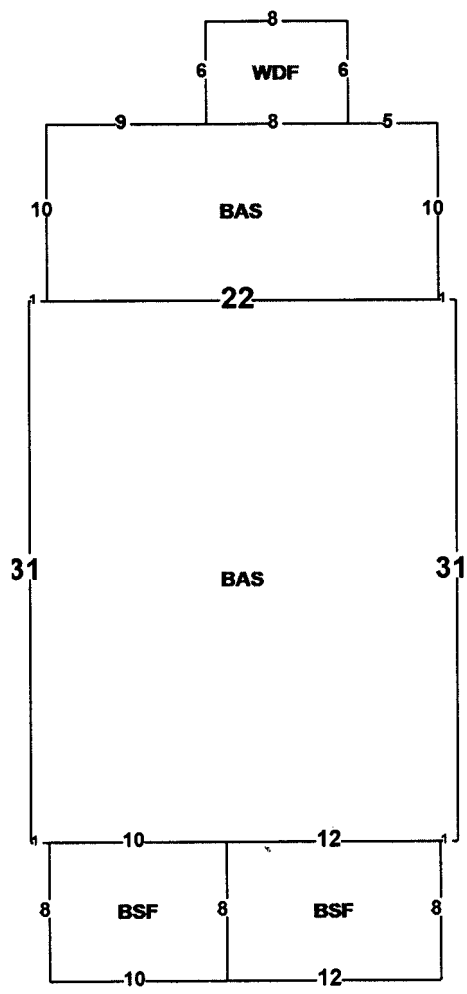
Evacuation
& Flood
Information
Open
Report

Buildings

Address:1814 BLAKELY AVE, Year Built: 1940, Effective Year: 1965, PA Building ID#: 110555

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1188 Total SF

BASE AREA - 964
BASE SEMI FIN - 176
WOOD DECK FIN - 48

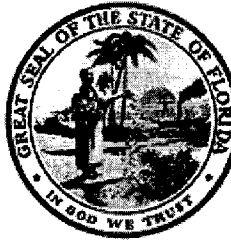
Images



6/9/2017 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: 100360000 Certificate Number: 004678 of 2022**

**Payor: JUAN J SANCHEZ MARTINEZ 1814 BLAKELY AVE PENSACOLA, FL 32507 Date
10/31/2024**

Clerk's Check #	1	Clerk's Total	\$558.60
Tax Collector Check #	1	Tax Collector's Total	\$2,828.64
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,584.24

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>



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 #: 10-0360-000 CERTIFICATE #: 2022-4678

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: March 17, 2005 to and including March 17, 2025 Abstractor: K. GERARD

BY

Michael A. Campbell,
As President
Dated: March 20, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

March 20, 2025

Tax Account #: **10-0360-000**

1. The Grantee(s) of the last deed(s) of record is/are: **MONICA MARTINEZ AND JUAN J SANCHEZ MARTINEZ**

By Virtue of Warranty Deed recorded 7/12/2016 in OR 7555/1072

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 Danny Rainey and Phyllis K. Rainey recorded 7/12/2016 OR 7555/1075**
 - b. **Judgment in favor of Escambia County recorded 1/8/2018 OR 7835/672**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 10-0360-000

Assessed Value: \$65,279.00

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: JUL 2, 2025
TAX ACCOUNT #: 10-0360-000
CERTIFICATE #: 2022-4678

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>2024</u> tax year.

JUAN J SANCHEZ MARTINEZ
MONICA MARTINEZ
1814 BLAKELY AVE
PENSACOLA, FL 32507

DANNY RAINEY & PHYLLIS RAINEY
31155 OLD WASHINGTON ROAD
WALLER, TX 77484

MONICA BOCOCK MARTINEZ
423 BRIGDEWATER CT
MARY ESTHER, FL 32569

Certified and delivered to Escambia County Tax Collector, this 19th day of March 2025.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As Its President

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

PROPERTY INFORMATION REPORT

March 20, 2025

Tax Account #:10-0360-000

LEGAL DESCRIPTION EXHIBIT "A"

**LTS 5 6 BLK 48 BEACH HAVEN PLAT DB 46 P 51 OR 7555 P 1072 SEC 54/35 T2S R 30/31 LESS OR
3279 P 113 GULF BEACH HWY R/W**

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-0360-000(0725-19)

Recorded in Public Records 07/12/2016 at 12:24 PM OR Book 7555 Page 1072,
Instrument #2016052635, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$280.00

27.00
280.00
307.00

Prepared by and Return to:
Julie Messer, an employee of
First International Title, Inc.
411 W Gregory Street
Pensacola, FL 32502

File No.: 86197-59

WARRANTY DEED

This indenture made on July 7, 2016, by **Danny Rainey and Phyllis K. Rainey, husband and wife** whose address is: 31155 Old Washington Road, Waller, Texas, 77484, hereinafter called the "grantor", to **Monica Martinez and Juan J. Sanchez Martinez, wife and husband** whose address is: 1814 Blakley Ave Pensacola, FL 32507 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

"SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION"

Parcel Identification Number: 352S31-1000-005-048

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2015.

BK: 7555 PG: 1073

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

[Signature]
Danny Rainey

[Signature]
Phyllis K. Rainey

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
Print Name: 3 Samantha Prescher

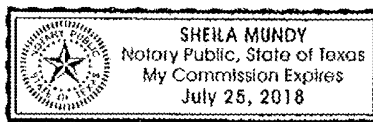
[Signature]
Witness Signature
Print Name: 5 BARBARA CUNNER

State of Texas

County of 6 Harris

The Foregoing Instrument Was Acknowledged before me on the 11 day of July, 2016, by **Danny Rainey and Phyllis K. Rainey, husband and wife** who is/are personally known to me or who has/have produced the following as identification: driver license.

[Signature]
Notary Public
Printed Name: 9 Sheila Mundy
My Commission expires: 7-7/25/18



10

BK: 7555 PG: 1074 Last Page

Escrow File No.: 86197-59

EXHIBIT "A"

Lots 5 and 6, Block 48, BEACH HAVEN TRACT, Section 35, Township 2 South, Range 31 West and Section 54, Township 2 South, Range 30 West, according to plat of Subdivision of BEACH HAVEN, recorded in Deed Book 46, Page(s) 51, of the Public Records of Escambia County, Florida.

Less and except that part of Lots 5 and 6, Block 48, BEACH HAVEN TRACT, Section 35, Township 2 South, Range 31 West and Section 54, Township 2 South, Range 30 West, according to plat of subdivision of BEACH HAVEN, recorded in Deed Book 46, Page(s) 51, of the Public Records of Escambia County, Florida, lying Northerly of and within 63 feet of the survey line of State Road No. 292, Section 48050, said survey line being described as follows: Commence on the existing East Right-of-Way line (80 foot R/W) of Bainbridge Avenue at a four inch by four inch concrete monument marking the Northwest corner of Lot 1, Block 38, BEACH HAVEN SUBDIVISION, as recorded in Deed Book 46, Page(s) 51, of the Public Records of Escambia County, Florida; thence North 8 degrees 12 minutes 01 seconds 111.23 feet to the centerline of existing State Road No. 292; thence South 71 degrees 16 minutes 46 seconds West along said centerline, 485.94 feet to the beginning of survey line described herein; thence North 71 degrees 16 minutes 46 seconds East, 858.26 feet; thence North 70 degrees 48 minutes 48 seconds East 1662.37 feet; thence North 70 degrees 08 minutes 04 seconds East, 4185.17 feet (crossing the East line of Section 35, Township 2 South, Range 31 West and the West line of Section 54, Township 2 South, Range 30 West) to the West Right-of-Way line (80 foot R/W) of Mills (21st) Avenue and the end of survey line herein described; thence for the purpose of reference only, North 8 degrees 18 minutes 55 seconds East, along said West Right-of-Way line of Mills Avenue, 284.78 feet to a one inch iron pipe marking the Northeast Corner of Block 159 of said BEACH HAVEN SUBDIVISION.

Recorded in Public Records 07/12/2016 at 12:24 PM OR Book 7555 Page 1075,
Instrument #2016052636, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 MTG Stamps \$105.00 Int. Tax \$60.00

35.50
60.00
105.00
200.50

Prepared by and return to:

Julie Messer

First International Title - Pensacola Branch Downtown

411 W Gregory St

Pensacola, FL 32502

File Number: 86197-59

(Space Above This Line For Recording Data)

MORTGAGE

This Indenture, Made this July 12, 2016, by and between Monica Martinez and Juan J. Sanchez Martinez, wife and husband whose address is 1814 Blakley Ave, Pensacola, FL 32507, hereinafter called the Mortgagor, and Danny Rainey and Phyllis K. Rainey, husband and wife, whose address is 31155 Old Washinton Road, Waller, TX 77484, hereinafter called the Mortgagee:

"See attached Exhibit "A" for Promissory Note"

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/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 the County of Escambia, State of Florida, to-wit:

Lots 5 and 6, Block 48, BEACH HAVEN TRACT, Section 35, Township 2 South, Range 31 West and Section 54, Township 2 South, Range 30 West, according to plat of Subdivision of BEACH HAVEN, recorded in Deed Book 46, Page(s) 51, of the Public Records of Escambia County, Florida.

Less and except that part of Lots 5 and 6, Block 48, BEACH HAVEN TRACT, Section 35, Township 2 South, Range 31 West and Section 54, Township 2 South, Range 30 West, according to plat of subdivision of BEACH HAVEN, recorded in Deed Book 46, Page(s) 51, of the Public Records of Escambia County, Florida, lying Northerly of and within 63 feet of the survey line of State Road No. 292, Section 48050, said survey line being described as follows: Commence on the existing East Right-of-Way line (80 foot R/W) of Bainbridge Avenue at a four inch by four inch concrete monument marking the Northwest corner of Lot 1, Block 38, BEACH HAVEN SUBDIVISION, as recorded in Deed Book 46, Page(s) 51, of the Public Records of Escambia County, Florida; thence North 8 degrees 12 minutes 01 seconds 111.23 feet to the centerline of existing State Road No. 292; thence South 71 degrees 16 minutes 46 seconds West along said centerline, 485.94 feet to the beginning of survey line described herein; thence North 71 degrees 16 minutes 46 seconds East, 858.26 feet; thence North 70 degrees 48 minutes 48 seconds East 1662.37 feet; thence North 70 degrees 08 minutes 04 seconds East, 4185.17 feet (crossing the East line of Section 35, Township 2 South, Range 31 West and the West line of Section 54, Township 2 South, Range 30 West) to the West Right-of-Way line (80 foot R/W) of Mills (21st) Avenue and the end of survey line herein described; thence for the purpose of reference only, North 8 degrees 18 minutes 55 seconds East, along said West Right-of-Way line of Mills Avenue, 284.78 feet to a one inch iron pipe marking the Northeast Corner of Block 159 of said BEACH HAVEN SUBDIVISION.

Parcel Identification Number: 352S31-1000-005-048

BK: 7555 PG: 1076

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 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 for 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, 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.

BK: 7555 PG: 1077

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: Jacqueline B Noel

Monica Martinez
Monica Martinez

Witness Name: Julie A. Messer

Witness Name: _____

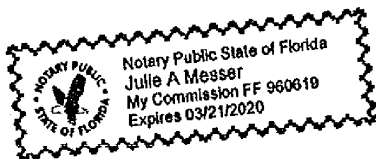
Juan J Sanchez Martinez
Juan J. Sanchez Martinez

Witness Name: _____

State of Florida

County of Escambia

The foregoing instrument was acknowledged before me this 12th day of July, 2016, by Monica Martinez and Juan J. Sanchez Martinez, wife and husband, who () are personally known to me or (X) have produced driver license as identification.



Julie A. Messer
Notary Public

Printed Name: _____

My Commission Expires: _____

BK: 7555 PG: 1078 Last Page

Exhibit "A"

PROMISSORY NOTE

\$30,000.00

July 12, 2016

Pensacola, Escambia County, Florida

FOR VALUE RECEIVED, the undersigned promise to pay to the order of Danny Rainey and Phyllis K. Rainey, husband and wife, at 31155 Old Washington Road, Waller, TX 77484 or at such other address as may be indicated in writing, in the manner hereinafter specified, the principal sum of THIRTY THOUSAND AND 00/100 DOLLARS (\$30,000.00) with interest from the date hereof, at the rate of Six and 00/100 percent (6%) per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America, on the date and in the following manner:

The sum of \$579.98 representing a payment of principal and interest shall be due and payable on August 12, 2016, and on the 12th day of each month thereafter until July 12, 2021, at which time the remaining principal balance, together with any accrued but unpaid interest, shall be due:

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

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

This note may not be assumed without the prior written consent of the Note Holder.

A late fee of 5% will be imposed on any installment not received within 10 days of due date.

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

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

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

Monica Martinez
Monica Martinez

Juan J. Sanchez Martinez
Juan J. Sanchez Martinez

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

Recorded in Public Records 1/8/2018 9:50 AM OR Book 7835 Page 672,
Instrument #2018001630, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 65949456 E-Filed 12/29/2017 05:58:36 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2016 CF 002357 A

MONICA BOCOCK MARTINEZ

CITATION NO: A64OF6E
A64OF7E

423 BRIDGEWATER CT
MARY ESTHER, FL 32569

DIVISION: E
DATE OF BIRTH: 03/15/1970

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

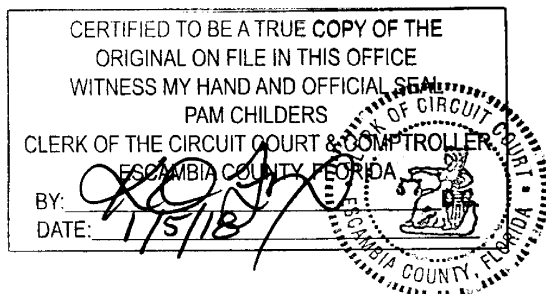
On **DECEMBER 20, 2017**, an order assessing fines, costs, and additional charges was entered against the Defendant, **MONICA BOCOCK MARTINEZ**. Defendant has failed to make payment in full in accordance with this order. Therefore,

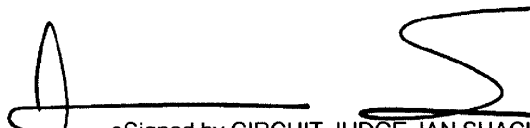
IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$1,966.00**, which shall bear interest at the rate prescribed by law, **5.35%**, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.




eSigned by CIRCUIT JUDGE JAN SHACKELFORD
on 12/29/2017 15:18:26 SdoEp6RI
CIRCUIT JUDGE

(CFCTMMFNLCHRG2 424984)