



# 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

0326-01

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ELEVENTH TALENT B, LLC PO BOX 769 PALM CITY, FL 34991	Application date	Jun 26, 2025
Property description	NIELSEN CHRISTOPHER TODD & ROLIN JOEY N 2495 TIMSBURY LP CANTONMENT, FL 32533 2220 SHARAY DR 11-0170-250 BEG AT INTER OF N LI OF GOVT LT 7 AND W LI OF SR 292 (100 FT R/W) S 0 DEG E ALG W LI 990 23/100 FT S (Full legal attached.)	Certificate #	2023 / 5488
		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)
# 2023/5488	06/01/2023	799.57	112.44	912.01
→ Part 2: Total*				912.01

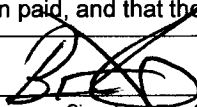
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2025/5788	06/01/2025	773.68	6.25	38.68	818.61
# 2024/5594	06/01/2024	792.16	6.25	70.80	869.21
Part 3: Total*					1,687.82

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,599.83
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)	2,974.83

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 June 27th, 2025

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/04/2026</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.

BEG AT INTER OF N LI OF GOVT LT 7 AND W LI OF SR 292 (100 FT R/W) S 0 DEG E ALG W LI 990 23/100 FT S 89 DEG 57 MIN 43 SEC W 1010 FT FOR POB CONT S 89 DEG 57 MIN 43 SEC W 310 FT S 63 DEG 50 MIN 54 SEC W 401 29/100 FT N 0 DEG 06 MIN 52 SEC E 381 78/100 FT TO S R/W LI OF L & N R/R SPUR ELY 773 36/100 FT R/W BEING CURVE TO LEFT RADIUS 1033 42/100 FT CENTRAL ANG 42 DEG 53 MIN 38 SEC CHORD BRG 82 DEG 21 MIN 39 SEC E S 0 DEG E 294 5/10 FT MORE OR LESS TO POB OR 8348 P 1751

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500595

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
ELEVENTH TALENT B, LLC  
PO BOX 769  
PALM CITY, FL 34991,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
11-0170-250	2023/5488	06-01-2023	BEG AT INTER OF N LI OF GOVT LT 7 AND W LI OF SR 292 (100 FT R/W) S 0 DEG E ALG W LI 990 23/100 FT S 89 DEG 57 MIN 43 SEC W 1010 FT FOR POB CONT S 89 DEG 57 MIN 43 SEC W 310 FT S 63 DEG 50 MIN 54 SEC W 401 29/100 FT N 0 DEG 06 MIN 52 SEC E 381 78/100 FT TO S R/W LI OF L & N R/R SPUR ELY 773 36/100 FT R/W BEING CURVE TO LEFT RADIUS 1033 42/100 FT CENTRAL ANG 42 DEG 53 MIN 38 SEC CHORD BRG 82 DEG 21 MIN 39 SEC E S 0 DEG E 294 5/10 FT MORE OR LESS TO POB OR 8348 P 1751

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  
ELEVENTH TALENT B, LLC  
PO BOX 769  
PALM CITY, FL 34991

06-26-2025  
Application Date

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



# Gary "Bubba" Peters

## Escambia County Property Appraiser

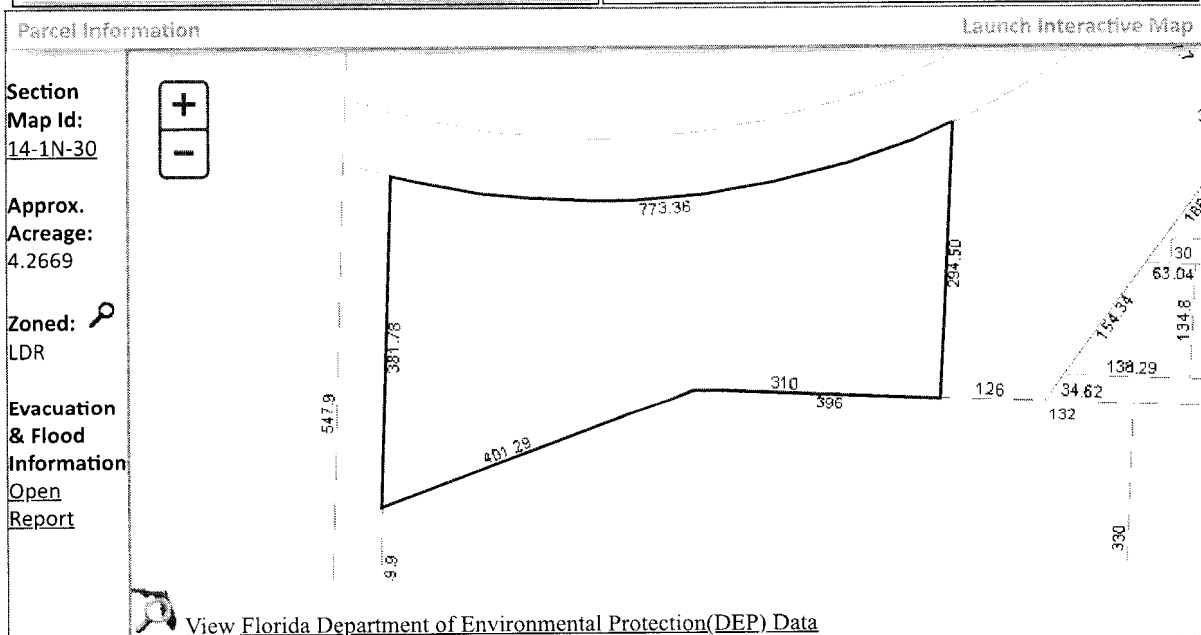
[Real Estate Search](#)
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[Sale List](#)
[Back](#)

[←](#) Nav. Mode ☒ Account ☐ Parcel ID [→](#)

[Printer Friendly Version](#)

General Information		Assessments				
<b>Parcel ID:</b>	141N307002000000	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	110170250	2024	\$50,880	\$0	\$50,880	\$50,880
<b>Owners:</b>	NIELSEN CHRISTOPHER TODD & ROLIN JOEY N	2023	\$50,880	\$0	\$50,880	\$50,880
<b>Mail:</b>	2495 TIMSBURY LP CANTONMENT, FL 32533	2022	\$50,880	\$0	\$50,880	\$50,880
<b>Situs:</b>	2220 SHARAY DR 32533	<b>Disclaimer</b>				
<b>Use Code:</b>	VACANT RESIDENTIAL	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>Change of Address</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>File for Exemption(s) Online</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Report Storm Damage</b>				

Sales Data		Type List:	2024 Certified Roll Exemptions		
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Multi Parcel Records</b>
08/11/2020	8348	1751	\$70,000	WD	N
04/2006	6082	1001	\$100	WD	N
04/2006	5893	1486	\$79,000	WD	N
04/2005	5626	77	\$52,500	WD	N
10/2004	5527	378	\$21,900	QC	N
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					
			<b>Legal Description</b>		
			BEG AT INTER OF N LI OF GOVT LT 7 AND W LI OF SR 292 (100 FT R/W) S 0 DEG E ALG W LI 990 23/100 FT S 89 DEG 57 MIN...		
			<b>Extra Features</b>		
			None		



Buildings

Images

None

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: 07/14/2025 (tc.123725)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ELEVENTH TALENT B LLC** holder of **Tax Certificate No. 05488**, 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:

**BEG AT INTER OF N LI OF GOVT LT 7 AND W LI OF SR 292 (100 FT R/W) S 0 DEG E ALG W LI 990 23/100 FT S 89 DEG 57 MIN 43 SEC W 1010 FT FOR POB CONT S 89 DEG 57 MIN 43 SEC W 310 FT S 63 DEG 50 MIN 54 SEC W 401 29/100 FT N 0 DEG 06 MIN 52 SEC E 381 78/100 FT TO S R/W LI OF L & N R/R SPUR ELY 773 36/100 FT R/W BEING CURVE TO LEFT RADIUS 1033 42/100 FT CENTRAL ANG 42 DEG 53 MIN 38 SEC CHORD BRG 82 DEG 21 MIN 39 SEC E S 0 DEG E 294 5/10 FT MORE OR LESS TO POB OR 8348 P 1751**

**SECTION 14, TOWNSHIP 1 N, RANGE 30 W**

**TAX ACCOUNT NUMBER 110170250 (0326-01)**

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

**CHRISTOPHER TODD NIELSEN and JOEY N ROLIN**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of March, which is the **4th day of March 2026**.

Dated this 15th day of July 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email [TAXDEEDS@ESCAMBIACLERK.COM](mailto:TAXDEEDS@ESCAMBIACLERK.COM).



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: 110170250 Certificate Number: 005488 of 2023

Date Of Redemption

Clerk's Check  Clerk's Total \$817.20

Postage  Tax Deed Court Registry \$783.20

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 #: 11-0170-250 CERTIFICATE #: 2023-5488

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: December 17, 2005 to and including December 17, 2025 Abstractor: Pam Alvarez

BY



Michael A. Campbell,  
As President  
Dated: December 18, 2025



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

December 18, 2025

Tax Account #: **11-0170-250**

1. The Grantee(s) of the last deed(s) of record is/are: **CHRISTOPHER TODD NIELSEN AND JOEY N ROLIN**

**By Virtue of Warranty Deed recorded 8/12/2020 in OR 8348/1751 ABTRACTOR'S NOTE:  
PROPERTY MAY NOT HAVE RECORDED ACCESS.**

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 Central Credit Union of Florida recorded 8/12/2020 OR 8348/1753**
- b. **Judgment in favor of International Portfolio Inc recorded 6/10/2010 OR 6601/809**
- c. **Judgment in favor of John Deere Landscapes Inc recorded 2/25/2010 OR 6563/450**
- d. **Judgment in favor of Gulf Winds Federal Credit Union recorded 2/8/2016 OR 7474/1845**

4. Taxes:

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

**Tax Account #: 11-0170-250**

**Assessed Value: \$50,880.00**

**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:** MAR 3, 2026  
**TAX ACCOUNT #:** 11-0170-250  
**CERTIFICATE #:** 2023-5488

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>2025</u> tax year.

**CHRISTOPHER TODD NIELSEN AND  
JOEY N ROLIN  
2495 TIMSBURY LP  
CANTONMENT, FL 32533**

**CHRISTOPHER TODD NIELSEN AKA TODD  
NIELSEN AND JOEY N ROLIN  
1825 DONEGAL DRIVE  
CANTONMENT, FL 32533**

**CENTRAL CREDIT UNION OF FLORIDA  
PO BOX 17048  
PENSACOLA, FL 32522**

**INTERNATIONAL PORTFOLIO INC  
200 BARR HARBOR DR SUITE 400  
WEST CONSHOHOCKEN, PA 19428**

**GULF WINDS FEDERAL CREDIT UNION  
220 EAST NINE MILE ROAD  
170 PENSACOLA, FL 32534**

**JOHN DEERE LANDSCAPES INC  
1060 WINDWARD RIDGE PARKWAY STE  
ALPHARETTA, GA 30005**

Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of December 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**

**December 18, 2025**

**Tax Account #:11-0170-250**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT INTER OF N LI OF GOVT LT 7 AND W LI OF SR 292 (100 FT R/W) S 0 DEG E ALG W LI  
990 23/100 FT S 89 DEG 57 MIN 43 SEC W 1010 FT FOR POB CONT S 89 DEG 57 MIN 43 SEC W 310  
FT S 63 DEG 50 MIN 54 SEC W 401 29/100 FT N 0 DEG 06 MIN 52 SEC E 381 78/100 FT TO S R/W LI  
OF L & N R/R SPUR ELY 773 36/100 FT R/W BEING CURVE TO LEFT RADIUS 1033 42/100 FT  
CENTRAL ANG 42 DEG 53 MIN 38 SEC CHORD BRG 82 DEG 21 MIN 39 SEC E S 0 DEG E 294 5/10  
FT MORE OR LESS TO POB OR 8348 P 1751**

**SECTION 14, TOWNSHIP 1 N, RANGE 30 W**

**TAX ACCOUNT NUMBER 11-0170-250(0326-01)**

**Recorded in Public Records 8/12/2020 12:47 PM OR Book 8348 Page 1751,  
Instrument #2020066121, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$490.00**

Prepared By & Return To:  
Pennye Putman, as an employee of  
Clear Title of Northwest Florida, LLC  
4636 Summerdale Blvd.  
Pace, FL 32571  
File Number: PACE-20-18700  
Parcel ID #: 14-IN-30-7002-000-000

### WARRANTY DEED

This WARRANTY DEED, dated this 11th day of August, 2020, by **Dan Paisley, a single man**, whose post office address is 3555 Chief Mate Drive, Pensacola, Florida 32506, hereinafter called the Grantor, to **Christopher Todd Nielsen and Joey N. Rolin, a married couple**, whose post office address is 1825 Donegal Drive, Cantonment, Florida 32533, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

A PORTION OF GOVERNMENT LOTS 6 AND 7 SECTION 14, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SAID GOVERNMENT LOT 7 AND THE WEST LINE OF STATE ROAD 292 (A 100 R/W); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SAID WEST LINE OF STATE ROAD 292 A DISTANCE OF 990.23 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 43 SECONDS WEST A DISTANCE OF 1010.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 57 MINUTES 43 SECONDS WEST A DISTANCE OF 310.00 FEET; THENCE SOUTH 63 DEGREES 50 MINUTES 54 SECONDS WEST A DISTANCE OF 401.29 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 52 SECONDS EAST A DISTANCE OF 381.78 FEET TO A CONCRETE MONUMENT ON THE SOUTH RIGHT OF WAY LINE OF THE LOUISVILLE AND NASHVILLE RAILROAD SPUR; THENCE EASTERLY 773.36 FEET ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 1033.42, A CENTRAL ANGLE OF 42 DEGREES 53 MINUTES 38 SECONDS AND A CHORD BEARING OF 82 DEGREES 21 MINUTES 39 SECONDS EAST; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 294.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT OF 30 FEET IN WIDTH FOR UTILITIES, DRAINAGE, EGRESS AND INGRESS ALONG THE NORTH SIDE OF THE FIRST DESCRIBED LINE (SOUTH 89 DEGREES 57 MINUTES 43 SECONDS WEST AND 310.0 FEET LONG) FOLLOWING THE POINT OF BEGINNING.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

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

AND THE Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF  
THE FOLLOWING WITNESSES:

Signature: Pennye Putman  
Print Name: Pennye Putman  
Signature: [Signature]  
Print Name: Pennye Putman

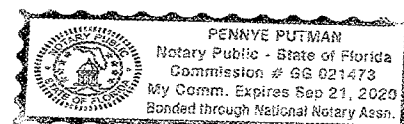
[Signature]  
Dan Paisley

State of Florida  
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 11th day of August, 2020, by: Dan Paisley, a single man.

Signature: Pennye Putman  
Notary Public  
My Commission Expires:

\_\_\_\_ Personally Known  
OR  
☒ Produced Identification drivers license  
Type of Identification Produced



**BK: 8348 PG: 1752 Last Page**

**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 or 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 acknowledgement by the County of the veracity of any disclosure statement.

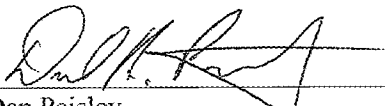
Name of Roadway: Sharay Drive

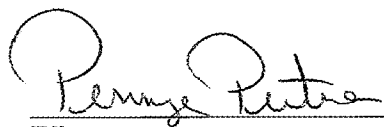
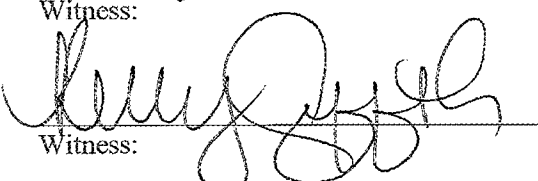
Legal Address of Property: Sharay Drive, Cantonment, Florida 32533

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

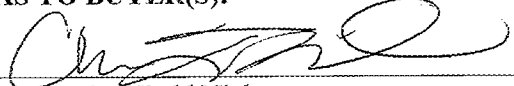
This form completed by: Clear Title of Northwest Florida, LLC  
4636 Summerdale Blvd., Pace, Florida 32571

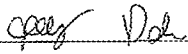
**AS TO SELLER(S):**

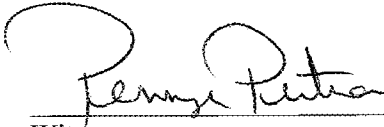
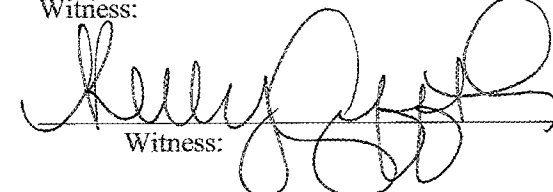
  
\_\_\_\_\_  
Dan Paisley

  
\_\_\_\_\_  
Witness:  
  
\_\_\_\_\_  
Witness:

**AS TO BUYER(S):**

  
\_\_\_\_\_  
Christopher Todd Nielsen

  
\_\_\_\_\_  
Joey N. Rolin

  
\_\_\_\_\_  
Witness:  
  
\_\_\_\_\_  
Witness:

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

Recorded in Public Records 8/12/2020 12:47 PM OR Book 8348 Page 1753,  
Instrument #2020066122, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$52.50 MTG Stamps \$171.50

**Return To:**  
**Clear Title**  
**4636 Summerdale Boulevard**  
**Pace, FL 32571**

## PREPARED BY

MAUREEN LITTLEFIELD  
P.O. Box 17048  
Pensacola, FL 32522

## WHEN RECORDED, MAIL TO

Central Credit Union of Florida  
P.O. Box 17048  
Pensacola, FL 32522

PAGE-20-18700

<b>MORTGAGE</b>
-----------------

SPACE ABOVE IS FOR RECORDER'S USE

THIS Mortgage is made on 08/11/20, between the Mortgagor,  
CHRISTOPHER TODD NIELSEN and JOEY N ROLIN, a married couple

(herein "Borrower"), and the Mortgagee, Central Credit Union of Florida, a  
corporation organized and existing under the laws of State of Florida,  
whose address is P.O. Box 17048 Pensacola, FL 32522  
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 49,000.00, which indebtedness is  
evidenced by Borrower's note dated 08/11/20 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  
08/25/35;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon;  
the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security  
of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower  
does hereby mortgage, grant and convey to Lender the following described property located in the County of  
Escambia, State of Florida:

SEE ATTACHED EXHIBIT A

which has the address of 2800 BLK Reese Lane (Street)  
Cantonment, Florida 32533-6824 (herein "Property Address");  
(City) (Zip Code)

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."

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

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

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

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

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

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

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

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

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

5. **Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", flood 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

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in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

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

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

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

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

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

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

**12. Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by First Class mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by First Class 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 Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.



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If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

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

**17. Acceleration; Remedies.** Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding, and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees, court costs, and costs of documentary evidence, abstracts and title reports.

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

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

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

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

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

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

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

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

**NOTICE TO BORROWER**

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.  
Signed and delivered in the presence of:

<p><b>X</b> <u>Pennye Putman</u> Signature of Witness Pennye Putman Name of Witness Typed, Printed or Stamped</p>	<p><b>X</b> <u>Christopher Todd Nielsen</u> Signature of Borrower (Seal) CHRISTOPHER TODD NIELSEN Name of Borrower Typed, Printed or Stamped 1825 Donegal Dr Cantonment FL 32533-6824 Mailing Address of Borrower, Typed, Printed or Stamped</p>
<p><b>X</b> <u>Rennes Hamel</u> Signature of Witness Rennes Hamel Name of Witness Typed, Printed or Stamped</p>	<p><b>X</b> <u>Joey N Rolin</u> Signature of Borrower (Seal) JOEY N ROLIN Name of Borrower Typed, Printed or Stamped 1825 Donegal Dr Cantonment FL 32533-6824 Mailing Address of Borrower, Typed, Printed or Stamped</p>
<p><b>X</b> Signature of Witness Name of Witness Typed, Printed or Stamped</p>	<p><b>X</b> Signature of Borrower (Seal) Name of Borrower Typed, Printed or Stamped</p>
<p><b>X</b> Signature of Witness Name of Witness Typed, Printed or Stamped</p>	<p><b>X</b> Signature of Borrower (Seal) Name of Borrower Typed, Printed or Stamped</p>

Central Credit Union of Florida

Loan Originator Organization

Maureen Littlefield

Loan Originator

STATE OF FLORIDA, Santa Rosa County ss:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this

08/11/20

(date) by

CHRISTOPHER TODD NIELSEN

JOEY N ROLIN

who is personally known to me or who has produced their driver license as identification and  
who did not take an oath.

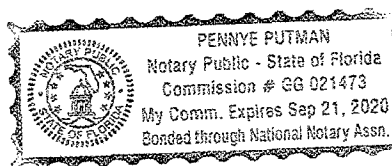
Pennye Putman  
Signature of Person Taking Acknowledgment

Pennye Putman

Name of Acknowledger Typed, Printed or Stamped

Title or Name

Serial Number, if Any



**BK: 8348 PG: 1758 Last Page**

# Exhibit A

A PORTION OF GOVERNMENT LOTS 6 AND 7 SECTION 14, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SAID GOVERNMENT LOT 7 AND THE WEST LINE OF STATE ROAD 292 (A 100 R/W); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SAID WEST LINE OF STATE ROAD 292 A DISTANCE OF 990.23 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 43 SECONDS WEST A DISTANCE OF 1010.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 57 MINUTES 43 SECONDS WEST A DISTANCE OF 310.00 FEET; THENCE SOUTH 63 DEGREES 50 MINUTES 54 SECONDS WEST A DISTANCE OF 401.29 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 52 SECONDS EAST A DISTANCE OF 381.78 FEET TO A CONCRETE MONUMENT ON THE SOUTH RIGHT OF WAY LINE OF THE LOUISVILLE AND NASHVILLE RAILROAD SPUR; THENCE EASTERLY 773.36 FEET ALONG SAID RIGHT OF WAY, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 1033.42, A CENTRAL ANGLE OF 42 DEGREES 53 MINUTES 38 SECONDS AND A CHORD BEARING OF 82 DEGREES 21 MINUTES 39 SECONDS EAST; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 294.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT OF 30 FEET IN WIDTH FOR UTILITIES, DRAINAGE, EGRESS AND INGRESS ALONG THE NORTH SIDE OF THE FIRST DESCRIBED LINE (SOUTH 89 DEGREES 57 MINUTES 43 SECONDS WEST AND 310.0 FEET LONG) FOLLOWING THE POINT OF BEGINNING.

Recorded in Public Records 06/10/2010 at 10:40 AM OR Book 6601 Page 809,  
Instrument #2010037058, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

Recorded in Public Records 04/27/2010 at 04:01 PM OR Book 6584 Page 1622,  
Instrument #2010026439, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA

CIVIL ACTION  
CASE NO.: 09-SC-3970

INTERNATIONAL PORTFOLIO, INC.,  
Plaintiff(s),

vs.

CHRISTOPHER NIELSEN AKA TODD NIELSEN  
Defendant(s).

**FINAL JUDGMENT**

**THIS CAUSE** came to be heard on the Defendant's breach of the Stipulation to  
Indebtedness and Entry of Final Judgment Upon Default and the Affidavit submitted by  
the Plaintiff, and the Court being fully advised in premises it is **ORDERED AND**  
**ADJUDGED** as follows:

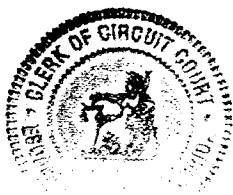
1. That the Plaintiff, International Portfolio, Inc., 200 Barr Harbor Drive, Suite  
400, West Conshohocken, PA 19428, shall have and recover from Defendant(s),  
Christopher Nielsen, Social Security Number [REDACTED] residing at 1825 Donegal  
Dr Cantonment FL 32533, the sum of \$2,299.41, which draws interest at the appropriate  
rate in accordance with Florida Statute Section 55.03, currently set at ~~seven~~ **SIX** percent per  
annum, for which let execution issue.


**DONE AND ORDERED** in Escambia County Courthouse, Escambia County,  
Florida this 21<sup>st</sup> day of April, 2010.


  
County Court Judge

copies furnished to:

Steven R. Braten, Esq., Attorney for Plaintiff, 25 Seabreeze Avenue, Suite 400, Delray Beach, FL 33483  
Christopher Nielsen, 1825 Donegal Drive, Cantonment, Florida 32533



"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  
ESCAMBIA COUNTY, FLORIDA"  
BY: 

Case#: 2009 SC 003970  
  
00094458522  
Dkt: CC1033 Pg#: 1

Recorded in Public Records 02/25/2010 at 09:16 AM OR Book 6563 Page 450,  
Instrument #2010011925, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

Recorded in Public Records 01/08/2010 at 11:54 AM OR Book 6548 Page 704,  
Instrument #2010001243, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

09-00079-0  
CASE NO. 2009 CC 003208

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

CASE NO. 2009 CC 003208

JOHN DEERE LANDSCAPES, INC.,

Plaintiff,

vs.

CHRISTOPHER T. NIELSEN, d/b/a  
LAWNWORKS LANDSCAPING,

Defendant.

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

2010 JAN -4 A 10:29

COUNTY CIVIL DIVISION  
FILED & RECORDED

**FINAL JUDGMENT**

THIS CAUSE having come upon Plaintiff's Motion for Final Judgment, and a Default  
having been duly and regularly entered against the above-named Defendant, CHRISTOPHER T.  
NIELSEN, d/b/a LAWNWORKS LANDSCAPING, and the Plaintiff having filed an Affidavit  
herein as proof of the sum due, and the Court being otherwise fully advised of the premises, it is  
thereupon,

ORDERED AND ADJUDGED that Plaintiff, JOHN DEERE LANDSCAPES, INC.,  
whose address is 1060 Windward Ridge Parkway, Suite 170, Alpharetta, GA, 30005, does have,  
receive and recover from the Defendants, CHRISTOPHER T. NIELSEN, d/b/a LAWNWORKS  
LANDSCAPING, the principal sum of \$5,176.60, plus prejudgment interest of \$1,245.77, plus  
Court costs in the sum of \$360.00, plus Collection Costs of \$~~100.00~~<sup>100.00</sup>, plus Attorney's  
fee of \$ 350 <sup>0</sup> ~~for a total of \$~~                     , that shall bear interest at  
the rate of 6 .000% per annum, for all of which sum let execution issue.

Case: 2009 CC 003208  
00018304596  
Dkt: CC1033 Pg#: 2

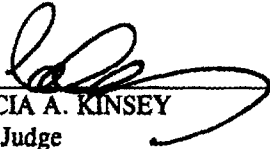
BK: 6563 PG: 451 Last Page

BK: 6548 PG: 705 Last Page

09-00079-0  
CASE NO. 2009 CC 003208

It is further ordered and adjudged that the judgment debtor, CHRISTOPHER T. NIELSEN, shall complete under oath Fla.R.Civ.P. Form 1.977(a) (Fact Information Sheet), including all required attachments, and serve it on the judgment creditor's 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 debtor to complete Fla.R.Civ.P. Form 1.977(a), including all required attachments, and serve it on the judgment creditor's attorney.

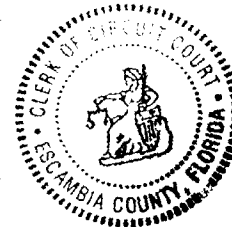
ORDERED at Pensacola, Escambia County, Florida on Jan 1 2010  
PATRICIA A. KINSEY  
County Judge

Copies furnished to:  
E. Thomas Brushwood  
Post Office Box 10117  
Tallahassee, FL 32302-2117  
Attorney for Plaintiff

Christopher T. Nielsen  
Lawnworks Landscaping  
1825 Donegal Drive  
Cantonment, Florida 32533

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  
ESCAMBIA COUNTY FLORIDA

BY Kelly Cutler DC  
DATE 22 February 2010





Recorded in Public Records 02/08/2016 at 09:00 AM OR Book 7474 Page 1845,  
Instrument #2016008956, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 01/25/2016 at 12:03 PM OR Book 7467 Page 1514,  
Instrument #2016005242, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

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

**GULF WINDS FEDERAL CREDIT UNION  
220 EAST NINE MILE ROAD  
PENSACOLA, FL 32534**

PLAINTIFF,

Vs.

**JOEY N ROLIN  
1825 DONEGAL DR  
CANTONMENT, FL 32533**

DEFENDANT,

CASE NO: 2014 SC 003169

DIVISION: V

**FINAL JUDGMENT AGAINST  
JOEY N ROLIN**

**THIS CAUSE** having come before the Court, and the Court being fully advised in the  
premises, it is therefore

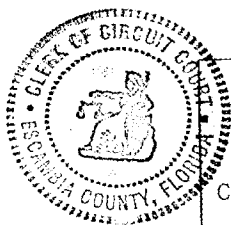
**ORDERED AND ADJUDGED** that the Plaintiff **GULF WINDS FEDERAL CREDIT  
UNION** hereby recovers from the Defendant **JOEY N ROLIN** the sum of **\$374.87**, plus prejudgment  
interest of **\$0.00** and costs of **\$225.00** for a total of **\$599.87** that shall bear interest at the rate of  
**4.75% per annum**, for which let execution issue.

**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida  
this 21 day of JANUARY, 2016.

✓ 1-25-16  
Copies to:

**GULF WINDS FEDERAL CREDIT UNION  
JOEY N ROLIN**

  
COUNTY JUDGE



CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY: Mary Green D.C.  
DATE: 2/8/16

(CCFNLJDGMT #28399)