



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

1125-03

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	REASE TIMOTHY 1122 TRAMMEL BLVD PENSACOLA, FL 32505 710 W JORDAN ST 06-2473-000 LT 16 BLK C NORTH HILL RE S/D PB 1 P 62 OR 8709 P 121	Certificate #	2023 / 2766
		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)
# 2023/2766	06/01/2023	1,965.67	98.28	2,063.95
→ Part 2: Total*				2,063.95

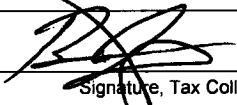
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2024/2926	06/01/2024	2,451.08	6.25	162.89	2,620.22
Part 3: Total*					2,620.22

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)	4,684.17
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)	5,059.17

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 24th, 2025

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/05/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

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

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500315

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
KEYS FUNDING LLC - 5023
PO BOX 71540
PHILADELPHIA, PA 19176-1540,

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
06-2473-000	2023/2766	06-01-2023	LT 16 BLK C NORTH HILL RE S/D PB 1 P 62 OR 8709 P 121

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
KEYS FUNDING LLC - 5023
PO BOX 71540
PHILADELPHIA, PA 19176-1540

04-21-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	1825303101016003	Year	Land	Imprv	Total	Cap Val
Account:	062473000	2024	\$27,000	\$136,864	\$163,864	\$163,864
Owners:	REASE TIMOTHY	2023	\$27,000	\$129,556	\$156,556	\$156,556
Mail:	1122 TRAMMEL BLVD PENSACOLA, FL 32505	2022	\$21,600	\$115,604	\$137,204	\$112,102
Situs:	710 W JORDAN ST 32501	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

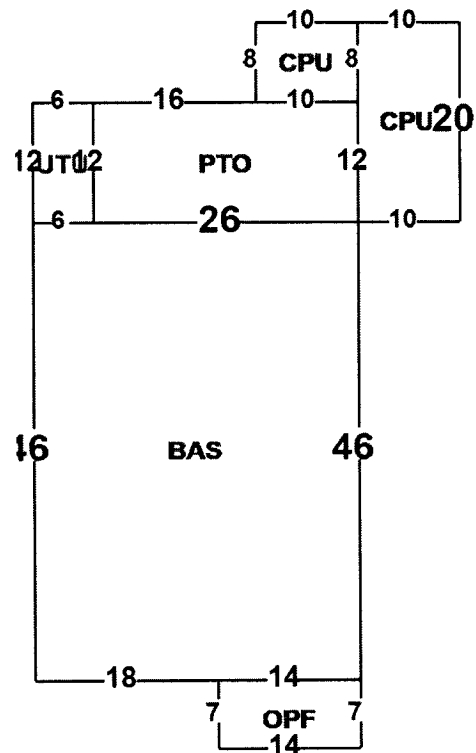
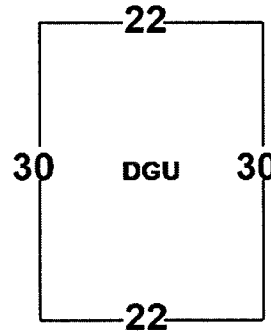
Sales Data Type List:							2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	None	
11/26/2024	9237	1545	\$100	OT	Y		Legal Description LT 16 BLK C NORTH HILL RE S/D PB 1 P 62 OR 8709 P 121	
01/25/2022	8709	121	\$100	CJ	N			
09/2006	5990	1307	\$43,500	WD	N			
10/2002	4995	1880	\$100	CJ	N			
12/1997	4261	970	\$100	QC	N			
11/1997	4281	261	\$100	QC	N		Extra Features None	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller								

Parcel Information		Launch Interactive Map	
Section Map Id: 18-2S-30			
Approx. Acreage: 0.2095			
Zoned: MDR			
Evacuation & Flood Information Open Report			
View Florida Department of Environmental Protection (DEP) Data			

Address: 710 W JORDAN ST, Improvement Type: SINGLE FAMILY, Year Built: 1950, Effective Year: 1960, PA Building ID#: 79897

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
FLOOR COVER-TILE/STAIN CONC/BRICK
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



BASE AREA - 1472
CARPORT UNF - 280
DET GARAGE UNF - 660
OPEN PORCH FIN - 98
PATIO - 312
UTILITY UNF - 72

Images



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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 02766**, 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 16 BLK C NORTH HILL RE S/D PB 1 P 62 OR 8709 P 121

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062473000 (1125-03)

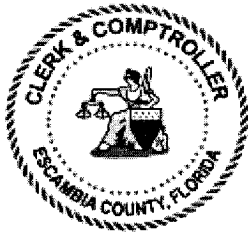
The assessment of the said property under the said certificate issued was in the name of

TIMOTHY REASE

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 **5th day of November 2025**.

Dated this 16th day of May 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

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 #: 06-2473-000 CERTIFICATE #: 2023-2766

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 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: August 8, 2005 to and including August 8, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: August 11, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 11, 2025

Tax Account #: **06-2473-000**

1. The Grantee(s) of the last deed(s) of record is/are: **TIMOTHY REASE**

By Virtue of Personal Representative's Deed recorded 1/26/2022 in OR 8709/121

ABTRACTOR'S NOTE: WE FOUND NO ORDER AUTHORIZING THE PERSONAL REPRESENTATIVE'S DEED SO WE HAVE INCLUDED ESTATE OF WILLIE M REASE JR FOR NOTICE.

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

- a. **Mortgage in favor of Ole Buzzard LLC recorded 12/28/2007 – OR 6268/630 together with Assignment recorded 2/10/2015 – OR 7297/1357**
- b. **Tax Lien in favor of Internal Revenue Service recorded 7/16/2007 – OR 6182/998**

4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 06-2473-000

Assessed Value: \$163,864.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): **NONE**

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

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a 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: NOV 5, 2025

TAX ACCOUNT #: 06-2473-000

CERTIFICATE #: 2023-2766

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

ESTATE OF WILLIE M REASE JR
TIMOTHY REASE
1122 TRAMMEL BLVD
PENSACOLA, FL 32505

ESTATE OF WILLIE M REASE JR
TIMOTHY REASE
710 W JORDAN ST
PENSACOLA, FL 32501

OLE BUZZARD LLC
164 MIKEMO WAY
PENSACOLA, FL 32504

DEPARTMENT OF TREASURY
INTERNAL REVENUE SERVICE
400 W BAY ST STE 35045
JACKSONVILLE, FL 32202-4437

OLE BUZZARD LLC
ROBERT E DALE JR. REGISTERED AGENT
1371 WATER LILY LN
MESQUITE, FL 89034

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

August 11, 2025

Tax Account #:06-2473-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 16 BLK C NORTH HILL RE S/D PB 1 P 62 OR 8709 P 121

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-2473-000(1125-03)

Recorded in Public Records 09/13/2006 at 09:47 AM OR Book 5990 Page 1307,
Instrument #2006092656, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$304.50

18.50
304.50

Prepared by/Return to:
Elizabeth Lyons
LandAmerica Lawyers Title
721 East Gregory Street
Pensacola, FL 32502

Folio/Parcel ID#: 18-2S-30-3101-016-003 (Account # 06

File/Case No: 06060007534

(Space Above This Line for Recording Data)

WARRANTY DEED

THIS Warranty Deed made this 8th day of September, 2006,

BETWEEN Yolanda B. Montgomery, an unmarried person,

whose address is 455 Carlton Avenue, Apt 12S, Brooklyn, NY 11238,

hereinafter called the Grantor, and

Willie M. Rease, Jr., an unmarried person

whose address is 711 Woodland Drive, Pensacola, FL 32503, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, their heirs and assigns forever, the following described land, situate, lying and being in the County of Escambia State of Florida to wit:

Lot 16, Block C in North Hill Resubdivision, being a part of North Hill, Pensacola Investment Company's Subdivision of a portion of Section 18, Township 2 South, Range 30 West, according to the plat of said resubdivision recorded in Plat Book 1, at Page 62, of the Public Records of Escambia County, Florida.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year of 2006 and subsequent years, which are not yet due and payable.

And the said Grantor hereby covenants with the 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 person whomsoever, and that the land is free of all encumbrances, except taxes for the current year and subsequent years, restrictions, limitations, covenants, and easements of record if any. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as context requires.)

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Carol L. O'Neale
Witness # 1 Signature
Print Name: Carol L. O'Neale
Eloise Thomas
Witness # 2 Signature
Print Name: ELOISE THOMAS

State of New York

County of New York

The foregoing Instrument is acknowledged before me this September 7th, 2006 by Yolanda B. Montgomery, an unmarried person, who: (Check One) ☒ is/are personally known to me or ☐ who has/have produced a Driver's License as identification.

Notary Public 9/7/06

Expiration Date:

MARGARET M. NODINE
NOTARY PUBLIC, State of New York
No. 01NO5071125
Qualified in New York County
Commission Expires Jan 6, 2007



(Seal)

BK: 5990 PG: 1308 Last Page

File/Case No: 06060007534

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

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

Name of Roadway: 710 W. Jordan Street
Legal Address of 710 W. Jordan Street, Pensacola, FL 32503
Property:

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

This form completed by: Yolanda B. Montgomery
455 Carlton Avenue, Apt 12S
Brooklyn, NY 11238

WITNESSES AS TO SELLER(S):

Carol L. O'Neale Yolanda B. Montgomery
Witness #1 Signature Yolanda B. Montgomery
Print Name: Carol L. O'Neale
Eloise Thomas
Witness #2 Signature
Print Name: ELOISE THOMAS

WITNESSES AS TO BUYER(S):

Carolyn R. Doss Willie M. Rease, Jr.
Witness #1 Signature Willie M. Rease, Jr.
Print Name: Carolyn R. Doss
Elizabeth Lyons
Witness #2 Signature
Print Name: Elizabeth Lyons

This form approved by the
Escambia County Board of
County Commissioners
Effective: 4/15/95

Recorded in Public Records 12/28/2007 at 02:13 PM OR Book 6268 Page 630,
Instrument #2007120159, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 MTG Stamps \$70.00 Int. Tax \$40.00

This Document Prepared By and Return to:

Integrity Title and Escrow Services, LLC.
308 South Jefferson Street
Pensacola, FL 32502

Return to:
**INTEGRITY TITLE
AND ESCROW SERVICES, LLC**
308 S. JEFFERSON STREET
PENSACOLA, FL 32502
200715

Real Estate Mortgage

THIS MORTGAGE made this **19th** day of **November** A.D. 2007 between
Willie M. Rease, Jr., an unmarried man

herein called Mortgagor, in consideration of the sum named in the promissory note herein described received from **Robert E. Dale Jr**

herein called Mortgagee, (the terms "Mortgagor" and "Mortgagee" include all parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns; the term "note" includes all promissory notes described herein) Mortgagor hereby mortgages to Mortgagee the real property in **Escambia** County, **Florida**, described as:

LOT 16, BLOCK C, NORTH HILL RESUBDIVISION, BEING A PART OF NORTH HILL, PENSACOLA INVESTMENT COMPANY'S SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 62, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

The rate is 15.9% interest only, payable monthly, maturing in 60 months.

There is a prepayment penalty of 5% for any principal payment paid in the first 48 months.

Late fee of 10% of past due payment, if not paid within 5 days of the due date.

In case of default, the interest rate shall be 18%, and there will be a 5% default penalty, in lieu of the prepayment penalty

Loan Amount \$20,000.00

TOGETHER with all easements, connected therewith, improvements now or hereafter made thereon, fixtures attached thereto, any furniture or furnishings located thereon or therein and any reversions, remainders, rents, issues and profits thereof as security for the payment of the promissory note, a copy of which is attached.

AND Mortgagor hereby covenants:

1. That Mortgagor is in actual possession and seized of said real property in fee simple with full power and lawful right to mortgage the same; that said property is free from all liens and encumbrances except as set forth herein; that Mortgagor fully warrants the title to said real property and will defend the same against lawful claims of all persons whomsoever.
2. To pay all money required by said note and this mortgage, or either, promptly when due.
3. To pay all taxes, assessments, levies, liabilities, obligations and encumbrances of every description now on or which may hereafter accrue on said property, this mortgage and the debt secured hereby, or any of these, when due. If any part thereof is not paid when due, Mortgagee may pay it without waiving the option to foreclose this mortgage or any other right hereunder.
4. To pay all costs and expenses together with reasonable attorney's fees (including appellate proceedings) incurred by Mortgagee because of any default by Mortgagor under this mortgage and said note, or either.
5. To keep the improvements now or hereafter on said property insured against loss by fire or other hazards included in the terms "extended coverage" and "other perils" in the amount secured by this mortgage by an insurer approved by Mortgagee. The policy shall be held by and made payable to Mortgagee by standard New York mortgagee clause without contribution as Mortgagee's interest may appear. If any money becomes payable under such policy, then all checks for said money will be made payable to Mortgagor and Mortgagee and the proceeds shall be first applied to restore the mortgaged property to the condition it was immediately before the loss occurred and if there be any excess or if the property not so restored then Mortgagee may apply the same to the payments last due on the debt secured hereby or may permit Mortgagor to use it, or any part thereof, for other purposes without waiving or impairing any lien or right hereunder. If Mortgagor fails to obtain such policy, Mortgagee may procure it and pay therefor without waiving the option to foreclose this mortgage or any other right hereunder.
6. To permit, commit or suffer no waste, impairment or deterioration of said property or any part thereof.
7. That if said property, or any part thereof, is taken by eminent domain, Mortgagee shall have the right to receive and apply all money paid for such taking to the payments last due on the debt secured hereby or may permit Mortgagor to use it, or any part thereof, for other purposes without waiving or impairing any lien or right under this mortgage. If the remaining part of said property is inadequate security for the unpaid balance of said debt, Mortgagee may accelerate payment thereof immediately.
8. That if Mortgagee shall hold another mortgage or lien on said property, a default under such other mortgage or lien shall constitute a default under this mortgage also. Any default under this mortgage shall likewise constitute a default under such other mortgage or lien. If foreclosure proceedings under any mortgage or lien (whether held by Mortgagee or another) affecting said property are instituted, this shall constitute a default under this mortgage.
9. That Mortgagee may forbear to enforce defaults under this mortgage and said note, or either, or may extend the time for payment of any money secured hereby or may take other or additional security and may deal directly with any owner of said property in all respects pertaining to this mortgage and said note, or either, without notice to or the consent of any person liable under this mortgage and said note, or either, and without discharging or affecting the liability of any person liable under this mortgage and said note, or either.

Laser Generated by © Display Systems, Inc., 2007 (863) 763-5555 Form FLPM-2

Real Estate Mortgage - Page 2

10. That the rents, profits, income, issues and revenues of said property (including any personal property located thereon or therein) are assigned and pledged as further security for the payment of the debt secured hereby with the right (but no duty) on the part of Mortgagee to demand and receive and apply them on said debt at any time after a default hereunder. If suit is instituted to foreclose or reform this mortgage or to determine the validity or priority thereof, Mortgagee shall be entitled to appointment of a receiver pendente lite without notice for said property and of all rents, income, profits, issues and revenue thereof. It is covenanted and agreed that the court shall forthwith appoint a receiver of said property and of such rents, income, profits, issues and revenues. Such appointment shall be made as a matter of strict right to Mortgagee without reference to the adequacy or inadequacy of the value of the property hereby mortgaged or to the solvency or insolvency of Mortgagor.

11. That if any dispute arises involving said note and this mortgage, or either, wherein Mortgagee incurs any costs (regardless of whether or not legal proceedings are instituted) or if any action or proceeding (including appellate proceedings) shall be maintained by any person other than Mortgagee wherein Mortgagee is made a party, all expenses incurred by Mortgagee to prosecute or defend the rights created by this mortgage and said note, or either, together with reasonable attorney's fees and costs, whether same be rendered for negotiation, trial or appellate work, shall be paid by Mortgagor.

12. That if any money secured hereby is not fully paid within **THIRTY (30)** days after it becomes due, or if any covenant or agreement of said note and this mortgage, or either, is breached, Mortgagee shall have the option to accelerate payment of the entire principal and any other money secured hereby as immediately due and payable without notice. Time is of the essence of this mortgage. Any payment made by Mortgagee under paragraphs 3, 4, 5, or 11 shall bear interest at the maximum legal rate from the date of payment and shall be secured by this mortgage. No waiver of or failure to enforce any default or obligation under this mortgage and said note, or either, shall constitute a waiver of any subsequent default or of the terms of either instrument. If there is any conflict between the terms of this mortgage and said note, the terms of this mortgage shall prevail.

In Witness Whereof, the mortgagor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Russ Campbell
Witness

Willie M. Reese, Jr. (Seal)
Willie M. Reese, Jr.
P.O. Address: 711 Woodland Drive, Pensacola, FL 32503

Printed Name: Ginger Adams
Witness

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 19th day of November, 2007 by Willie M. Reese, Jr., an unmarried man

he is personally known to me or he has produced his Florida driver's license as identification.



Printed Name: _____
Notary Public
My Commission Expires: _____

20-00195

Laser Generated by © Display Systems, Inc., 2007 (861) 763-5555 Form PLPMM-2

Recorded in Public Records 02/10/2015 at 03:02 PM OR Book 7297 Page 1357,
Instrument #2015010174, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Prepared by and Return to:
Kerry Anne Schultz, Esq.
Fountain, Schultz & Associates, PL
2045 Fountain Professional Ct., Suite A
Navarre, FL 32566

(Space above this line reserved for recording office use only)

ASSIGNMENT OF MORTGAGE

The undersigned, being the present owner and holder of a mortgage and of the indebtedness secured thereby made on the 19th day of November, 2007 by Willie M. Rease, Jr. ("Borrower"), to Robert E. Dale, Jr. ("Lender") securing the original principal sum of \$20,000.00, which was recorded in Official Records Book 6268, page 630, of the Public Records of Escambia County, Florida, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does assign and transfer without recourse to Ole Buzzard, L.L.C., A Florida Limited Liability Company ("Assignee"), whose address is 164 Mikemo Way, Pensacola, FL 32504, the above-described mortgage and indebtedness secured thereby together with all notes, financing statements, assignments of rent or leases, and other instruments related to said mortgage.

Dated: 1-7-2015

ASSIGNOR



Name:

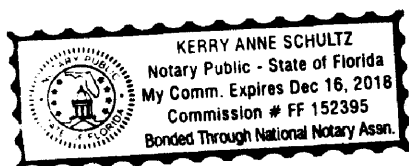
Title:

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing was sworn to and subscribed before me, the undersigned authority, on this 7th day of January, 2015, by Robert E. Dale, Jr., who ☒ is personally known to me or who ☐ has produced a driver's license as identification.

(Seal)

Notary Public



Recorded in Public Records 07/16/2007 at 02:32 PM OR Book 6182 Page 998,
Instrument #2007067274, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Form 668 (Y)(c) <small>(Rev. February 2004)</small>	4811 Department of the Treasury - Internal Revenue Service \$ 10.00 DUE Notice of Federal Tax Lien				
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	Serial Number <div style="text-align: right;">376015607</div>		For Optional Use by Recording Office		
As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.					
Name of Taxpayer WILLIE M REASE JR BETTER TRUCKING & DEMOLITION					
Residence 711 WOODLAND DR PENSACOLA, FL 32503-2768					
IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1120	12/31/2005	77-0627936	09/25/2006	10/25/2016	6183.28
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 6183.28

This notice was prepared and signed at JACKSONVILLE, FL, on this,
 the 05th day of July, 2007.

Signature <u>R. A. Mitchell</u> for THERESA HARLEY	Title ACS (800) 829-3903 <div style="text-align: right;">23-00-0008</div>
---	--

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
 Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
 CAT. NO 60025X