



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

1124-33

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	LEWIS CHRISTY R 874 LEXINGTON RD PENSACOLA, FL 32514 874 LEXINGTON RD 11-0913-468 LT 63 BLK C BOULDER CREEK FIRST ADDN PB 14 P 6 OR 4229 P 1366	Certificate #	2022 / 5421
		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)
# 2022/5421	06/01/2022	1,673.50	83.68	1,757.18
→ Part 2: Total*				1,757.18

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)	1,757.18
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,594.66
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)	3,726.84

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

Sign here: Candice Lewis
Signature, Tax Collector or Designee

Escambia, Florida
Date April 22nd, 2024

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

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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.	72,159
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/06/2024</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: 2400139

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
11-0913-468	2022/5421	06-01-2022	LT 63 BLK C BOULDER CREEK FIRST ADDN PB 14 P 6 OR 4229 P 1366

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:	231N302201063003	Year	Land	Imprv	Total	Cap Val
Account:	110913468	2023	\$45,000	\$226,510	\$271,510	\$144,318
Owners:	LEWIS CHRISTY R	2022	\$20,000	\$205,466	\$225,466	\$140,115
Mail:	874 LEXINGTON RD PENSACOLA, FL 32514	2021	\$20,000	\$165,655	\$185,655	\$136,034
Situs:	874 LEXINGTON RD 32514	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
03/1998	4229	1366	\$99,000	WD	📄	Legal Description LT 63 BLK C BOULDER CREEK FIRST ADDN PB 14 P 6 OR 4229 P 1366
06/1997	4138	309	\$23,000	WD	📄	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features POOL

Parcel Information		Launch Interactive Map				
Section Map Id: 23-1N-30-1						
Approx. Acreage: 0.4423						
Zoned: 🔍						
LDR						
LDR						
LDR						
LDR						
LDR						
LDR						
LDR						
LDR						
Evacuation & Flood Information		View Florida Department of Environmental Protection(DEF) Data				
Open Report						
		Buildings				

Address: 874 LEXINGTON RD, Year Built: 1998, Effective Year: 1998, PA Building ID#: 4298

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-8

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-HIP-HI PITCH

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME



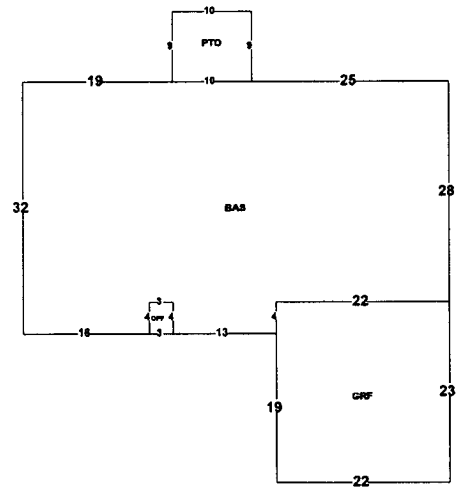
Areas - 2236 Total SF

BASE AREA - 1628

GARAGE FIN - 506

OPEN PORCH FIN - 12

PATIO - 90



Images



9/12/2019 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.

Last Updated: 04/26/2024 (tc.2676)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 05421**, 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 63 BLK C BOULDER CREEK FIRST ADDN PB 14 P 6 OR 4229 P 1366

SECTION 23, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110913468 (1124-33)

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

CHRISTY R LEWIS

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 November, which is the **6th day of November 2024**.

Dated this 29th day of April 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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



**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: 110913468 Certificate Number: 005421 of 2022**

Payor: CHRISTY R LEWIS 874 LEXINGTON RD PENSACOLA, FL 32514 Date 4/29/2024

Clerk's Check #	1	Clerk's Total	\$503.88
Tax Collector Check #	1	Tax Collector's Total	\$4,124.41
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,745.29

\$3,869.09

\$3886.09

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: _____
Deputy Clerk

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

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



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

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

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

**Case # 2022 TD 005421
 Redeemed Date 4/29/2024**

Name CHRISTY R LEWIS 874 LEXINGTON RD PENSACOLA, FL 32514

Clerk's Total = TAXDEED	\$503.88 \$3,869.09
Due Tax Collector = TAXDEED	\$4,124.41
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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No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 110913468 Certificate Number: 005421 of 2022

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/6/2024"/>	Redemption Date <input type="text" value="4/29/2024"/>
Months	7	0
Tax Collector	<input type="text" value="\$3,726.84"/>	<input type="text" value="\$3,726.84"/>
Tax Collector Interest	\$391.32	\$0.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,124.41	<input type="text" value="\$3,733.09"/> 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	\$47.88	\$0.00
Total Clerk	\$503.88	<input type="text" value="\$456.00"/> 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	\$4,745.29	\$4,206.09
	Repayment Overpayment Refund Amount	\$539.20
Book/Page	<input type="text"/>	<input type="text"/>

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9138, Page 336, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05421, issued the 1st day of June, A.D., 2022

TAX ACCOUNT NUMBER: **110913468 (1124-33)**

DESCRIPTION OF PROPERTY:

LT 63 BLK C BOULDER CREEK FIRST ADDN PB 14 P 6 OR 4229 P 1366

SECTION 23, TOWNSHIP 1 N, RANGE 30 W

NAME IN WHICH ASSESSED: CHRISTY R LEWIS

Dated this 29th day of April 2024.



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 #: 11-0913-468 CERTIFICATE #: 2022-5421

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: July 03, 2004 to and including July 03, 2024 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: July 11, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 11, 2024

Tax Account #: **11-0913-468**

1. The Grantee(s) of the last deed(s) of record is/are: **DONALD F. LEWIS AND CHRISTY R. LEWIS**
By Virtue of Warranty Deed recorded 3/4/1998 in OR 4229/1366

ABTRACTOR'S NOTE: WE FIND A DEATH CERTIFICATE ON A DONALD FRANCIS LEWIS IN OR 7373/1821 BUT THERE WAS A DIFFERENT SPOUSE SO WE ARE UNABLE TO DETERMINE IF IT IS OUR DONALD F. LEWIS. WE FIND NO PROBATE OR OTHER DEATH CERTIFICATES FOR A DONALD F. LEWIS SO HAVE INCLUDED HIM AND HIS ESTATE FOR NOTICE.

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 Capital One Home Loans, LLC recorded 7/31/2006 OR 5959/1601**
 - b. **Judgment in favor of Unifund CCR Partners, LLC recorded 8/4/2005 OR 5698/598**
 - c. **Claim of Lien in favor of RRCA, LLC recorded 09/23/2021.**
 - d. **Judgment in favor of John Straub recorded 12/05/2022 – OR 8899/7**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 11-0913-468

Assessed Value: \$144,318.00

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: NOV 6, 2024

TAX ACCOUNT #: 11-0913-468

CERTIFICATE #: 2022-5421

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.

ESTATE OF DONALD F LEWIS
CHRISTY R LEWIS
DONALD F LEWIS
874 LEXINGTON RD
PENSACOLA, FL 32514

CAPITAL ONE HOME LOANS, LLC
7311 W. 132ND STREET, SUITE 300
OVERLAND PARK, KS 66213

UNIFUND CCR PARTNERS, LLC
10625 TECHWOODS CIR
CINCINNATI, OH 45242

RRCA LLC
1951 J AND C BLVD
NAPLES, FL 34109

JOHN STRAUB
1623 N 19TH AVE
PENSACOLA, FL 32503

CHRISTY LEWIS
615 NORTH Z ST
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 11th day of July, 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

July 11, 2024

Tax Account #:11-0913-468

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 63 BLK C BOULDER CREEK FIRST ADDN PB 14 P 6 OR 4229 P 1366

SECTION 23, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-0913-468(1224-33)

1500 ✓
693.00

This Instrument Prepared by: Ann Parsons,
An Officer of Associated Land Title Group, Inc. (190),
4900 Bayou Blvd., Suite 201, Pensacola, FL 32503,
For Purposes of Title Ins.
File # 190-98-0261
Parcel ID # 23-1N-31-2201-065-003

OR BK 4229 PG1366
Escambia County, Florida
INSTRUMENT 98-462632

DEED DOC STAMPS PD @ ESC CO \$ 693.00
03/04/98 ERNIE LEE MAGANA, CLERK
By: *[Signature]*

**Warranty Deed
(Corporation)
(Statutory-Sec. 689.02 F.S.)**

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

STATE OF FLORIDA
COUNTY OF Escambia

KNOW ALL MEN BY THESE PRESENTS:

That Gates & McCluskey Construction, Inc., whose address is 82 E. Nine Mile Road,
Pensacola, Florida 32534

a Florida corporation, Grantor, for and in consideration of Ten Dollars (\$10.00)
and other good and valuable considerations the receipt of which is hereby
acknowledged has bargained, sold, conveyed and granted unto

Donald F. Lewis and Christy R. Lewis, husband and wife
SS#:) Grantee, Whose address is 874 Lexington Road, Pensacola, FL 32514

grantee's heirs, executors, administrators and assigns, forever, the following
described property, situate, lying and being in the County of Escambia, State of
Florida, to-wit:

Lot 63, Block C, Boulder Creek, First Addition, being a portion
of Section 23, Township 1 North, Range 30 West, Escambia County,
Florida, according to Plat recorded in Plat Book 14, Page 6 of
the Public Records of Escambia County, Florida.

Subject to easements and restrictions of record, if any, which are specifically not
extended or reimposed hereby. Subject to 1998 taxes and assessments.

and said grantor does hereby fully warrant the title to said land, and will defend the same
against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal
on March 2, 1998.

Signed, sealed and delivered in the presence of:

E. Ann Parsons

Gates & McCluskey Construction, Inc.

E. Ann Parsons

PLEASE PRINT OR TYPE NAME AS IT APPEARS

By: David P. McCluskey, Jr.
David P. McCluskey, Jr., President

Jan Humphreys

Attested By: _____

Jan Humphreys

PLEASE PRINT OR TYPE NAME AS IT APPEARS

PLEASE PRINT OR TYPE NAME AS IT APPEARS

STATE OF Florida COUNTY OF Escambia

Before me personally appeared David P. McCluskey, Jr., President of above named corporation under the laws of the aforesaid State, to me known by the method indicated below to be the persons described in and who executed the foregoing conveyance and severally acknowledged the execution thereof to be their act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the duly authorized act and deed of said corporation. Given under my hand and seal official on March 2, 1998.

(☒) To me personally known () Identified by Driver's License () Identified by _____

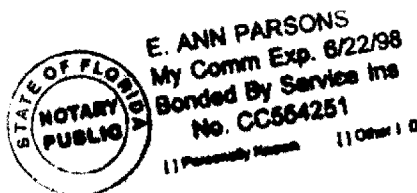
My Commission Expires: _____

Commission No.: _____

E. Ann Parsons

Notary Public

PLEASE PRINT OR TYPE NAME AS IT APPEARS



RESIDENTIAL SALES
**ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

OR BK 4229 PG1368
Escambia County, Florida
INSTRUMENT 98-462632

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

Name of Roadway: Lexington Road

Legal Address of Property: _____

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

This form completed by: Gates & McCluskey Construction, Inc.

Name
82 E. Nine Mile Road

Address
Pensacola, Florida 32534

City, State, Zip Code

AS TO SELLER(S):

David P. McCluskey Jr.
Seller's Name: David P. McCluskey, President
Gates & McCluskey Construction, Inc.

Seller's Name: _____

E. Ann Parsons
Witness' Name: E. Ann Parsons

Jan Humphreys
Witness' Name: Jan Humphreys

AS TO BUYER(S):

Donald F. Lewis
Buyer's Name: Donald F. Lewis

Christy R. Lewis
Buyer's Name: Christy R. Lewis

E. Ann Parsons
Witness' Name: E. Ann Parsons

Jan Humphreys
Witness' Name: Jan Humphreys

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

RCD Mar 04, 1998 03:02 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-462632

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive
St. Paul, MN 55117

32894677
This instrument was prepared by:
Cassie Brooks
7311 W. 132nd Street Ste 300
Overland Park, KS 66213
(913) 491-7779

MORTGAGE

THIS MORTGAGE is made this 13th day of July
Donald F. Lewis and Christy R. Lewis, husband and wife

MIN 1003932-2006193842-6
2006, between the Mortgagor,

874 Lexington Road, Pensacola, FL 32514

(herein "Borrower"), and the Mortgagee,
Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's
successors and assigns). MERS is organized and existing under the laws of Delaware, and has an address and telephone number
of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
Capital One Home Loans, LLC

existing under the laws of the United States of America
7311 W. 132nd Street Ste 300, Overland Park, KS 66213
("Lender") is organized and
, and has an address of

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 45,000.00 which
indebtedness is evidenced by Borrower's note dated July 13, 2006 and extensions and renewals
thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not
sooner paid, due and payable on July 18, 2026 ;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all
other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the
performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey
to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the
following described property located in the County of ESCAMBIA
State of Florida:
See Attached

which has the address of 874 Lexington Road
Pensacola
2006193842

[City], Florida 32514
2006193842

[Street]
[ZIP Code] (herein "Property Address");
0

FLORIDA - SECOND MORTGAGE - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT WITH MERS

Initials: D.F.L. C.R.
Form 3810
Amended 2/01



TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Mortgage; but, if necessary to comply with law or custom, MERS, (as nominee for Lender and Lender's successors and assigns), has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing or canceling this Mortgage.

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

4. Prior Mortgages and Deeds of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

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6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. Governing Law; Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs," "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

15. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

16. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

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Initials D.F.L. AL 0
Form 3810

If Lender exercises this option, Lender shall give Borrower 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 Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. Acceleration; Remedies. Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding, and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees, court costs, and costs of documentary evidence, abstracts and title reports.

18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees and court costs; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

20. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

21. Attorneys' Fees. As used in this Mortgage and in the Note, "attorneys' fees" shall include attorneys' fees, if any, which may be awarded by an appellate court.

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REQUEST FOR NOTICE OF DEFAULT
AND FORECLOSURE UNDER SUPERIOR
MORTGAGES OR DEEDS OF TRUST

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

NOTICE TO BORROWER

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.

Signed, sealed and delivered in the presence of:

Witness Nicole R. Nall
Nicole R. Nall

Donald F. Lewis (Seal)
Donald F. Lewis
874 Lexington Road
Pensacola, FL 32514 -Borrower

Witness Stephanie M. Ingram
Stephanie M. Ingram

Christy R. Lewis (Seal)
Christy R. Lewis
874 Lexington Road
Pensacola, FL 32514 -Borrower

(Address)

(Seal)

-Borrower

(Seal)

-Borrower

(Address)

(Seal)

-Borrower

(Address)

(Seal)

-Borrower

(Address)

(Seal)

-Borrower

(Address)

(Seal)

-Borrower

(Address)

(Address)

(Sign Original Only)

STATE OF FLORIDA,

Escambia

The foregoing instrument was acknowledged before me this
Donald F. Lewis and Christy R. Lewis

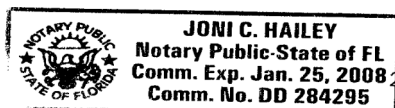
County ss:

July 13, 2006

by

who is personally known to me or who has produced Driver's License as identification.

2006193842



2006193842

Notary Public

Joni C. Hailey

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PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this 13th day of July 2006, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to Capital One Home Loans, LLC

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

874 Lexington Road, Pensacola, FL 32514

[Property Address]

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in

(the "Declaration"). The Property is a part of a planned unit development known as

[Name of Planned Unit Development]

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits and proceeds of Borrower's interest.

PUD COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. PUD Obligations. Borrower shall perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the: (i) Declaration; (ii) articles of incorporation, trust instrument or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

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MULTISTATE PUD RIDER - Single Family/Second Mortgage

MW 11/04

Page 1 of 3

Initials D.F. [Signature]

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VMP-207R (0411)

VMP Mortgage Solutions, Inc. (800)521-7291



B. Hazard Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes and floods, for which Lender requires insurance, then: (i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of the yearly premium installments for hazard insurance on the Property; and (ii) Borrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage provided by the master or blanket policy.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender. Lender shall apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Uniform Covenant 9.

E. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the "Constituent Documents" if the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

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F. Remedies. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.

Donald F. Lewis (Seal)
 Donald F. Lewis -Borrower
 874 Lexington Road
 Pensacola, FL 32514

Christy R. Lewis (Seal)
 Christy R. Lewis -Borrower
 874 Lexington Road
 Pensacola, FL 32514

____ (Seal)
 -Borrower

____ (Seal)
 -Borrower

____ (Seal)
 -Borrower

____ (Seal)
 -Borrower

____ (Seal)
 -Borrower

____ (Seal)
 -Borrower

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EXHIBIT A

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF PENSACOLA, COUNTY OF ESCAMBIA, AND STATE OF FLORIDA, TO WIT:

LOT 63, BLOCK C, BOULDER CREEK, FIRST ADDITION, BEING A PORTION OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 14, PAGE 6 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

TAX ID #: 23-IN-30-2201-0630-03

BY FEE SIMPLE DEED FROM GATES & MCCLUSKEY CONSTRUCTION, INC., A FLORIDA CORPORATION AS SET FORTH IN DEED BOOK 4229, PAGE 1366 AND RECORDED ON 3/4/1998, ESCAMBIA COUNTY RECORDS.

THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FILED FOR THIS PROPERTY. THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERENCED SOURCE.



U32894677-010P09

MORTGAGE
LOAN# 2006193842
US Recordings

Recorded in Public Records 04/13/2005 at 08:55 AM OR Book 5616 Page 1146,
Instrument #2005359178, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA
COUNTY, FLORIDA

CIVIL DIVISION

CASE NO: 2004-SC-005647

UNIFUND CCR PARTNERS, LLC.,

Plaintiff,

vs.

CHRISTY R LEWIS,

Defendant,

DEFAULT FINAL JUDGMENT

IT IS ADJUDGED THAT, pursuant to Fla. Sm. Cl. R. 7.170(a) and (b), Plaintiff, UNIFUND CCR PARTNERS, LLC., (who's address is: 10625 TECHWOODS CIRCLE, CINCINNATI, OH 45242) recover from Defendant, CHRISTY R LEWIS, Social Security Number [REDACTED] the sum of \$2,810.98 on principal, \$420.00 for attorney's fees, costs in the sum of \$290.00 and prejudgment interest of \$553.02, that shall bear interest at the rate of 7%, for which let execution issue.

It is further ordered and adjudged that the Defendant shall complete Florida Small Claims Rules Form 7.343 (**Fact Information Sheet**) and return it to plaintiff's attorney within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete form 7.343 and return it to the plaintiff's attorney.

DONE AND ORDERED in ESCAMBIA County, Florida this 6th day of April

2005.

Copies furnished to:

JOSEPH F. ROSEN, Esq.
Attorney for Plaintiff
Pollack & Rosen, P.A.
800 Douglas Road, Suite 450
Coral Gables, Florida 33134
Telephone No: 305-448-0006

CHRISTY R LEWIS
874 LEXINGTON RD
PENSACOLA, FL 32514-9511



Ernie Lee Magaha
COUNTY COURT JUDGE

Certified to be a true copy of
the original on file in this office
Witness my hand and official seal
ERNIE LEE MACAHA
Clerk of the Circuit Court
Escambia County, Florida
By: Roberta Carter D.C.
Date: August 4-2005

CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
JUL 27 2005
CIVIL DIVISION
JUL 27 2005
P 4 36

Return to:
RRCA, LLC
1951 J and C Blvd
Naples, FL 34109

This instrument was prepared by:

RRCA, LLC
1951 J and C Blvd
Naples, FL 34109

WARNING!

THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE TO OR DISCHARGE THIS LIEN.

CLAIM OF LIEN

State of FLORIDA
County of COLLIER

BEFORE ME, the undersigned Notary Public, personally appeared Donald Haight, MGRM who was duly sworn and says that he/she is the lienor herein RRCA, LLC who address is 1951 J and C Blvd Naples, FL 34109 and that in accordance with a contract with CHRISTY LEWIS, lienor furnished labor, services and materials consisting of Remove and replace roof on the following property in Escambia County, Florida;

BOULDER CREEK FIRST ADDN PB 14/6 LOT 63 BLK C
A/K/A 874 LEXINGTON RD. PENSACOLA, FL 32514
PARCEL #231N302201063003

Owned by CHRISTY R. LEWIS, a total value of Twenty Thousand Four Hundred Eighteen and 23/100 Dollars(\$20,418.23) of which there remains unpaid balance of \$5,868.23, and furnished the first of the items on 1/7/2021 and the last of the items on 7/7/2021; and (if the lien is claimed by one not in privity with the owner) that the lienor served his/her notice to owner on N/A by certified mail; and (if required) that the lienor served copies of the notice on the contractor on N/A, by US regular mail, and on the subcontractor on N/A, by US regular mail.

STATE OF FLORIDA
COUNTY OF COLLIER

RRCA, LLC

By: Donald Haight, MGRM

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of September, 2021, by Donald Haight, MGRM of RRCA, LLC, a Texas limited liability company, on behalf of the company.

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced:

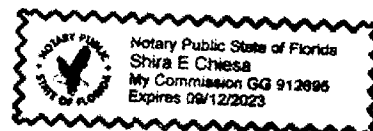
Notary Public

Print Name:

My Commission expires:

Affix Notary SEAL

Shira Chiesa
9/12/23



Filing # 162088416 E-Filed 11/30/2022 12:02:35 PM

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

JOHN STRAUB
1623 NORTH 19TH AVE
PENSACOLA, FL 32503
jstraub4@cox.net

Plaintiff

vs.

Case No. 2022 CC 006014
Division 5

CHRISTY LEWIS
615 NORTH Z STREET
PENSACOLA FL 32505
christylewis333@gmail.com

Defendant

FINAL JUDGMENT

At a Determine Rent Hearing, an Order was entered requiring the defendant/tenant to deposit the past due rent into the Registry if the tenant wished to fight the eviction or vacate the premises and return the keys to the landlord in exchange for a dismissal of the eviction. No money was deposited, and the landlord notified the court that the tenant failed to move and return the keys. Therefore, the plaintiff/landlord is entitled to possession, and it is,

ORDERED AND ADJUDGED that plaintiff shall recover from defendant, possession of **615 North Z Street, Pensacola, Escambia County, Florida 32505**, for which let writ of possession and execution issue.

DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida.


Escambia County Court Judge PAT KINSEY
on 11/30/2022 11:00:59 1Uxgo10

cc: Plaintiff
Defendant