



# 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

1124-59

## 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	WHITFIELD DONNA R 5800 N CENTURY BLVD CENTURY, FL 32535 5800 N CENTURY BLVD 12-1644-000 BEG AT NE COR OF SE1/4 S ALG E LI OF SEC 1000 FT W 594 1/100 FT FOR POB CONTINUE W 135 FT TO STATE R (Full legal attached.)	Certificate #	2022 / 6479
		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)
# 2022/6479	06/01/2022	814.13	40.71	854.84
→Part 2: Total*				854.84

## Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/6608	06/01/2023	1,849.16	6.25	110.18	1,965.59
Part 3: Total*					1,965.59

## Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,820.43
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,680.28
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	4,875.71

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

H



<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	79,421
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.

BEG AT NE COR OF SE1/4 S ALG E LI OF SEC 1000 FT W 594 1/100 FT FOR POB CONTINUE W 135 FT TO STATE RD 95 N 34 DEG 43 MIN E ALG RD 275 FT E 135 FT S 34 DEG 43 MIN W 275 FT TO POB OR 3688 P 374 OR 3984 P 561 OR 8023 P 336



# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400067

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
12-1644-000	2022/6479	06-01-2022	BEG AT NE COR OF SE1/4 S ALG E LI OF SEC 1000 FT W 594 1/100 FT FOR POB CONTINUE W 135 FT TO STATE RD 95 N 34 DEG 43 MIN E ALG RD 275 FT E 135 FT S 34 DEG 43 MIN W 275 FT TO POB OR 3688 P 374 OR 3984 P 561 OR 8023 P 336

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



Parcel Information


Section  
Map Id:  
13-5N-31

Approx.  
Acreage:  
0.7249

Zoned: 

RMU  
RMU  
RMU  
RMU  
RMU  
RMU  
RMU  
RMU  
RMU

Launch Interactive Map





Evacuation  
& Flood  
Information  
Open  
Report

Buildings

Address: 5800 N CENTURY BLVD. Year Built: 1963, Effective Year: 1980, PA Building ID#: 14479

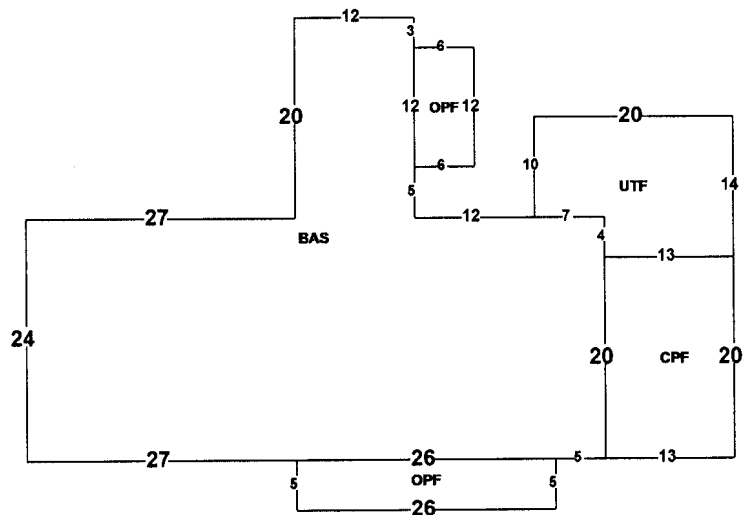
Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-VINYL SIDING  
EXTERIOR WALL-BRICK-CEMENT  
FLOOR COVER-HARDWOOD/PARQUET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-9  
NO. STORIES-1  
ROOF COVER-METAL/MODULAR  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



Areas - 2346 Total SF

BASE AREA - 1632  
CARPORT FIN - 260  
OPEN PORCH FIN - 202  
UTILITY FIN - 252



Images



5/2/2019 12:00:00 AM



5/2/2019 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: 04/29/2024 (tc.2310)



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 06479**, 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:

**BEG AT NE COR OF SE1/4 S ALG E LI OF SEC 1000 FT W 594 1/100 FT FOR POB CONTINUE W 135 FT TO STATE RD 95 N 34 DEG 43 MIN E ALG RD 275 FT E 135 FT S 34 DEG 43 MIN W 275 FT TO POB OR 3688 P 374 OR 3984 P 561 OR 8023 P 336**

**SECTION 13, TOWNSHIP 5 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 121644000 (1124-59)**

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

**DONNA R WHITFIELD**

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.

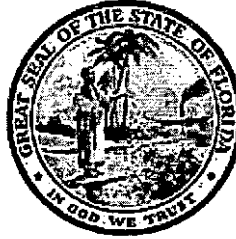


PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

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

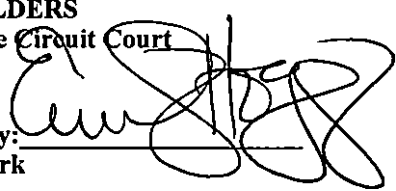
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 121644000 Certificate Number: 006479 of 2022**

**Payor: SURETY LAND TITLE OF FLORIDA LLC 2600 NORTH 12TH AVENUE PENSACOLA FL  
32503 Date 5/14/2024**

Clerk's Check #	1000990994	Clerk's Total	<del>\$503.88</del> <b>\$5,097.94</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$5,493.91</del>
		Postage	<del>\$100.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$6,014.79</del>

**\$5,114.94**

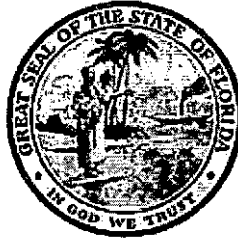
**PAM CHILDERS**  
Clerk of the Circuit Court

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 006479  
 Redeemed Date 5/14/2024**

**Name SURETY LAND TITLE OF FLORIDA LLC 2600 NORTH 12TH AVENUE PENSACOLA FL 32503**

Clerk's Total = TAXDEED	\$503.88	<del>\$5,393.91</del> <b>\$5,097.94</b>
Due Tax Collector = TAXDEED	\$5,393.91	
Postage = TD2	\$100.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

**• For Office Use Only**

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

No Information Available - See Dockets






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

**Tax Deed - Redemption Calculator**

**Account: 121644000 Certificate Number: 006479 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="5/14/2024"/> 
Months	7	1
Tax Collector	<input type="text" value="\$4,875.71"/>	<input type="text" value="\$4,875.71"/>
Tax Collector Interest	\$511.95	\$73.14
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,393.91	<input type="text" value="\$4,955.10"/> 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	\$6.84
Total Clerk	\$503.88	<input type="text" value="\$462.84"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,014.79	\$5,434.94
	Repayment Overpayment Refund Amount	\$579.85
Book/Page	<input type="text" value="9138"/>	<input type="text" value="608"/>



## 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 608, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06479, issued the 1st day of June, A.D., 2022

TAX ACCOUNT NUMBER: 121644000 (1124-59)

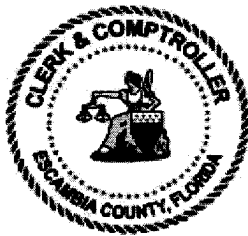
### DESCRIPTION OF PROPERTY:

BEG AT NE COR OF SE1/4 S ALG E LI OF SEC 1000 FT W 594 1/100 FT FOR POB CONTINUE W  
135 FT TO STATE RD 95 N 34 DEG 43 MIN E ALG RD 275 FT E 135 FT S 34 DEG 43 MIN W 275 FT  
TO POB OR 3688 P 374 OR 3984 P 561 OR 8023 P 336

SECTION 13, TOWNSHIP 5 N, RANGE 31 W

NAME IN WHICH ASSESSED: DONNA R WHITFIELD

Dated this 14th day of May 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 #: 12-1644-000 CERTIFICATE #: 2022-6479

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: June 27, 2004 to and including June 27, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: July 12, 2024



**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

July 12, 2024

Tax Account #: **12-1644-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JOSEPH A BROWNING**  
**By Virtue of Warranty Deed recorded 5/8/2024 in OR 9144/186**
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 Donna R Whitfield recorded 5/8/2024 OR 9144/188**
  - b. **Judgment in favor of Members First Credit Union of Florida recorded 10/27/2017 OR 7801/1357**
  - c. **Judgment in favor of Midland Funding LLC recorded 4/7/2016 OR 7503/1636**
4. Taxes:  
  
**Taxes for the year(s) NONE are delinquent.**  
**Tax Account #: 12-1644-000**  
**Assessed Value: \$158,842.00**  
**Exemptions: HOMESTEAD EXEMPTION, TOTAL & PERMANENT**
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**

<b>TAX DEED SALE DATE:</b>	<u>NOV 6, 2024</u>
<b>TAX ACCOUNT #:</b>	<u>12-1644-000</u>
<b>CERTIFICATE #:</b>	<u>2022-6479</u>

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.

**DONNA R WHITFIELD AND**  
**JOSEPH A BROWNING**  
**5800 N CENTURY BLVD**  
**CENTURY, FL 32535**

**DONNA R WHITFIELD**  
**547 OLD SHELL POINT RD**  
**CRAWFORDVILLE, FL 32327**

**MEMBERS FIRST CREDIT UNION OF FLORIDA**  
**PO BOX 12983**  
**PENSACOLA, FL 32591-2983**

**MIDLAND FUNDING LLC**  
**8875 AERO DRIVE SUITE 200**  
**SAN DIEGO, CA 92123**

Certified and delivered to Escambia County Tax Collector, this 12<sup>th</sup> 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 12, 2024**

**Tax Account #:12-1644-000**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT NE COR OF SE1/4 S ALG E LI OF SEC 1000 FT W 594 1/100 FT FOR POB CONTINUE W  
135 FT TO STATE RD 95 N 34 DEG 43 MIN E ALG RD 275 FT E 135 FT S 34 DEG 43 MIN W 275 FT  
TO POB OR 3688 P 374 OR 3984 P561 OR 8023 P 336**

**SECTION 13, TOWNSHIP 5 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-1644-000(1124-59)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY.**



183  
2350

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Janna Berry  
Surety Land Title of Florida, LLC  
358 W Nine Mile Road Ste D  
Pensacola, Florida 32534  
File No.: 2405270C

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 26<sup>th</sup> day of APRIL, 2024 by Donna R. Whitfield, a single woman, whose post office address is 547 Old Shell Point Rd., Crawfordville, FL 32327, herein called the grantor, to Joseph A. Browning, a single man whose post office address is 5800 N. Century Blvd., Century, FL 32535, hereinafter called the Grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

See Exhibit A

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Donna R. Whitfield

Witness #1 Printed Name  
Address: 2600 N 12th Ave Pensacola, FL 32503

Witness #2 Signature

Witness #2 Printed Name  
Address: 2600 N 12th Ave. Pensacola, FL 32503

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of APRIL, 2024 by Donna R. Whitfield who is personally known to me or has produced ORCA LICENSE as identification.

SEAL

TERI D. HANSELL  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION No. HH154876  
EXPIRES JULY 31, 2025

Notary Public

Printed Notary Name

My Commission Expires:



Exhibit A

The following property located in Escambia County, Florida:

Commencing at the Northeast corner of the Southeast 1/4 of Section 13, Township 5 North, Range 31 West, thence South along the East line of said section a distance of 1000 feet, thence West 594.01 feet to Point of Beginning, thence continue West 135 feet to State Road No. 95, thence North 34 degrees 43 minutes East along said road a distance of 275 feet thence East 135 feet, thence South 34 degrees 43 minutes West a distance of 275 feet to Point of Beginning.

File No. 2405270C



Recorded in Public Records 5/8/2024 4:48 PM OR Book 9144 Page 188,  
Instrument #2024035280, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50 MTG Stamps \$105.00 Int. Tax \$60.00

91  
352  
60.00  
105.00

Return to:

Surety Land Title of Florida, LLC  
2600 N. 12th Avenue  
PENSACOLA, FL 32503

This Instrument Prepared By:

**Janna Berry**  
Surety Land Title of Florida, LLC  
2600 N. 12th Avenue  
PENSACOLA, FL 32503  
TELEPHONE: 850-549-2270

File No. **2405270C**

## THIS MORTGAGE DEED

Executed the **26th** day of **April, 2024** by:

**Joseph A. Browning, a single man**

hereinafter called the mortgagor, to

**Donna R. Whitfield, a single woman**

hereinafter called the mortgagee:

*(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation; and the term "note" includes all the notes herein described if more than one).*

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

**See Exhibit A**

**TO HAVE AND TO HOLD** the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee in fee simple.

**AND** the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances.

**PROVIDED ALWAYS** that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to wit:

DATE: April 26, 2024

### NOTE

PENSACOLA, FL

AMOUNT: **\$30,000.00**

**FOR VALUE RECEIVED** the undersigned promises to pay to the order of:



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**Donna R. Whitfield, a single woman**

the principal sum of **\$30,000.00 (Thirty Thousand and 00/100) DOLLARS**

together with interest thereon at the rate of **6%** (Six and 00/100 percent) per annum from DATE OF EXECUTION HEREOF until maturity, both principal and interest being payable in Lawful Money of the United States, such principal sum and interest payable in installments as follows:

Payable in **66** equal consecutive monthly installments of principal and interest in the amount of **\$534.79** each, the first of which shall be due and payable one month from the date hereof together with a like installment due on the same date each and every month thereafter until **November 1st, 2029**, when the entire unpaid remaining balance together with accrued interest thereon shall be due and payable. There shall be no pre-payment penalty. **STATE OF FLORIDA DOCUMENTARY STAMPS HAVE BEEN AFFIXED TO THE MORTGAGE SECURING THIS NOTE.**

Such installment payments shall be applied first to the interest accruing under the terms of this note and then to a reduction of the principal indebtedness. The makers and endorsers of this note further agree to waive demand, notice of non-payment and protest, and in the event suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. All payments hereunder shall bear interest at the rate of **6%** (Six and 00/100 percent) per annum from maturity until paid. This note is secured by a mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon default in the payment of principal and/or interest when due, the whole sum of principal and interest remaining unpaid shall at the option of the holders, become immediately due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of subsequent default.

Payable at: or such other place as shall be designated by the holder of this note in writing.

and shall perform, comply with and abide by each and every of the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

**AND** the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than **\$30,000.00** in a company or companies acceptable to the mortgagee policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

**IF** any sum of money herein referred to be not promptly paid within **THIRTY** days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any or the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

**IN WITNESS WHEREOF**, the said mortgagor has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



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(TWO WITNESSES REQUIRED)

[Signature]  
Witness Signature

Joseph A. Browning L.S.  
Joseph A. Browning

T. D. HANSELL  
Witness Printed Name  
Address: 2400 N. 12th Ave. Pensacola, FL 32503

[Signature]  
Witness Signature

Michele Lohmeyer  
Witness Printed Name  
Address: 2400 N. 12th Ave. Pensacola, FL 32503

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 26 day of April, 2024, by Joseph A. Browning who is personally known to me or has produced DRIVER LICENSE as identification and did (did not) take an oath.

[Signature]  
Notary Public

**SEAL** TERI D. HANSELL  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION No. HH154876  
EXPIRES JULY 31, 2025

Printed Notary Name



**BK: 9144 PG: 191 Last Page****Exhibit A**

The following property located in Escambia County, Florida:

Commencing at the Northeast corner of the Southeast 1/4 of Section 13, Township 5 North, Range 31 West, thence South along the East line of said section a distance of 1000 feet, thence West 594.01 feet to Point of Beginning, thence continue West 135 feet to State Road No. 95, thence North 34 degrees 43 minutes East along said road a distance of 275 feet thence East 135 feet, thence South 34 degrees 43 minutes West a distance of 275 feet to Point of Beginning.

File No. 2405270C



Recorded in Public Records 10/27/2017 4:37 PM OR Book 7801 Page 1357,  
Instrument #2017085109, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50

Recorded in Public Records 10/18/2017 4:53 PM OR Book 7795 Page 1532,  
Instrument #2017081705, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 62735006 E-Filed 10/12/2017 10:29:28 AM

**IN THE COUNTY COURT, IN AND  
FOR ESCAMBIA COUNTY, FLORIDA**

**MEMBERS FIRST CREDIT UNION  
OF FLORIDA,**

**CASE NO. 2017 CC 001551**

**Plaintiff,**

**vs.**

**DONNA R. WHITFIELD,**

**Defendant.**

**SUMMARY FINAL JUDGMENT**

THIS ACTION was tried before the Court on a Motion for Summary Judgment. On the evidence presented, it is

ORDERED AND ADJUDGED that Plaintiff, MEMBERS FIRST CREDIT UNION OF FLORIDA, recover from Defendant, DONNA R. WHITFIELD, the principal amount of \$5,057.72, interest in the amount of \$3,381.18, attorneys' fees in the amount of \$1,220.00, costs in the amount of \$395.85, making a total of \$10,054.75, that shall bear interest at the rate of 5.17% per annum, for all of which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County,

Florida, this 12<sup>th</sup> day of October, 2017.

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ENTERED IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL

CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA

BY: [Signature] D.C.  
DATE: 10-25-17

[Signature]  
COUNTY JUDGE

RECORDED AS  
RECEIVED



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Plaintiff: MEMBERS FIRST CREDIT UNION OF FLORIDA  
Post Office Box 12983  
Pensacola, FL 32591-2983

Copies furnished to:

James E. Sorenson, Esquire,  
Stephen Orsillo, Esquire, of  
Sorenson Van Leuven, PLLC  
Post Office Box 3637  
Tallahassee, FL 32315-3637  
[ereservice@svllaw.com](mailto:ereservice@svllaw.com) (E-Service E-Mail Address)  
Attorneys for Plaintiff

Donna R. Whitfield  
19 Austin Street  
Pensacola, FL 32534

Defendant



Recorded in Public Records 04/07/2016 at 03:48 PM OR Book 7503 Page 1636,  
Instrument #2016024966, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Recorded in Public Records 08/25/2011 at 11:46 AM OR Book 6756 Page 1041,  
Instrument #2011058693, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA  
COUNTY, FLORIDA

CASE NO: 2011 SC 001706

MIDLAND FUNDING LLC as  
successor in interest to  
Citifinancial

Plaintiff,

vs.

DONNA WHITFIELD aka Donna R. Whitfield  
Defendant(s)

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

2011 AUG 22 P 2:11

COUNTY CIVIL DIVISION  
FILED & RECORDED

### DEFAULT FINAL JUDGMENT

The above space reserved for recording information

The Defendant(s), having failed to appear at the Pretrial Conference on July 13, 2011 and upon a review  
of the file together with the Affidavits presented, it is hereby ORDERED AND ADJUDGED that:

Plaintiff, MIDLAND FUNDING LLC as successor in interest to Citifinancial recover from  
Defendant(s), DONNA WHITFIELD aka Donna R. Whitfield the following:

Principal	\$4,760.21
Costs	\$350.00
Interest	\$492.98
<b>Total</b>	<b>\$5,603.19</b>

That shall bear interest at the rate of 6% until such time as this judgment is satisfied.  
For all of the above sums let execution issue.

It is further ordered and adjudged that the defendant(s) shall complete a FORM 7.343 Fact  
Information Sheet under oath and return it to the Plaintiff's attorney SPRECHMAN & ASSOCIATES, P.A.  
within 45 days 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(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney.  
The FORM 7.343 Fact Information Sheet is not part of this judgment.

ORDERED at ESCAMBIA County, Florida this 22nd day of August, 2011.

COUNTY COURT JUDGE

Copies furnished to:  
Linda E. Singer, Esq.  
Sprechman & Associates, P.A.  
Attorneys for Plaintiff  
2775 Sunny Isles Blvd., Suite 100  
Miami, Florida 33160-4007  
(305) 931-0100 (800) 440-6289

✓ DONNA WHITFIELD aka Donna R. Whitfield  
9905 WANDA DR  
PENSACOLA FL 32514

Plaintiff's name and address:  
MIDLAND FUNDING LLC as successor in interest to  
Citifinancial  
8875 Aero Drive, Suite 200  
San Diego CA 92123

Defendant's name and address:  
DONNA WHITFIELD aka Donna R. Whitfield  
9905 WANDA DR  
PENSACOLA FL 32514

C84992: PJMT:

Case: 2011 SC 001706

00071685195

Dkt: CC1033 Pg#:

