

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

1125-32

	1							
Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540		Application date		Apr 21, 2025			
Property description					Certificate #		2023 / 3356	
	320 FRISCO RD 07-3718-000 LT 22 BLK B EDGEWATER PB 2 P 97 OR 8184 P 1186/1188 SEC 37/38 2S 30		06/01/2023					
Part 2: Certificat	es Owned by App	licant an	d Filed w	ith Tax Deed	Application	Argerta.		
Column 1 Certificate Number	Columi er Date of Certifi			olumn 3 ount of Certificate	Column 4 te Interest		Column 5: Total (Column 3 + Column 4)	
# 2023/3356	06/01/2			1,913.71			2,009.40	
		101.10	<u> </u>		- → Pa	rt 2: Total*	2,009.40	
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty)			
Column 1 Certificate Number	Column 1 Column 2 Column 3 Column 4		Column 5 Fee Interest		Total (Column 3 + Column 4 + Column 5)			
# /								
	<u> </u>				Pa	rt 3: Total*	0.00	
Part 4: Tax Coll	ector Certified Am	iounts (L	in es 1-7)		Official Andrews			
1. Cost of all cert	tificates in applicant's	possessio	n and othe	r certificates red (*	leemed by ap Total of Parts	plicant 2 + 3 above)	2,009.40	
		_						
2. Delinquent tax	ces paid by the applic	ant						
•	es paid by the applic							
3. Current taxes							0.00	
3. Current taxes	paid by the applicant mation report fee						0.00 200.00	
 Current taxes Property inform Tax deed appl 	paid by the applicant mation report fee		542, F.S. (s	see Tax Collecto	or Instructions	page 2)	0.00 200.00 175.00	
 Current taxes Property inform Tax deed appl 	paid by the applicant mation report fee lication fee		542, F.S. (s	see Tax Collecto		page 2) I (Lines 1-6)	0.00 0.00 200.00 175.00 0.00 2,384.40	
 Current taxes Property inform Tax deed apple Interest accrue Interest accrue I certify the above in 	paid by the applicant mation report fee lication fee ed by tax collector un	der s.197.	ertificates, i	nterest, propert	Total Paid	I (Lines 1-6)	0.00 200.00 175.00 0.00	
 Current taxes Property inform Tax deed apple Interest accrue Interest accrue I certify the above in 	paid by the applicant mation report fee lication fee ed by tax collector un	der s.197.	ertificates, i	nterest, propert	Total Paid	I (Lines 1-6)	0.00 200.00 175.00 0.00 2,384.40 and tax collector's fees	

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

ed Amounts (Lines 8-14)
narge
otice for newspaper, and electronic auction fees
of notice
nstructions, page 2)
Total Paid (Lines 8-13)
d value of homestead property, if applicable under s. 197.502(6)(c), 74,899.00
of Lines 7, 14, 15, and 16 if applicable)
Date of sale11/05/2025

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

Application Number: 2500191

To: T	ax Collector of <u>ESCAN</u>	MBIA COUNTY	_, Florida	
PO BO PHILA	FUNDING LLC - 6023 DX 71540 DELPHIA, PA 19176-1540 he listed tax certificate and	•	e same to the Tax	Collector and make tax deed application thereon
Ac	count Number	Certificate No.	Date **	Legal Description
	-3718-000	2023/3356	06-01-2023	LT 22 BLK B EDGEWATER PB 2 P 97 OR 8184 P 1186/1188 SEC 37/38 2S 30
	Sheriff's costs, if applic	y tax certificates plus omitted taxes, plus in fees, property informatable.	nterest covering thation report costs, (e property. Clerk of the Court costs, charges and fees, and
	ched is the tax sale certificath are in my possession.	te on which this appli	cation is based and	d all other certificates of the same legal description
PO KE	ctronic signature on file YS FUNDING LLC - 6023 BOX 71540 ILADELPHIA, PA 19176-	1540		<u>04-21-2025</u> Application Date
	Applicant's	signature		



Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

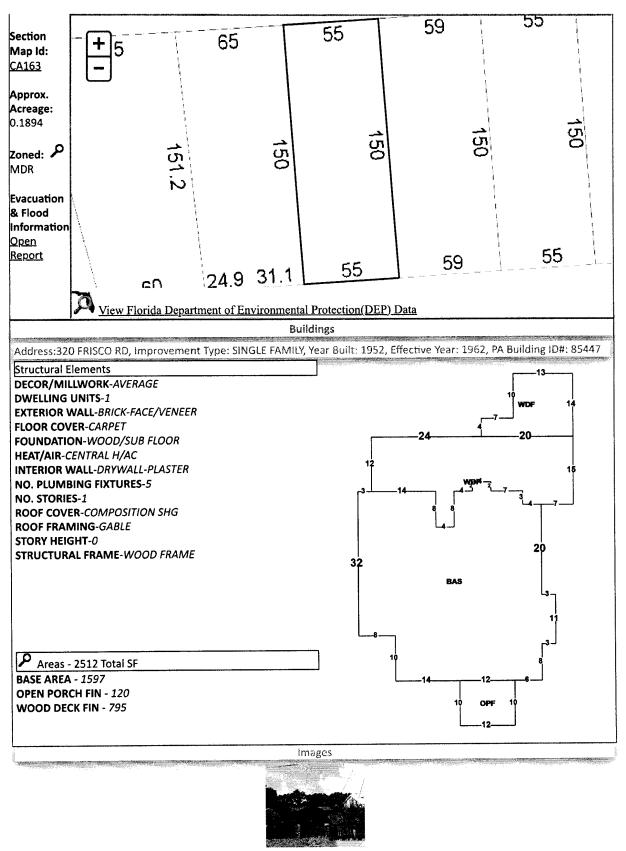
Sale List

Back

Printer Friendly Version Nav. Mode

Account

Parcel ID General Information Assessments Parcel ID: Land Total Cap Val 3725301000022002 Year imprv 2024 \$15,000 \$134,798 \$149,798 \$149,798 Account: 073718000 \$148,915 2023 \$15,000 \$133,915 \$148,915 Owners: ADAMS JENNIFER L 320 FRISCO RD 2022 \$8,000 \$120,134 \$128,134 \$112,159 Mail: PENSACOLA, FL 32507 Situs: 320 FRISCO RD 32507 Disclaimer SINGLE FAMILY RESID 🔑 Use Code: **Tax Estimator** Taxing **COUNTY MSTU Authority:** Change of Address Tax Inquiry: **Open Tax Inquiry Window** Tax Inquiry link courtesy of Scott Lunsford File for Exemption(s) Online **Escambia County Tax Collector** Report Storm Damage 2024 Certified Roll Exemptions Sales Data Type List: 🔑 HOMESTEAD EXEMPTION Sale Date Book Page Value Type Multi Parcel Records 10/16/2019 8184 1186 \$100 CJ Ν 10/16/2018 8184 1188 \$100 CJ Ν **Legal Description** LT 22 BLK B EDGEWATER PB 2 P 97 OR 8184 P 1186/1188 12/30/2010 6716 1572 \$100 QC Ν SEC 37/38 2S 30 08/1988 2598 400 \$14,500 WD Ν 10/1985 2138 173 \$9,000 WD 01/1974 826 122 \$7,700 WD **Extra Features** Official Records Inquiry courtesy of Pam Childers FRAME GARAGE Escambia County Clerk of the Circuit Court and Comptroller Launch Interactive Map Parcel Information



9/17/2018 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025035984 5/16/2025 9:37 AM
OFF REC BK: 9318 PG: 1285 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 03356, 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 22 BLK B EDGEWATER PB 2 P 97 OR 8184 P 1186/1188 SEC 37/38 2S 30

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073718000 (1125-32)

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

JENNIFER LADAMS

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.

S COUNTY OF

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 REP	ORT IS ISSUED TO:			
SCOTT LUNSFORD, F	ESCAMBIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT #:	07-3718-000	CERTIFICATE #: _	2023-33	56
REPORT IS LIMITED	TITLE INSURANCE. THE TO THE PERSON(S) EXP ORT AS THE RECIPIENT(S	RESSLY IDENTIFIED E	BY NAME IN THE	E PROPERTY
listing of the owner(s) o tax information and a list	pared in accordance with the frecord of the land described sting and copies of all open of in the Official Record Booking 2 herein.	d herein together with cu or unsatisfied leases, mor	rrent and delinque tgages, judgments	nt ad valorem and
and mineral or any subs	to: Current year taxes; taxes urface rights of any kind or s, boundary line disputes.			
	sure or guarantee the validity nce policy, an opinion of title			
Use of the term "Report	" herein refers to the Proper	ty Information Report an	d the documents at	tached hereto.
Period Searched: A	ugust 8, 2005 to and includ	ling August 8, 2025	Abstractor:	Andrew Hunt
BY				
Malphel				

Michael A. Campbell, As President

Dated: August 11, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

August 11, 2025

Tax Account #: 07-3718-000

1. The Grantee(s) of the last deed(s) of record is/are: JENNIFER L ADAMS

By Virtue of Order Determining Homestead recorded 10/18/2019 in OR 8184/1186 together with Order of Summary Administration recorded 10/18/2019 in OR 8184/1188

- 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 Christopher J Nodhturft and Flora L Nodhturft recorded 10/8/1988 OR 2611/227 together with Assignment recorded 3/31/2020 OR 8273/397 and Modification recorded 3/31/2020 8273/401
 - b. Judgment in favor of Atlantic Credit & Finance, Inc recorded 5/13/2010 OR 6591/673
 - c. Judgment in favor of State Farm Mutual Automobile Insurance Company recorded 5/12/2014 OR 7168/1579
- 4. Taxes:

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

Tax Account #: 07-3718-000 Assessed Value: \$149,798.00

Exemptions: HOMESTEAD EXEMPTION

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 INFORMAT TAX DEED SALE DATE:	ΓΙΟΝ REPORT FOR TDA NOV 5, 2025
TAX ACCOUNT #:	07-3718-000
CERTIFICATE #:	2023-3356
those persons, firms, and/or agencies having le	tatutes, the following is a list of names and addresses of egal interest in or claim against the above-described icate is being submitted as proper notification of tax deed
YES NO ☐	overnmental Center, 32502
JENNIFER L ADAMS	JENNIFER L ADAMS
320 FRISCO RD	113 PAYNE RD
PENSACOLA, FL 32507	PENSACOLA, FL 32507
CHRISTOPHER J NODHTURFT AND FLORA L NODHTURFT 515 N 70TH AVE PENSACOLA, FL 32506	ATLANTIC CREDIT & FINANCE INC ASSIGNEE HSBC CARD SERVICES PO BOX 13386 ROANOKE, VA 24033
STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY PO BOX 550858 JACKSONVILLE, FL 32502	JENNY LEE ADAMS 2305 INTERLACHEN ST PENSACOLA, FL 32502
Certified and delivered to Escambia County T	ax Collector, this 11 th day of August 2025.

BY: Michael A. Campbell, As Its President

PERDIDO TITLE & ABSTRACT, INC.

Milalphel

PERDIDO TITLE SOLUTIONS, A DIVISION OF

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 #:07-3718-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 22 BLK B EDGEWATER PB 2 P 97 OR 8184 P 1186/1188 SEC 37/38 2S 30

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-3718-000(1125-32)

MORTGAGE

THIS MORTGAGE, dated the 15th day of THIS MORT

A.D. 1988,

Richard Bencroft Allen and Sherri Ann Allen, Husband and Wife hereinafter called the Mortgagor, and

Donnie Ray White Roy M. White hereinafter called the mortgagee,

WITNESSETH, that for valuable considerations, the Mortgagor does hereby mortgage to the Mortgagee the real property in Escembis, County

Lot 22, Block "B", Edgewater, being a portion of Sections 37 & 38, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat recorded in Plat Book 2, Page 97 of the Public Records of said Dates - 10 - 5 - 88

PREPARED BY E A FOWLER **5081** PERKINS ST PENSACOLA FL 32506

Received \$ <u>ನ1-ಎಂ</u> payment of Documentary Stamps Cert. # 59-204338-27-01 and S 68.00 in payment of Class "C" Intengible Personal Property Tax. Joe A. Flowers, Comptroller Escambia County, Florida By D Power D.C.

as security for the payment of the promissory note of which the following is a copy:

MORTGAGE NOTE Pensacols, Floride, August 15 FOR VALUE RECEIVED, the und-raigned promise(s) to pay to Donnie Ray White or Roy M. White P.D.Box 37 or order, the principal sum of	
debior, to 300 Institutement Three Hundred Eight and 96/100 Dollars its Continuing until the principal end interest and tule, paid, each poyment being applied first to Interest and the balance to principal Privilege at any time, without premium or lee, the collect individences or any part hersol, if any payment is not made within thirty days after it due, the entire unpaid principal sum and accreted interest that it once become without notice at the option of the hooder of this note, failure to exercise this option shall not constitute a walver of the right to exercise approach of a subrequent default in the avent of default in the payment of this note, and if the same is collected by an entomory at law, the und Agreeding and notice are hereby walved. Presentment, protest and notice are hereby walved.	or meliad to the 35.76). 12.86 and is reserved to

and agrees:

To make all payments required by that note and this mortgage

1. To make all payments required by that note and this mortgage promptly when due.

2. To pay all taxes, assessments, liens and encumbrances on that property promptly when due. If they are not promptly paid the Mortgage may pay them without waiving the option to foreclose, and such payments, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage.

3. To keep the buildings now or hereafter on that land insured against damage from fire and other hazards in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage. If any sum becomes payable under such policy, the Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage. ing the lien of this mortgage.

4. To commit, permit, or suffer no waste, impairment, or deteri-

oration of the mortgaged property.

To pay all expenses reasonably incurred by the Mortgagee because of the failure of the Mortgagor to comply with the agreements in that note or this mortgage; including reasonable attorneys! fees. The cost thereof, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this

same rate as specified in that note, shall also be secured by this mortgage.

6. If any payment provided for in that note is not paid within thirty have after it becomes due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of that note shall immediately become due at the option of the Mortgagee, and the Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.

7. The rents and profits of the mortgaged property are also be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.

8. It is further agreed that possession of the premises is granted to the buyer upon the execution of these covenants, and that they agree not to sell, assign, set over nor convey the equities therefore stated to any third parties or partnerships without having obtained the consent in writing from the seller.

9. It is expressly understood that payments are due on the 1st day of each month and a late charge of \$15.00 shall be due with any payment that is more than 10 days late. Buyer shall have the privlege of prepayment without penalty.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall include all genders and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

Signed in the presence of:

(SEAL) Sherri A. Allen

STATE OF FLORIDA COUNTY OF ESCAMBIA

> Before me personally appeared Richard Sheaki A. Allen

to me well known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged before me that they executed the same for the purposes therein expressed.

Witness my hand and official seal this , 198%. day of SepT.

HY COMMISSION

PTC 3.1

Order: 2025-NOV-5 Doc: FLESCA:2611-00227 m

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CED. **63**0

Recorded in Public Records 3/31/2020 11:54 AM OR Book 8273 Page 397, Instrument #2020027599, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

Prepared by and Return To: Tidwell & Associates, P.A. 811 North Spring Street Pensacola, Florida 32501

ASSIGNMENT OF MORTGAGE AND MORTGAGE NOTE

For Value Received, Donnie Ray White and Roy M. White, the undersigned holders of a Mortgage and Mortgage Note (herein "Assignor") does hereby grant, sell, assign, transfer and convey, unto Christopher J. Nodhturft and Flora L. Nodhturft (herein Assignee"), whose address is 515 N. 70th Ave., Pensacola, Florida 32506, a certain Mortgage and Mortgage Note, dated August 15, 1988 and recorded on or about August 15, 1988, at Official Records Book 2611, Page 227, made and executed by Richard Bancroft Allen and Sherri Ann Allen to and in favor of the Donnie Ray White and Roy M. White upon the following described property situated in Escambia County, State of Florida:

Property Address: 320 Frisco Rd., Pensacola, Florida 32507

Lot 22, Block "B", Edgewater, being a portion of Sections 37 and 38, Township 2 South, Range 30 West, Escambia County, Florida, according to the Plat recorded in Plat Book 2, page 97 of the Public Records of said County.

Such Mortgage having been given to secure payment of a Mortgage Note in the original principal amount of thirty four thousand dollars and 00/100 (\$34,000.00) which Mortgage is of record in OR Book 2611 Page 227 of the Official Records of Escambia County, Florida.

TO HAVE AND TO HOLD, the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the above-described Mortgage.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage on this 11 day of 1001 2020.

Witnesses:

2 000

Print: Kasandra C. Pfeiffer

Brint Dougles Tidum

Assignor:

Donnie Ray White

Roy M. White

BK: 8273 PG: 398

STATE OF Florida
COUNTY OF ESCONDIA

The foregoing instrument was acknowledged before me on this \(\frac{1}{2020}\) day of \(\frac{\sum_cut_1}{2020}\) by **Donnie Ray White and Roy M. White,** being \(\{\}\) personally known to me or having \(\{\}\) produced a driver's license(s) as identification.

{SEAL}

DOUGLAS TIDWELL

Notary Public - State of Florida

Commission # GG 226274

My Comm. Expires Oct 2, 2022

Bonded through National Notary Assn.

D. 7.dur NOTARY PUBLIC

Dorghs Tidury
PRINTED OR TYPED NAME

00)

MORTGAGE

الشاء وي THIS MORTGAGE, dated the 15th day of THIS MORT

P#26117 227 . A.D. 1988.

Richard Bancroft Allen and Sherri Ann Allen, Husband and Wife

hereinafter called the Mortgagor, and Donnie Rey White gra Roy M. White hereinafter called the mortgages,

WITNESSETH, that for valuable considerations, the Mortgagor does hereby mortgage to the Mortgages the real property in Escambia, County Florida, described as:

Lot 22, Block "B", Edgewater, being a portion of Sections 37 & 38, Township 2 South, Range 30 West, Escapis County, Florids, according to Plat recorded in Plat Book 2, Page 97 of the Public Records of said County.

Date: 10-5-88

PREPARED BY E A FOWLER 5081 PERKINS ST PENSACOLA FL 32506

Received \$ 51.00 payment of Documentary Stapips Cort. # 59-204338-27-01 and **し見.**つい in payment of Class "C" Intengible Personal. Property Tax. Joe A. Flowers, Comptroller Escambia County, Florida By D. Pause B D.a.

as security for the payment of the promissory note of which the fol-lowing is a copy:

MORTGAGE NOTE

34,000.00 ™ Donnie Ray White or Roy M. White P.O.Box 37423 Thirty-four Thousand A 34,000,00

Three Hundred Elight and 36/100

and agrees:

1. To make all payments required by that note and this mortgage 1. To make all payments required by that note and this mortgage promptly when due.
2. To pay all taxes, assessments, lions and encumbrances on that property promptly when due. If they are not promptly paid the Mortgage may pay them without waiving the option to foreclose, and such payments, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage.

3. To keep the buildings now or hereafter on that land insured against damage from fire and other hazards in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage. If any sum becomes payable under such policy, the Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.

ing the lien of this mortgage.

Page 1 of 2

Requested By: nmoore, Printed: 2/4/2019 12:27 PM

Doc: FLESCA:2611-00227~12033

BK: 8273 PG: 400 Last Page

oration of the mortgaged property.

5. To pay all expenses reasonably incurred by the Mortgagee because of the failure of the Mortgager to comply with the agreements in that note or this mortgage; including reasonable attorneys! fees. The same rate as specified in that note, shall also be secured by this mortgage.

cost thereof, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage.

6. If any payment provided for in that note is not paid within thirty fave after it becomes due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of that note shall immediately become due at the option. It he Mortgagee, and the Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.

7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.

8. It is further agreed that possession of the premises is granted to the buyer upon the execution of these covenants, and that they agree not to sell, assign, set over nor convey the equities therefore stated to any third parties or partnerships without having obtained the consent in writing from the seller.

9. It is expressly understood that payments are due on the 1st day of each month and a late charge of 155.00 shall be due with any payment that is more than 10 days late. Buyer shall have the privilege of prepayment without penalty.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall include all genders and the term "Mortgagee" shall include any payes of the indebtedness hereby ascured or any transferee thereof whether by operation of law or otherwise.

Signed in the presence of:

(SEAL) '(SEAL) Sherri A. Allen

STATE OF FORIGA COUNTY OF ESCAMBIA

d) 00 Before me personally appeared Richard N Sherri A. Allen

to me well known and known to me to be the individual described and who executed the foregoing instrument, and acknowledged before me that They executed the same for the purposes therein expressed. destribed in

day of SepT witness my hand and official seal this , 1988.

YEATOR

PTC 3.1

Page 2 of 2

Requested By: nmoore, Printed: 2/4/2019 12:27 PM

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C:

Doc: FLESCA:2611-00227~12033

Recorded in Public Records 3/31/2020 11:54 AM OR Book 8273 Page 401, Instrument #2020027600, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$44.00 MTG Stamps \$78.75 Int. Tax \$44.92

Prepared by and Return to: Tidwell & Associates, P.A. 811 North Spring Street Pensacola, Florida 32501

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$38,459.92, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MODIFICATION OF MORTGAGE

This AGREEMENT made and entered into this / day of / cab , 2020 by and between

Jennifer Adams, whose address is 320 Frisco Rd., Pensacola, FL 32507 hereinafter called "MORTGAGOR"

and

Christopher J. Nodhturft & Flora L. Nodhturft, whose address is 515 N. 70th Ave., Pensacola, FL 32506 hereinafter called "MORTGAGEE".

RECITALS

A. MORTGAGEE is the owner and holder of that certain mortgage (MORTGAGE) dated August 15, 1988, given by the MORTGAGOR to MORTGAGEE, recorded in Official Records Book 2611, Page 227, of the Public Records of Escambia County, Florida, securing a debt in the original amount of Thirty Four Thousand Dollars and 00/100 (\$34,000.00) which mortgage encumbers property more particularly described in said MORTGAGE.

See attached Exhibit "A"

B. MORTGAGOR, the owner in fee simple of all of the property subject to MORTGAGE, has requested MORTGAGEE to modify MORTGAGE and the parties have mutually agreed to modify the terms thereof in the manner hereinafter appearing.

NOW THEREFORE, in consideration of the mutual covenants hereinafter set forth and in consideration of the sum of TEN DOLLARS (\$10.00), each to the other in hand paid, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto mutually covenant and agree as follows:

- 1. The current principal balance on the original Mortgage Note dated August 15, 1988, is \$16,000.00.
- 2. The terms and provisions of the Mortgage Note are restated and/or amended and modified as contained in that certain "Renewal Promissory Note" dated this //o day of March, 2020:
 - a. Principal amount of \$38,459.92.

BK: 8273 PG: 402

- b. Monthly principal and interest payments beginning April 1, 2020, in the amount of \$508.25, and due thereafter on the first day each month.
- c. Interest rate of 10%.
- d. Maturity date of March 1, 2022.
- 3. The terms and provisions of the Mortgage are amended and modified as follows:
 - (a) The Mortgage secures payment of that certain Renewal Promissory Note dated the // (p day of March, 2020, in the principal amount of \$38,459.92, payable according to its terms.
 - (b) The maturity date of the Renewal Promissory Note secured by the Mortgage is March 1, 2022.
 - (c) Mortgagor shall annually provide Mortgagee proof of payment of all ad valorem taxes and other assessments against the subject property and proof of hazard insurance covering the subject property, naming the Mortgagee as an additional insured.
- 2. Nothing herein invalidates or shall impair or release any covenant, condition, agreement, or stipulation in MORTGAGE and the same, except as herein modified, shall continue in full force and effect, and the undersigned further covenant and agree to perform and comply with and abide by each of the covenants, agreements, conditions, and stipulations of MORTGAGE which are not inconsistent herewith.
- 4. ALL MORTGAGEE'S rights against all parties including but not limited to all parties secondarily liable, are hereby reserved.
- 5. This Agreement shall, if any, be binding upon and shall inure to the benefit of the heirs, executors, administrators and assigns, or successors and assigns of the respective parties hereto.

MORTGAGOR(S):

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

BK: 8273 PG: 403

STATE OF FLORIDA COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me by means of [7] physical presence or [7] online notarization this 16 day of 17 day of 20 20, by Jennifer Adams, who is personally known to me or who produced ______ as identification. Notary Signature JOHN GLASSMAN Notary Public - State of Florida Commission # GG 955300 My Comm. Expires Mar 21, 2024 nded through National Notary Assn **MORTGAGEE(S):** SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: Witness Signature Flora L. Nodhturft STATE OF FLORIDA **COUNTY OF ESCAMBIA** The foregoing instrument was acknowledged before me by means of physical presence or [online notarization this // day of much , 2020, by Christopher J. Nodhturft & Flora L. Nodhturft, who is personally known to me or who produced Occurs Iscare as identification. DOUGLAS TIDWELL Notary Public - State of Florida Notary Signature: 1. 1. du Commission # GG 226274 My Comm. Expires Oct 2, 2022 **Bonded through National Notary Assn**

Avoust

BK: 8273 PG: 404

HORT'GAGE

50 11. THIS MORTGAGE, dated the 15th day of and between

9#2611N 227 A.D. 1988,

Richard Beneroft Allen and Sherri Ann Allen, Husband and Wife

hereinafter called the Mortgagor, and Donnie Ray White are Roy M. White hereinafter called the mortgagee,

WITNESSETH, that for valuable considerations, the Mortgagor does hereby mortgage to the Mortgagee the real property in Escapia, County

Lot 22, Block "B", Edgewater, being a portion of Sections 37 & 38, Township 2 South, Range 30 Meet, Escambia County, Florida, according to Plat recorded in Plat Book 2, Page 97 of the Public Records of said County.

Date: 10-5-88

PREPARED BY E A FOWLER 3091 PERKINS ST PENSACOLA FL 32506

B

Received \$ 51.00 in Cort. # 59-204338-27-01 and 8 68,00 in payment of Class "C" Intengible Personal Property Tex. Joe A. Flowers, Comptroller Escembia County, Florida By D. Poures DC

as security for the payment of the promissory note of which the following is a copy:

MORTGAGE NOTE ⇒Donnie Rey White or Roy M. White P.D.Box 37423 Thirty-four Thous Three Hundred Elight and 96.

and agrees:

34.000.00 POR WALKE RECEIVED. II

To make all payments required by that note and this mortgage

1. To make all payments required by that note and this mortgage promptly when due.

2. To pay all taxes, assessments, lions and encumbrances on that property promptly when due. If they are not promptly paid the Mortgage may pay them without waiving the option to foreclose, and such payments, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage.

3. To keep the buildings now or hereafter on that land insured against damage from fire and other hazards in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Nortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest therein from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage. If any sum becomes payable under such policy, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.

Page 1 of 2

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To commit, permit, or suffer no waste, impairment, or deterioration of the mortgaged property.

5. To pay all expenses reasonably incurred by the Mortgagee because of the failure of the Mortgagor to comply with the agreements in
that note or this mortgage; including reasonable attorneys fees. The
cost thereof, with interest thereon from the date of payment at the
same rate as specified in that note, shall also be secured by this

same rate as specified in that note, shall also be secured by this mortgage.

6. If any payment provided for in that note is not paid within thirty for after it becomes due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of that note shall immediately become due at the option of the Mortgagee, and the Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.

7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.

8. It is further agreed that possession of the premises is granted to the buyer upon the execution of these covenants, and that they agree not to sell, assign, set over nor convey the equities therefore stated to any third parties or partnerships without having obtained the consent in writing from the seller.

9. It is expressly understood that payments are due on the ist day of each:month and a late charge of \$15.00 shall be due with any payment that is more than 10 days late. Buyer shall have the privlege of prepayment without penalty.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators. Successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall include all genders and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferse thereof whether by operation of law or otherwise.

Signed in the presence of:

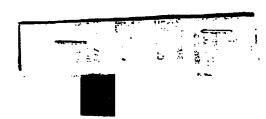
A. Allen

STATE OF FIORISA COUNTY OF ESCAMBIA

6 Before me personally appeared Richard **A** Sheari A. Allen to me well known and known to me to be the individual destribed and who executed the foregoing instrument, and acknowledged before me that hey executed the same for the purposes therein expressed.

day or SepT . Witness my hand and official seal this , 1988.

PT¢ 3.1



Page 2 of 2

Requested By: nmoore, Printed: 2/4/2019 12:27 PM

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Recorded in Public Records 05/13/2010 at 10:35 AM OR Book 6591 Page 673, Instrument #2010030333, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 04/19/2010 at 10:46 AM OR Book 6581 Page 1423, Instrument #2010024263, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT
OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

UCN:

Case No.: 2010 SC 000221

Division: V

ATLANTIC CREDIT & FINANCE INC., as assignee of HSBC CARD SERVICES,
Post Office Box 13386,
Roanoke, VA 24033,

Plaintiff,

VS.

RICHARD B. ALLEN, SR.,

Defendant.

ERNIE LEE MAGAHA CLERK OF CIRCUIT COURT 100400 A CONTYPEL

2010 423 14 🗩 2:33

COUNTY CIVIL DIVISION FILED & REFORMED

DEFAULT FINAL JUDGMENT

The Defendant failing to appear for the Pre-Trial Conference on February 24, 2010, and the Plaintiff filing the appropriate pleadings in this matter, it is

ORDERED AND ADJUDGED that Plaintiff, ATLANTIC CREDIT & FINANCE INC., as assignee of HSBC CARD SERVICES, recovers from Defendant, RICHARD B. ALLEN, SR., the sum of \$3,009.52 on principal, pre-judgment interest of \$255.27, with costs in the sum of \$350.00, and attorney's fees of \$.00, making a total of \$3,614.79, which shall accrue interest at a rate of six percent (6%) per annum, for all of which let execution issue, it is

FURTHER ORDERED AND ADJUDGED that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete Form 7.343 and return it to the Plaintiff's attorney.

DONE AND ORDERED at Escambia County, Florida, this

day of

,2010.

COUNTY JUDG

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by United States Mail to Richard B. Allen, Sr., Defendant, at 320 Frisco Road, Pensacola, FL 32507-1349, and Ralph S. Marcadis, Esquire, Attorney for Plaintiff, at 5104 South Westshore Blvd., Tampa, Florida 33611, this ______ day of , 2010.

100401/E54249/PRA



"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
BECAMBIA COUNTY FLORIDA"

D.C

Recorded in Public Records 05/12/2014 at 02:09 PM OR Book 7168 Page 1579, Instrument #2014032930, Pam Childers Clerk of the Circuit Court Escambia County, FL

IN THE CIRCUIT COURT, IN THE FIRST JUDICIAL CIRCUIT, IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO.: 2013 CA 000116

DIVISION: J

STATE FARM MUTUAL AUTOMOBILE INS. CO. as Subrogee of ASHLEY B. NIX,

CLERK OF CORSULT COURT ESCANDA JOURTY FL 2014 MAY -7 P 3: 22

CIRCUIT CIVIL DIVISION FILED & RECORDED

Plaintiff,

VS.

TIFFANY CHANTEL ASHMORE, an Individual and JENNY LEE ADAMS, an Individual, AKA JENNY PAVKOVICH,

Defendants.

FINAL JUDGMENT

This Cause, came before the Court upon the Plaintiff's Motion for Final Judgment, and the Court finds that Defendants, Tiffany Chantel Ashmore and Jenny Lee Adams a/k/a Jenny Pavkovich, were duly and properly served pursuant to Chapter 48, Florida statutes and finds that Defendants, Tiffany Chantel Ashmore and Jenny Lee Adams a/k/a Jenny Pavkovich, are indebted to Plaintiff in the principal sum of \$48,359.90 and prejudgment interest in the sum of \$1,321.62. The Court further finds that Plaintiff is entitled to recover its taxable costs in the amount of \$621.00.

It is ORDERED and ADJUDGED that Plaintiff, State Farm Mutual Automobile Insurance Company, recover from Defendants, Tiffany Chantel Ashmore and Jenny Lee Adams a/k/a Jenny Pavkovich, the principal sum of \$48,359.90, prejudgment interest of \$1,321.62 plus costs herein taxed at \$621.00, for a total sum of \$50,302.52 that shall bear interest at the rate of 4.75%, and as adjusted pursuant to F.S. 55.03, for all of which let execution issue.

It is further ORDERED and ADJUDGED that the judgment debtors shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the

BK: 7168 PG: 1580 Last Page

judgment creditor is not represented by an attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtors to complete Form 1.977, including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney.

The Clerk of this Court shall not record the Fact Information Sheet the Defendants are ordered to complete herein.

ORDERED at Escambia County, Florida, this

lay of ////, 20

Circuit Court Judg

For info on payoff and satisfaction call (904) 482-0871 and use ref. # 201002131

Copies To:

Tiffany Chantel Ashmore, 625 N 62nd Ave., Pensacola, FL 32506-4511 Jenny Lee Adams, 2305 Interlachen St., Pensacola, FL 32502

Hiday & Ricke, P.A., Post Office Box 550858, Jacksonville, FL 32255

Pursuant to F.S. 55.10; Plaintiff's name and address is State Farm Mutual Automobile Insurance Company, Post Office Box 2371, Bloomington, IL 61702-2371

Claim No: 59-A465-083

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