



# 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

0825.05

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 16, 2025
Property description	ALFORD RONALD K ALFORD TAMMY 706 BLUE SPRINGS DR PENSACOLA, FL 32505 706 BLUE SPRINGS DR 04-1756-000 LT 4 BLK 20 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 3593 P 83	Certificate #	2023 / 1598
		Date certificate issued	06/01/2023

## 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)
# 2023/1598	06/01/2023	620.03	31.00	651.03
# 2024/1708	06/01/2024	605.36	43.01	648.37
→ Part 2: Total*				1,299.40

## 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)	1,299.40
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,674.40

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:

Signature, Tax Collector or Designee

Escambia, Florida

Date April 21st, 2025

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

+12.50

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500124

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
FIG 20, LLC  
FIG 20, 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
04-1756-000	2023/1598	06-01-2023	LT 4 BLK 20 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 3593 P 83

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  
FIG 20, LLC  
FIG 20, LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411

04-16-2025  
Application Date

\_\_\_\_\_  
Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

28877.50 CFA Home

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

General Information		Assessments				
Parcel ID:	4415301000004020	Year	Land	Imprv	Total	Cap Val
Account:	041756000	2024	\$30,000	\$97,205	\$127,205	\$57,795
Owners:	ALFORD RONALD K ALFORD TAMMY	2023	\$25,000	\$90,229	\$115,229	\$56,112
Mail:	706 BLUE SPRINGS DR PENSACOLA, FL 32505	2022	\$20,000	\$80,567	\$100,567	\$54,478
Situs:	706 BLUE SPRINGS DR 32505	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<a href="#">Report Storm Damage</a>				


Sales Data Type List:							2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	HOMESTEAD EXEMPTION	
06/1994	3593	83	\$45,500	WD	N		Legal Description	
10/1987	2477	108	\$33,600	WD	N		LT 4 BLK 20 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR	
10/1983	1823	268	\$31,400	WD	N		3593 P 83	
01/1974	781	233	\$15,500	WD	N		Extra Features	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							FRAME SHED	

Parcel Information		Launch Interactive Map	
Section Map Id: 44-1S-30-2			
Approx. Acreage: 0.2131			
Zoned: MDR			
Evacuation & Flood Information <a href="#">Open Report</a>			
<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>		Buildings	

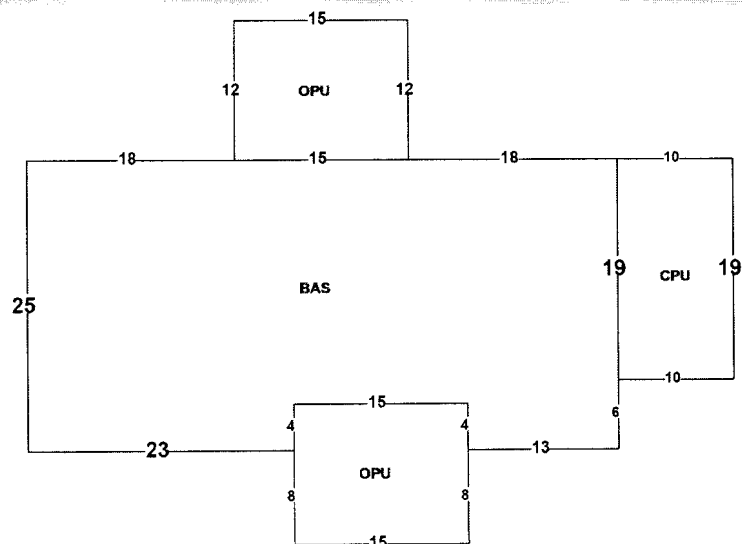
Address: 706 BLUE SPRINGS DR, Improvement Type: SINGLE FAMILY, Year Built: 1963, Effective Year: 1963, PA Building ID#: 68060

**Structural Elements**

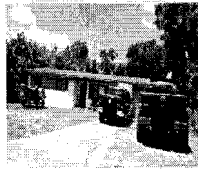
DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-CONCRETE BLOCK  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 1765 Total SF

BASE AREA - 1215  
CARPORT UNF - 190  
OPEN PORCH UNF - 360



**Images**



6/24/2024 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: 04/24/2025 (rc.1185)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 01598**, issued the **1st** day of **June, A.D., 2023** 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 4 BLK 20 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 3593 P 83**

**SECTION 44, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 041756000 (0825-05)**

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

**RONALD K ALFORD and TAMMY ALFORD**

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 August, which is the **6th** day of August 2025.








Dated this 28th day of April 2025.

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

 Search Property	 Property Sheet	 Lien Holder's	 Redeem_New	 Forms	 Courtview	 Benchmark
Redeemed From Sale						



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

**Tax Deed Sales - Redeemed From Sale**  
Account: 041756000 Certificate Number: 001598 of 2023

Date Of Redemption  

Clerk's Check  Clerk's Total \$763.20

Postage  Tax Deed Court Registry \$729.20

Payor Name

Notes

**Commit Redemption ☒**

# PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

## 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 #: 04-1756-000 CERTIFICATE #: 2023-1598

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 encumber the title to said land as listed on page 2 herein.

**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.

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: May 14, 2005 to and including May 14, 2025 Abstractor: Pam Alvarez

BY



Michael A. Campbell,  
As President  
Dated: May 16, 2025

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

May 16, 2025

Tax Account #: **04-1756-000**

1. The Grantee(s) of the last deed(s) of record is/are: **RONALD K ALFORD AND TAMMY ALFORD**

**By Virtue of Warranty Deed recorded 6/14/1994 in OR 3593/83**

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 Citifinancial Equity Services Inc recorded 3/3/2008 OR 6295/172 as further assigned to Citifinancial Servicing LLC by Assignment recorded 10/12/2017 OR 7790/1622 and further assigned to Wilmington Savings Fud Society FSB as trustee of Stanwich Mortgage Loan Trust A by Assignment recorded 10/12/2017 OR 7790/1623 and further assigned to Total Property Solutions LLC by Assignment recorded 1/13/2020 OR 8229/1908 and further assigned to Wilmington Savings Fund Society FSB d/b/a Christiana Trust as Trustee for PNPMS Trust II by Assignment recorded 7/7/2020 OR 8326/1771 and further assigned to US Bank Trust National Association as Trustee of CVF III Mortgage Loan Trust II by assignment recorded 7/7/2020 OR 8326/1774 and last assigned to Mill City Mortgage Loan Trust 2021-NMR1 by Assignment recorded 4/27/2021 OR 8516/1486**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 04-1756-000**

**Assessed Value: \$57,795.00**

**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 Property Information Report 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 SOLUTIONS**  
**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: PROPERTY INFORMATION REPORT FOR TDA**

**TAX DEED SALE DATE:** AUG 6, 2025  
**TAX ACCOUNT #:** 04-1756-000  
**CERTIFICATE #:** 2023-1598

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>2024</u> tax year.

**RONALD K ALFORD AND TAMMY ALFORD**  
**706 BLUE SPRINGS DR**  
**PENSACOLA, FL 32505**

**MILL CITY MORTGAGE LOAN TRUST**  
**2021-NMR1**  
**60 LIVINGSTON AVENUE EP-MN-WS3D**  
**ST PAUL, MN 55107**

Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> day of May 2025.

**PERDIDO TITLE SOLUTIONS, A DIVISION OF**  
**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As Its President

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

**PROPERTY INFORMATION REPORT**

**May 16, 2025**

**Tax Account #:04-1756-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 4 BLK 20 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 3593 P 83**

**SECTION 44, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 04-1756-000(0825-05)**

OR Bk3593 Pg0083  
INSTRUMENT 00135263

FILE NO. 94-11556  
DOC. 318.50  
REC: 6.00  
TOTAL 324.50  
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**WARRANTY DEED**Tax ID # 44-1S-30-1000-004-020

Prepared by & Return to:  
Linda G. Salter  
Southland Title of Pensacola  
1120 N. 12th Avenue  
Pensacola, FL 32501

KNOW ALL MEN BY THESE PRESENTS: That

Kevin F. Bailey and Sherry L. Bailey, husband and wife  
7250 Thor Lane, Pensacola, Florida 32526, 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

Ronald K. Alford and Tammy Alford, husband and wife, Grantee\*  
Address: 706 Blue Springs Drive, Pensacola, Florida 32505  
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 4, Block 20, Unit No. 4 of Crescent Lake. A subdivision of a portion of  
Section 44, Township 1 South, Range 30 West, Escambia County, Florida.  
According to plat recorded in Plat Book 5, at page 59 of the Public Records  
of said County.

D.S. PD. \$ 318.50  
DATE 6-14-94  
JOE A. FLOWERS, COMPTROLLER  
BY: M. W. Hayes D.C.  
CERT. REG. # 59-2043328-2701

Instrument 00135263  
Filed and recorded in the  
public records  
JUNE 14, 1994  
at 03:08 P.M.  
in Book and Page noted  
above or hereon  
and record verified  
JOE A. FLOWERS,  
COMPTROLLER  
Escambia County,  
Florida

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are  
not hereby reimposed. Subject also to oil, gas and mineral reservations of record.  
Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives,  
successors and/or assigns of the respective parties hereto, the use of singular member shall include  
the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on June 2, 1994

Signed, sealed and delivered  
in the presence of:

Linda G. Salter  
Linda G. Salter

Kevin F. Bailey  
Kevin F. Bailey

Sherry L. Bailey  
Sherry L. Bailey

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Before me the subscriber personally appeared Kevin F. Bailey and Sherry L. Bailey, husband and wife,  
who have produced drivers license as identification and have taken an oath.  
known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged  
that, as grantor, executed the same for the uses and purposes therein set forth.

Given under my hand and seal on June 2 19 94

CLERK FILE NO.



LINDA G. SALTER  
State of Florida  
My Comm. Exp. June 17, 1995  
Comm. # CC 118263

(SEAL)

Notary Public Linda G. Salter

My Commission Expires: \_\_\_\_\_

Recorded in Public Records 03/03/2008 at 04:44 PM OR Book 6295 Page 172,  
Instrument #2008016750, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00 MTG Stamps \$124.60 Int. Tax \$71.18

After recording, please return to:  
CITIFINANCIAL EQUITY  
SERVICES, INC.  
5007 N DAVIS HWY SUITE 17  
PENSACOLA FL 32503

This instrument was prepared by:  
CITIFINANCIAL EQUITY  
SERVICES, INC.  
5007 N DAVIS HWY SUITE 17  
PENSACOLA FL 32503

## MORTGAGE

THIS MORTGAGE is made this 29th day of February, 2008, between the Mortgagor,  
RONALD K. ALFORD, HUSBAND TAMMY ALFORD, WIFE

(herein "Borrower"),

and the Mortgagee, CITIFINANCIAL EQUITY SERVICES, INC.,  
a corporation organized and existing under the laws of Oklahoma,  
whose address is 5007 N DAVIS HWY SUITE 17 PENSACOLA FL 32503  
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 35,588.27,  
which indebtedness is evidenced by Borrower's note dated 02/29/2008 and extensions and renewals  
thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of  
indebtedness, if not sooner paid, due and payable on 03/05/2028;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with the 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 Lender the following described property located in the County of  
ESCAMBIA, State of Florida:

ALL THAT CERTAIN PARCEL OF LAND IN ESCAMBIA COUNTY, STATE OF FL, AS  
MORE FULLY DESCRIBED IN OR BOOK 3593 PAGE 0083 ID#44-15-30-1000-004-  
020, BEING KNOWN AND DESIGNATED AS LOT 4, BLOCK 20 UNIT NO.4 OF  
CRESCENT LAKE, A SUBDIVISION. RECORDED IN PLAT BOOK 5, PAGE 59.

BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY WARRANTY DEED FROM  
KEVIN F. BAILEY AND SHERRY L. BAILEY HUSBAND AND WIFE TO RONALD K.  
ALFORD AND TAMMY ALFORD HUSBAND AND WIFE, DATED 06/02/1994 RECORDED  
ON 06/14/1994 IN OR BOOK 3593, PAGE 0083 IN ESCAMBIA COUNTY RECORDS,  
STATE OF FL.

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 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.

RONALD K ALFORD

02/29/2008

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 the 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 the 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.

**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

RONALD K ALFORD

02/29/2008

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 Lenders' 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 Borrowers'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 as indicated below Borrower's signature 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.

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 covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by the 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 proceedings, 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.

RONALD K ALFORD

02/29/2008

**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 judgement 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 Lenders's remedies as provided in Paragraph 17 hereof, including, but not limited to, reasonable attorney's 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.

**22. Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 22, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 22, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

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BK: 6295 PG: 176 Last Page

RONALD K ALFORD

02/29/2008

**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, with a copy to P. O. Box 17170, Baltimore, MD 21203, 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:

Jonathan Johnson

Typed Name: Jonathan Johnson

Ronald K. Alford

(Seal)  
-Borrower

Typed Name: Ronald K. Alford

Address: 706 Blue Springs Road

Pensacola, Florida 32505

Sharee Webb

Typed Name: Sharee Webb

Tammy Alford

(Seal)  
-Borrower

Typed Name: Tammy Alford

Address: 706 Blue Springs Road

Pensacola, Florida 32505

STATE OF FLORIDA Escambia County ss:

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared

Ronald K. Alford and Tammy Alford, husband and wife  
who is personally known to me or who has produced valid Florida identification  
as identification of their identity and who executed the foregoing instrument and acknowledged before me that they executed the same for the purpose therein expressed.

WITNESS my hand and official seal in the county and state aforesaid this 29th day of February,  
2008.

My Commission expires: April 6, 2011

(SEAL)



PAMELA R. HOLMES  
MY COMMISSION # DD 646997  
EXPIRES: April 6, 2011  
Bonded Thru Notary Public Underwriters

Pamela R. Holmes  
Notary Public

Typed Name: Pamela R. Holmes

Copy (Branch) Copy (Customer)

FL 27230-7 5/99

(Space Below This Line Reserved For Lender and Recorder)

Page 5 of 5



Recorded in Public Records 10/12/2017 9:57 AM OR Book 7790 Page 1622,  
Instrument #2017078898, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

When Recorded Return To:  
CitiFinancial Servicing, LLC  
C/O Nationwide Title Clearing, Inc.  
2100 Alt. 19 North  
Palm Harbor, FL 34683

NTC Order # 394276766  
CMS Loan # 7000131116

### ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, CFNA RECEIVABLES (TX), LLC, A TEXAS LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO CFNA RECEIVABLES (MD), LLC F/K/A CFNA RECEIVABLES (MD), INC., A MARYLAND CORPORATION, SUCCESSOR BY MERGER TO CFNA RECEIVABLES (OK), INC. F/K/A CITIFINANCIAL SERVICES, INC. D/B/A CITIFINANCIAL EQUITY SERVICES, INC., AN OKLAHOMA CORPORATION, WHOSE ADDRESS IS C/O CITIMORTGAGE, INC., 1000 TECHNOLOGY DRIVE, O'FALLON, MO 63368, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Mortgage with all interest secured thereby, all liens, and any rights due or to become due thereon to CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHOSE ADDRESS IS C/O CITIMORTGAGE, INC., 1000 TECHNOLOGY DRIVE, O'FALLON, MO 63368 (800)922-6235, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Mortgage was made by RONALD K. ALFORD AND TAMMY ALFORD and recorded in Official Records of the Clerk of the Circuit Court of ESCAMBIA County, Florida, in Book 6295, Page 172 and Instrument # 2008016750, upon the property situated in said State and County as more fully described in said Mortgage.

Dated on 9/29/2017 (MM/DD/YYYY)

CFNA RECEIVABLES (TX), LLC, A TEXAS LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO CFNA RECEIVABLES (MD), LLC F/K/A CFNA RECEIVABLES (MD), INC., A MARYLAND CORPORATION, SUCCESSOR BY MERGER TO CFNA RECEIVABLES (OK), INC. F/K/A CITIFINANCIAL SERVICES, INC. D/B/A CITIFINANCIAL EQUITY SERVICES, INC., AN OKLAHOMA CORPORATION

By: Tiffany Floyd  
Tiffany Floyd  
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

Witnesses:  
Susan Schotsch  
Susan Schotsch  
Danielle Burns  
Danielle Burns



STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 9/29/2017 (MM/DD/YYYY), by Tiffany Floyd as VICE PRESIDENT of CFNA RECEIVABLES (TX), LLC, A TEXAS LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO CFNA RECEIVABLES (MD), LLC F/K/A CFNA RECEIVABLES (MD), INC., A MARYLAND CORPORATION, SUCCESSOR BY MERGER TO CFNA RECEIVABLES (OK), INC. F/K/A CITIFINANCIAL SERVICES, INC. D/B/A CITIFINANCIAL EQUITY SERVICES, INC., AN OKLAHOMA CORPORATION, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Ewa Iwona Kirsanov  
Ewa Iwona Kirsanov  
Notary Public - State of FLORIDA  
Commission expires: 10/13/2020



EWA IWONA KIRSANOV  
Notary Public - State of Florida  
My Commission #GG 38558  
Expires October 13, 2020

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
CF001 394276766 MAS25 DOCR T011709-05:31:06 [C-1] FRMFL1



\*D0025510404\*

Recorded in Public Records 10/12/2017 9:57 AM OR Book 7790 Page 1623,  
Instrument #2017078899, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

When Recorded Return To:  
CitiFinancial Servicing, LLC  
C/O Nationwide Title Clearing, Inc.  
2100 Alt. 19 North  
Palm Harbor, FL 34683

NTC Order # 394325275  
CMS Loan # 7000131116

### ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHOSE ADDRESS IS C/O CITIMORTGAGE, INC., 1000 TECHNOLOGY DRIVE, O'FALLON, MO 63368, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Mortgage with all interest secured thereby, all liens, and any rights due or to become due thereon to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A, WHOSE ADDRESS IS 1600 SOUTH DOUGLASS ROAD, SUITE 200-A, ANAHEIM, CA 92806, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Mortgage was made by RONALD K. ALFORD AND TAMMY ALFORD and recorded in Official Records of the Clerk of the Circuit Court of ESCAMBIA County, Florida, in Book 6295, Page 172 and Instrument # 2008016750, upon the property situated in said State and County as more fully described in said Mortgage.

Dated on 9 / 29 / 2017 (MM/DD/YYYY)

CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: Tiffany Floyd  
Tiffany Floyd  
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

Witnesses:

Susan Schotsch  
Susan Schotsch  
Danielle Burns  
Danielle Burns



STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 9 / 29 / 2017 (MM/DD/YYYY), by Tiffany Floyd as VICE PRESIDENT of CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Ewa Iwona Kirsanov  
Ewa Iwona Kirsanov  
Notary Public - State of FLORIDA  
Commission expires: 10/13/2020



EWA IWONA KIRSANOV  
Notary Public - State of Florida  
My Commission #GG 38558  
Expires October 13, 2020

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
CF001 394325275 MAS25 DOCR T011709-05:34:32 [C-1] FRMFL1



\*D0025511297\*

**Recorded in Public Records 1/13/2020 11:09 AM OR Book 8229 Page 1908,  
Instrument #2020003148, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00**

**Prepared By/Return To:**

Ursus Holdings, LLC  
701 Highlander Blvd., Suite 200  
Arlington, Texas 76015  
Reference Number: 2362862

Space Above This Line for Recorder's Use

**ASSIGNMENT OF MORTGAGE**

FOR VALUE RECEIVED, the undersigned holder of a Mortgage, **Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A, by Carrington Mortgage Services, LLC, its Attorney-in-Fact, whose address is 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806** (hereinafter, "Assignor"), does hereby grant, sell, assign, transfer and convey unto **Total Property Solutions, LLC, whose address is 301 W Platt Street, Unit 355, Tampa, Florida 33606** (hereinafter, "Assignee"), all beneficial interest under that certain Mortgage described below, together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Mortgage.

Original Lender:	CitiFinancial Equity Services, Inc.
Borrower(s):	Ronald K. Alford, Husband and Tammy Alford, Wife
Date of Mortgage:	2/29/2008
Original Loan Amount:	\$35,588.27
Property Address:	706 Blue Springs Road Pensacola, Florida 32505
Legal Description:	See Exhibit "A" attached hereto

Recorded in **Escambia** County, Florida, on **3/3/2008**, as Instrument No./CFN# **2008016750** and/or in Book **6295**, Page **172**.

BK: 8229 PG: 1909

IN WITNESS WHEREOF, the undersigned has caused this Assignment to be executed this date:  
DEC 30 2019

Signed, sealed and delivered  
 in the presence of:

Witness Name:

Consuelo Ghaly

Witness Name: Tamara Romero

Wilmington Savings Fund Society, FSB, as trustee  
 of Stanwich Mortgage Loan Trust A, by Carrington  
 Mortgage Services, LLC, its Attorney-in-Fact

By:

Printed Name: Chris Lechtanski

Its: AVP-Default, Carrington Mortgage Services LLC

A notary public or other officer completing this certificate  
 verifies only the identity of the individual who signed the  
 document to which this certificate is attached, and not  
 the truthfulness, accuracy, or validity of that document.

# CALIFORNIA ALL - PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California  
Orange  
 COUNTY OF \_\_\_\_\_

On DEC 30 2019, before me, Leticia Macias,  
 personally appeared Chris Lechtanski, who proved to me on the basis of satisfactory  
 evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and  
 acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),  
 and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of  
 which the person(s) acted, executed the instrument.

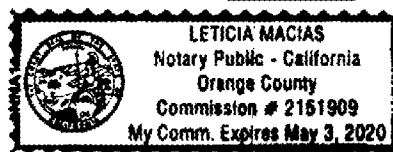
I certify under PENALTY OF PERJURY under the laws of the State of CA that the  
 foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

Printed Name: Leticia Macias

My Commission Expires: 5/3/20



(Notary Seal)

**BK: 8229 PG: 1910 Last Page**

**EXHIBIT A  
LEGAL DESCRIPTION**

ALL THAT CERTAIN PARCEL OF LAND IN , ESCAMBIA COUNTY, STATE OF FL, AS MORE FULLY DESCRIBED IN OR BOOK 3593 PAGE 0083 ID#44-18-30-1000-004-020, BEING KNOWN AND DESIGNATED AS LOT 4, BLOCK 20 UNIT NO.4 OF CRESCENT LAKE, A SUBDIVISION. RECORDED IN PLAT BOOK 5, PAGE 59.

BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY WARRANTY DEED FROM KEVIN F. BAILEY AND SHERRY L. BAILEY HUSBAND AND WIFE TO RONALD K. ALFORD AND TAMMY ALFORD HUSBAND AND WIFE, DATED 06/02/1994 RECORDED ON 06/14/1994 IN OR BOOK 3593, PAGE 0083 IN ESCAMBIA COUNTY RECORDS, STATE OF FL.

APN: 441S301000004020

**Recorded in Public Records 7/7/2020 2:17 PM OR Book 8326 Page 1771,  
Instrument #2020054784, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00**

**Prepared By/Return To:**

Ursus Holdings, LLC  
701 Highlander Blvd., Suite 200  
Arlington, Texas 76015  
Reference Number: [REDACTED]

**Record/Return To:**

Metasource  
2860 Exchange Blvd, Suite 100  
Southlake, TX 76092

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### ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, the undersigned holder of a Mortgage, **Total Property Solutions, LLC**, whose address is **301 W Platt Street, Unit 355, Tampa, Florida 33606** (hereinafter, "Assignor"), does hereby grant, sell, assign, transfer and convey unto **Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust II**, whose address is **100 Quentin Roosevelt Blvd #204, Garden City, NY 11530** (hereinafter, "Assignee"), all beneficial interest under that certain Mortgage described below, together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Mortgage.

Original Lender:	CitiFinancial Equity Services, Inc.
Borrower(s):	Ronald K. Alford, husband and Tammy Alford, wife
Date of Mortgage:	2/29/2008
Original Loan Amount:	\$35,588.27
Property Address:	706 Blue Springs Road Pensacola, Florida 32505
Legal Description:	See Exhibit "A" attached hereto

Recorded in **Escambia** County, Florida, on **3/3/2008**, as Instrument No./CFN# **2008016750** and/or in Book **6295**, Page **172**.

BK: 8326 PG: 1772

IN WITNESS WHEREOF, the undersigned has caused this Assignment to be executed this date:

January 20, 2020

Signed, sealed and delivered

In the presence of

Yolande L. Bennett

Witness Name: Yolande L. Bennett

Matthew Z. Sandler

Witness Name: Matthew L. Sandler

TOTAL PROPERTY SOLUTIONS, LLC

By: [Signature]

Printed Name: David F Caballero

Its: Manager

### ACKNOWLEDGMENT

STATE OF Louisiana

COUNTY OF East Baton Rouge

On 1/20/20, before me [Signature] a Notary Public in and for said County and State, personally appeared David F Caballero who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

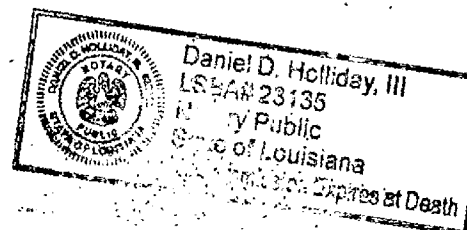
WITNESS my hand and official seal.

[Signature]  
NOTARY SIGNATURE

Printed Name: DANIEL D. HOLLIDAY III

My Commission Expires: AT DEATH

(SEAL)



**BK: 8326 PG: 1773 Last Page**

**EXHIBIT A  
LEGAL DESCRIPTION**

ALL THAT CERTAIN PARCEL OF LAND IN , ESCAMBIA COUNTY, STATE OF FL, AS MORE FULLY DESCRIBED IN OR BOOK 3593 PAGE 0083 ID#44-18-30-1000-004-020, BEING KNOWN AND DESIGNATED AS LOT 4, BLOCK 20 UNIT NO.4 OF CRESCENT LAKE, A SUBDIVISION. RECORDED IN PLAT BOOK 5, PAGE 59.

BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY WARRANTY DEED FROM KEVIN P. BAILEY AND SHERRY L. BAILEY HUSBAND AND WIFE TO RONALD K. ALFORD AND TAMMY ALFORD HUSBAND AND WIFE, DATED 06/02/1994 RECORDED ON 06/14/1994 IN OR BOOK 3593, PAGE 0083 IN ESCAMBIA COUNTY RECORDS, STATE OF FL.

APN: 441S301000004020



**Recorded in Public Records 7/7/2020 2:17 PM OR Book 8326 Page 1774,  
Instrument #2020054785, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00**

**Prepared By/Return To:**

CAM Ventures LLC  
100 Quentin Roosevelt Blvd #204  
Garden City, NY 11530

**Requested by/Return To:**

Meridian Asset Services, LLC  
Attn: Doc Intake – MV15  
3201 34<sup>th</sup> Street South #310  
St. Petersburg, FL 33711

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**ASSIGNMENT OF MORTGAGE**

FOR VALUE RECEIVED, the undersigned holder of a Mortgage, **Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust II** whose address is **100 Quentin Roosevelt Blvd #204, Garden City, NY 11530** (hereinafter, "Assignor"), does hereby grant, sell, assign, transfer and convey unto **U.S. Bank Trust National Association, as Trustee of CVF III Mortgage Loan Trust II** whose address is **300 Delaware Avenue 9<sup>th</sup> Floor, Wilmington, DE 19801** (hereinafter, "Assignee"), all beneficial interest under that certain Mortgage described below, together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Mortgage.

Original Lender:	CitiFinancial Equity Services, Inc.
Borrower(s):	Ronald K. Alford, husband and Tammy Alford, wife
Date of Mortgage:	2/29/2008
Original Loan Amount:	\$35,588.27
Property Address:	706 Blue Springs Road Pensacola, Florida 32505
Legal Description:	See Exhibit "A" attached hereto

Recorded in **Escambia** County, Florida, on **3/3/2008**, as Instrument No./CFN# **2008016750** and/or in Book **6295**, Page **172**.

BK: 8326 PG: 1775

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal this

12th day of March 2020.Signed, Sealed and Delivered  
in the Presence of:Wilmington Savings Fund Society, FSB,  
d/b/a Christiana Trust as Trustee for PNPMS  
Trust II, by CAM Ventures Holdings LLC as  
Attorney in Fact  
Witness: Brian ZegansBy: Printed Name: Ivan Halpern  
Witness: Kelly CoughlinIts: Vice President

## ACKNOWLEDGMENT

STATE OF New York }

} ss

COUNTY OF Nassau }

On March 12, 2020, before me Robin E Mayer, a Notary Public in and for said County and State, personally appeared Ivan Halpern who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



NOTARY SIGNATURE

Printed Name: Robin E Mayer

My Commission Expires: 3/16/2022

ROBIN E. MAYER  
NOTARY PUBLIC, State of New York  
No. 01MA4993422  
Qualified in Nassau County  
Term Expires March 16, 2022

**BK: 8326 PG: 1776 Last Page**

**EXHIBIT A  
LEGAL DESCRIPTION**

**ALL THAT CERTAIN PARCEL OF LAND IN ,ESCAMBIA COUNTY, STATE OF FL, AS  
MORE FULLY DESCRIBED IN OR BOOK 3593 PAGE 0083 ID#44-18-30-1000-004-  
020, BEING KNOWN AND DESIGNATED AS LOT 4, BLOCK 20 UNIT NO.4 OF  
CRESCENT LAKE, A SUBDIVISION. RECORDED IN PLAT BOOK 5, PAGE 59.**

**BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY WARRANTY DEED FROM  
KEVIN F. BAILEY AND SHERRY L. BAILEY HUSBAND AND WIFE TO RONALD K.  
ALFORD AND TAMMY ALFORD HUSBAND AND WIFE, DATED 06/02/1994 RECORDED  
ON 06/14/1994 IN OR BOOK 3593, PAGE 0083 IN ESCAMBIA COUNTY RECORDS,  
STATE OF FL.**

APN: 441S301000004020

**Recorded in Public Records 4/27/2021 9:30 AM OR Book 8516 Page 1486,  
Instrument #2021045516, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50**

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Prepared By and Return To:

Collateral Department  
Meridian Asset Services, LLC  
3201 34th Street South, Suite 310  
St. Petersburg, FL 33711  
(727) 497-4650

Space above for Recorder's use

Loan No: 3192871



13846093

### ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CVF III MORTGAGE LOAN TRUST II**, whose address is **300 DELAWARE AVE., 9TH FL., WILMINGTON, DE 19801**, (ASSIGNOR), does hereby grant, assign and transfer to **MILL CITY MORTGAGE LOAN TRUST 2021-NMR1**, whose address is **60 LIVINGSTON AVENUE, EP-MN-WS3D, ST. PAUL, MN 55107**, (ASSIGNEE), its successors, transferees and assigns forever, all beneficial interest under that certain mortgage, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon.

Date of Mortgage: **2/29/2008**

Original Loan Amount: **\$35,588.27**

Executed by (Borrower(s)): **RONALD K ALFORD & TAMMY ALFORD**

Original Lender: **CITIFINANCIAL EQUITY SERVICES, INC.**

Filed of Record: In Book/Liber/Volume **6296**, Page **172**


Document/Instrument No: **2008018750** in the Recording District of **Escambia, FL**, Recorded on **3/3/2008**.

IN WITNESS WHEREOF, the undersigned by its duly elected officers and pursuant to proper authority of its board of directors has duly executed, sealed, acknowledged and delivered this assignment.

Date: **4/9/2021**

**U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CVF III MORTGAGE LOAN TRUST II, BY MERIDIAN ASSET SERVICES, LLC, ITS ATTORNEY-IN-FACT**

  
By: **MURAT DENIZ**  
Title: **VICE PRESIDENT**

  
Witness Name: **DIEP DOAN**

  
Witness Name: **JAMES JACKSON**

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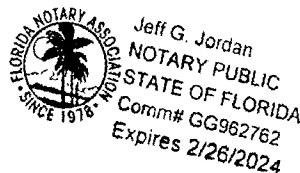
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

State of **FLORIDA**  
County of **PINELLAS**

On **4/9/2021**, before me, **JEFF G. JORDAN**, a Notary Public, personally appeared **MURAT DENIZ, VICE PRESIDENT** of/for **MERIDIAN ASSET SERVICES, LLC, AS ATTORNEY-IN-FACT FOR U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CVF III MORTGAGE LOAN TRUST II**, personally known to me, or who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of **FLORIDA** that the foregoing paragraph is true and correct. I further certify the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization and that **MURAT DENIZ**, signed, sealed, attested and delivered this document as a voluntary act in my presence.

Witness my hand and official seal.

(Notary Name): **JEFF G. JORDAN**  
My commission expires: **02/26/2024**



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