

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

1225.65

Applicant Name Applicant Address PO BOX 7 PHILADEL Property description WAXLER HANNAH 304 MAN- CANTONN 304 MAN- 11-4497-1 LT 8 BLK OR 7756 F Part 2: Certificates Owned Column 1	PHIA, PA 19 SHERMAN AN O-WAR CIR MENT, FL 324 O-WAR CIR 91 A PINE FORES P 405 SEC 37/3	DERSON WAXI 533 ST EST 2ND AD 38 T 1N R 31W t and Filed wi	D PB 9 P 41 ith Tax Deed A	T	‡ cate issued	Apr 21, 2025 2023 / 6195 06/01/2023
description HANNAH 304 MAN- CANTONN 304 MAN- 11-4497-1 LT 8 BLK OR 7756 F Part 2: Certificates Owned Column 1 Certificate Number # 2023/6195 Part 3: Other Certificates F Column 1 Certificate Number # 2024/6342 Column 1 Certificate Number # 2024/6342 Date of Certificate # 2024/6342 Part 4: Tax Collector Certificate Part 4: Tax Collector Certificate Column 1 Certificate Number Column Date of Certificate Col	O-WAR CIR MENT, FL 325 O-WAR CIR 91 A PINE FORES P 405 SEC 37/3 by Applican Column 2 te of Certificate S	533 ST EST 2ND AD 38 T 1N R 31W t and Filed wi	D PB 9 P 41 ith Tax Deed A	Date certific	cate issued	
304 MAN- 11-4497-1 LT 8 BLK A OR 7756 F Part 2: Certificates Owned Column 1 Certificate Number # 2023/6195 Part 3: Other Certificates F Column 1 Certificate Number # 2024/6342 Column 1 Certificate Number # 2024/6342 Column 1 Certificate Number Column 1 Date of Certificates F # 2024/6342 Column 1 Certificate Number Part 4: Tax Collector Certificates F	O-WAR CIR 91 A PINE FORES P 405 SEC 37/3 by Applican Column 2 te of Certificate S	ST EST 2ND AD 38 T 1N R 31W t and Filed wi	ith Tax Deed	Application		06/01/2023
Column 1 Certificate Number # 2023/6195 Part 3: Other Certificates F Column 1 Certificate Number # 2024/6342 Column 2 Certificate Number Column 2 Certificate Number Column 2 Date of Certificate # 2024/6342 Column 2 Certificate Column 3 Certificate Number Certificate Number Certificate Number Certificate Number Certificate Number	Column 2 e of Certificate S	Ce	olumn 3	T	1	
# 2023/6195 Part 3: Other Certificates F Column 1 Certificate Number # 2024/6342 Column 2 Certificate Number Certificate Number Certificate Number Certificate Number # 2024/6342 Part 4: Tax Collector Certificate	e of Certificate S					
# 2023/6195 Part 3: Other Certificates F Column 1 Certificate Number Certificat # 2024/6342 06/01/ Part 4: Tax Collector Certificat	-		unt of Certificate		umn 4 erest	Column 5: Total (Column 3 + Column 4)
Column 1 Certificate Number # 2024/6342 Column 1 Date of Certificate # 2024/6342 Column 1 Date of Certificate Part 4: Tax Collector Certificate Column 1 Date of Certificate Column 2 Date of Certificate Column 3 Date of Certificate Column 3 Date of Certificate Column 4 Date of Certificate Column 5 Date of Certificate Column 5 Date of Certificate Column 6 Date of Certificate Column 7 Date of Certificate Column			3,364.49		168.22	3,532.71
Column 1 Certificate Number # 2024/6342 Column 1 Date of Certificate # 2024/6342 Column 1 Date of Certificate Column 1 Date of Certificate Column 1 Date of Certificate Certificate Tax Collector Certificate Column 1 Date of Certificate Column 1 Date of Certificate Certificate Number C				→Part 2: Total*		3,532.71
Column 1 Certificate Number # 2024/6342 Column Date of Certificate Certificate Certificate Column Date of Certificate	Redeemed by	Applicant (C	ther than Co	unty)		
Part 4: Tax Collector Cert	nn 2 Other F	Column 3 ace Amount of ther Certificate	Column 4 Tax Collector's I	Column 5		Total (Column 3 + Column 4 + Column 5)
	2024	3,684.42	- LA-48	6.25	270.19	3,960.86
		·······		Р	art 3: Total*	3,960.86
Cost of all certificates in a	ified Amount	s (Lines 1-7)				
	pplicant's posse	ession and other	r certificates red	leemed by a Total of Parts	pplicant s 2 + 3 above)	7,493.57
2. Delinquent taxes paid by t	he applicant	•				0.00
3. Current taxes paid by the	applicant					3,035.08
4. Property information repor	t fee					200.00
5. Tax deed application fee						175.00
6. Interest accrued by tax col	llector under s.	197.542, F.S. (s	ee Tax Collecto	r Instruction	s, page 2)	0.00
7.	Total Paid (Lines 1-6)					10,903.65
I certify the above information is have been paid, and that the pr						
2				Es	cambia, Florid	a
Sign here: Signature, Tax Colle	ector or Designee			Date	April 24th, 2	<u>2025 </u>

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)
8.	Processing tax deed fee
9.	Certified or registered mail charge
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees
11.	Recording fee for certificate of notice
12.	Sheriff's fees
13.	Interest (see Clerk of Court Instructions, page 2)
14.	Total Paid (Lines 8-13)
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)
Sign	here: Date of sale 12/03/2025 Signature, Clerk of Court or Designee

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500426

To: Tax Collector of ESCAME	BIA COUNTY, F	lorida	
l, KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540, hold the listed tax certificate and h		me to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
11-4497-191	2023/6195	06-01-2023	LT 8 BLK A PINE FOREST EST 2ND ADD PB 9 P 41 OR 7756 P 405 SEC 37/38 T 1N R 31W
Sheriff's costs, if applica	tax certificates plus intendinted taxes, plus interes, property information ble.	est covering th	
Electronic signature on file KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-18	540		<u>04-21-2025</u> Application Date
Applicant's s	ignature		



Gary "Bubba" Peters Escambia County Property Appraiser

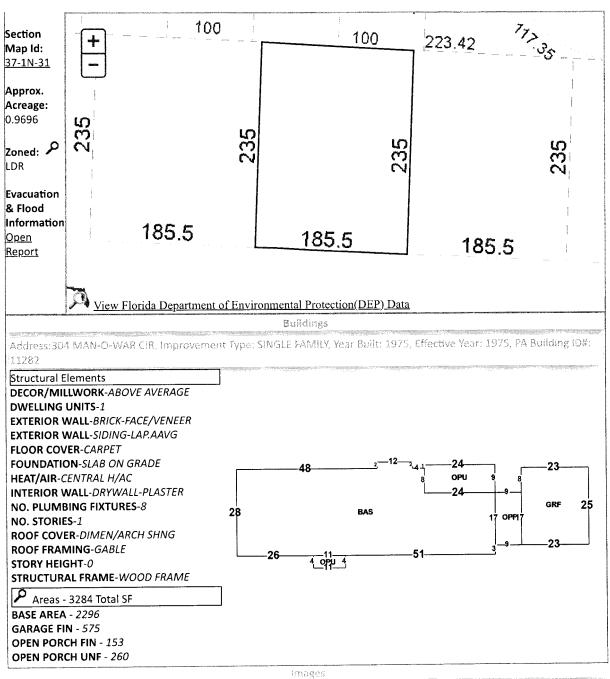
Real Estate Search

Tangible Property Search

Sale List

<u>Back</u>

General Info	rmatio		-				Assessi	ments			
THE RESERVE OF THE SECOND SECO	371N31	···· *	80001	dollamar	**************************************	massa Zánili Jirma,	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	114497						2024	\$40,000	\$230,105	\$270,105	\$258,77
Owners:	WAXLE	R SHER	MAN AND	ERSOI	N WAXLER AM	IARIE	2023	\$40,000	\$220,974	\$260,974	\$228,83
	HANNA						2022	\$34,000	\$197,177	\$231,177	\$208,02
Mail:	304 MA	+	/AR CIR r, fl 32533				V-1000000000000000000000000000000000000			V ************************************	9000 TEEDOORY 1817 TEEDOORY 1817
Situs:			/AR CIR 32:						Disclaim	er	
	:: SINGLE FAMILY RESID					Tax Estimator					
Taxing Authority:	COUNT						garan da A - 200 0000000000000000000000000000000	Cl	nange of A	ddress	
Tax Inquiry:	<u>Open T</u>	ax Inqu	iiry Windo	<u>w</u>			ground real sections - conduction	File fo	r Exemptio	n(s) Onlin	2
Tax Inquiry Escambia Co				sford				<u>Re</u> p	ort Storm	<u>Damage</u>	
Sales Data	Type Li	st: 🔎	· · · · · · · · · · · · · · · · · · ·			· · · · · · · · · · · · · · · · · · ·	II		Exemption	S 	
Sale Date	is Company to the company	StCarrier and StCarrier	Value	Туре	Multi Parcel	Records	HOME	STEAD EXEN	APTION		
03/13/202	4 9117	550	\$100	WD	N	C _o					
09/25/202	9049	785	\$100	WD	N	Ĉ					
08/03/201	7 7756	405	\$165,000	WD	N	C _a	Lacali	Description			
08/03/201	7 7756	401	\$100	ОТ	N	C _o	11		DREST EST 2N	ID ADD PB 9	P 41 OR
01/27/201	0 6557	1060	\$95,000	WD	N	C _o			17 P 550 SEC		
06/30/200			\$100	WD	N	C _o					
05/26/200			\$100	СТ	N	Ľ,					
11/1999	4488	1278	\$117,500	WD	N	Ľ,					
10/1999	4488	1280	\$100	WD	N	D _o	Sylva	Features			
06/1985	2205	369	\$105,000	WD	N	D _o	None	And the second s	Salarimen - Scalifferingsani	Salestonia Additional Section 1	**************************************
12/1980	1500	264	\$105,000	WD	N	D _o					
Official Rec	ords Inc	uiry co	ourtesy of F	am C	hilders	4.					
		a 3 2	Advanced in the second	· Mario	t and Comptro	nHor	-11				



311050.5

7/27/2021 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# 2025038003 5/22/2025 2:48 PM
OFF REC BK: 9321 PG: 1740 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 06195**, 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 8 BLK A PINE FOREST EST 2ND ADD PB 9 P 41 OR 7756 P 405 SEC 37/38 T 1N R 31W

SECTION 37, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114497191 (1225-65)

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

SHERMAN ANDERSON WAXLER and AMARIE HANNAH WAXLER

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 December, which is the **3rd day of December 2025.**

Dated this 22nd 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.

SA COUNTY TOWN

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

TAX ACCOU	NT #: 11-4497-191	CERTIFICATE #:	2023-6195
REPORT IS LI	IT IS NOT TITLE INSURANCE. THE IMITED TO THE PERSON(S) EXP ON REPORT AS THE RECIPIENT(S	RESSLY IDENTIFIED BY	NAME IN THE PROPERTY
listing of the ov tax information encumbrances	deport prepared in accordance with the wner(s) of record of the land described and a listing and copies of all open recorded in the Official Record Book ted on page 2 herein.	ed herein together with curre or unsatisfied leases, mortga	ent and delinquent ad valorem ages, judgments and
and mineral or	s subject to: Current year taxes; taxes any subsurface rights of any kind or s, overlaps, boundary line disputes.		
	tes not insure or guarantee the validity te insurance policy, an opinion of title.		
Use of the term	n "Report" herein refers to the Proper	ty Information Report and tl	ne documents attached hereto.
Period Searched:	September 12, 2005 to and include	ding September 12, 2025	Abstractor: Andrew Hunt
BY			

As President Dated: September 15, 2025

Michael A. Campbell,

Malphel

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

September 15, 2025

Tax Account #: 11-4497-191

1. The Grantee(s) of the last deed(s) of record is/are: AMARIE HANNAH WAXLER AND SHERMAN ANDERSON WAXLER

By Virtue of Warranty Deed recorded 10/2/2023 in OR 9049/785 and Warranty Deed recorded 3/14/2024 - OR 9117/550

- 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 Linda P Glass recorded 8/30/2023 OR 9033/1244
 - b. Second Mortgage in favor of Glenn Alberson and Shari Alberson recorded 8/30/2023 OR 9033/1249
 - c. Notice of Commencement in favor of PB Services Group LLC recorded 6/9/2025 OR 9327/1711
 - d. Claim of Lien in favor of Jones Roofing Inc recorded 4/29/2025 OR 9308/1562
- 4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 11-4497-191 Assessed Value: \$266,276.00

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	INFORMATION	REPORT	FOR TDA
			TILL VILL	I VIL IDIL

TAX DEED SALE DATE:	DEC 3, 2025				
TAX ACCOUNT #:	11-4497-191				
CERTIFICATE #:	2023-6195				
those persons, firms, and/or agencies having leg	tutes, the following is a list of names and addresses of al interest in or claim against the above-described ate is being submitted as proper notification of tax deed				
YES NO ☐ ☐ Notify City of Pensacola, P.O. Bo ☐ Notify Escambia County, 190 Go ☐ Homestead for 2024 tax year.					
SHERMAN ANDERSON WAXLER AND	GLENN ALBERSON AND				
SHERMAN ANDERSON WAXLER AND AMARIE HANNAH WAXLER	GLENN ALBERSON AND SHARI ALBERSON				
AMARIE HANNAH WAXLER	GLENN ALBERSON AND SHARI ALBERSON 579 MAN-O-WAR CIR				
AMARIE HANNAH WAXLER 304 MAN-O-WAR CIR	SHARI ALBERSON				
AMARIE HANNAH WAXLER 304 MAN-O-WAR CIR CANTONMENT, FL 32533	SHARI ALBERSON 579 MAN-O-WAR CIR				
AMARIE HANNAH WAXLER 304 MAN-O-WAR CIR	SHARI ALBERSON 579 MAN-O-WAR CIR CANTONMENT, FL 32533				

JONES ROOFING INC 10221 WALBRIDGE RD PENSACOLA, FL 32534

Malphel

Certified and delivered to Escambia County Tax Collector, this 15th day of September 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

September 15, 2025 Tax Account #:11-4497-191

LEGAL DESCRIPTION EXHIBIT "A"

LT 8 BLK A PINE FOREST EST 2ND ADD PB 9 P 41 OR 9049 P 785 OR 9117 P 550 SEC 37/38 T 1N R 31W

SECTION 37, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-4497-191(1225-65)

Recorded in Public Records 10/2/2023 1:04 PM OR Book 9049 Page 785, Instrument #2023079917, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$0.70

This instrument prepared without benefit of)
title examination by:)
Roy V. Andrews., Attorney at Law)
Lindsay & Andrews)
5218 Willing Street)
Milton, FL 32570)
(850) 623-3200)

Reserved for Recording Information

WARRANTY DEED

STATE OF FLORIDA COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, GLENN ALBERSON AND SHARI

ALBERSON, herein called "Grantors", whose mailing address is 579 Man-O-War Cir, Cantonment, FL 32533, for and in consideration of Ten and 00/100 Dollars (\$10.00) and love and affection, the receipt whereof is hereby acknowledged, do hereby convey and grant unto AMARIE HANNAH WAXLER AND SHERMAN ANDERSON WAXLER, as husband and wife, whose mailing address is 304 Man-O-War Cir, Cantonment, FL 32583, herein called "Grantees", their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying, and being in the County of Escambia, State of Florida, to-wit:

Legal Description:

Address: 304 MAN-O-WAR CIR, CANTONMENT, FL 32533

Parcel Number: 371N313000080001

Legal Description:

Lot 8, Block A, Second Addition to Pine Forest Estates, according to the plat thereof, recorded in Plat Book 9, Page 41, of the Public Records of Escambia County, Florida.

To have and to hold, unto the said Grantees, their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And Grantors covenant that they are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that Grantors and their heirs, executors and administrators, the said Grantees, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set our hands and seals on this <u>25</u> day of <u>Seqtender</u>, 2023.

Page 1 of 3

BK: 9049 PG: 786

Signed, sealed and delivered in the presence of:

GLENN ALBERSON

ITNESS SIGNATUR

MINUM DOCES

TNESS SIGNATURE

WITNESS NAME

STATE OF FLORIDA

COUNTY OF ESCAMBIA

I hereby certify that GLENN ALBERSON, who is personally known to me or produced as identification, personally appeared, by means of ⊠ physical presence or ☐ online notarization, before me, the undersigned authority in and for the said county and state, on this 2 5 day of 5 day of 5, 2023, and who acknowledged to me that he is an owner of the property being sold in this agreement and he executed the above and foregoing instrument, after first having been duly authorized and who took an oath to certify the document is true and correct to the best of his knowledge and belief.

KAREN E WAY

Notary Public - State of Florida

Commission # GG 976019

My Comm. Expires Jun 19, 2024

Bonded through National Notary Assn.

Notary Public

Print Name: ____ Notary Number

My Commission Expires: 4

0 19/2

BK: 9049 PG: 787 Last Page

	Min allen:
	SHARI ALBERSON
	MA
WITNESSSIGNATURE	WITHESS SIGNATURE
KAREN FTOM	Mandy Doors
WITNESS NAME	WITNESS NAME CC
\	
STATE OF FLORIDA	
COUNTY OF ESCAMBIA	
I hereby certify that SHARI ALBERSON	, who is personally known to me or

I hereby certify that SHARI ALBERSON, who is personally known to me or produced as identification, personally appeared, by means of physical presence or online notarization, before me, the undersigned authority in and for the said county and state, on this 25 day of Serting, 2023, and who acknowledged to me that he is an owner of the property being sold in this agreement and he executed the above and foregoing instrument, after first having been duly authorized and who took an oath to certify the document is true and correct to the best of his knowledge and belief.



Notary Public
Print Name:
Notary Number
My Commission Expires: 41424

Recorded in Public Records 3/14/2024 8:12 AM OR Book 9117 Page 550, Instrument #2024019314, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$0.70

This instrument prepared without benefit of)
title examination by:)
Roy V. Andrews., Attorney at Law)
Lindsay & Andrews)
5218 Willing Street)
Milton, FL 32570)
(850) 623-3200)

Reserved for Recording Information

WARRANTY DEED

STATE OF FLORIDA COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, R. GLENN ALBERSON AND SHARI B. ALBERSON, herein called "Grantors", whose mailing address is 579 Man-O-War Cir, Cantonment, FL 32533, for and in consideration of Ten and 00/100 Dollars (\$10.00) and love and affection, the receipt whereof is hereby acknowledged, do hereby convey and grant unto AMARIE HANNAH WAXLER AND SHERMAN ANDERSON WAXLER, as husband and wife, whose mailing address is 304 Man-O-War Cir, Cantonment, FL 32583, herein called "Grantees", their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying, and being in the County of Escambia, State of Florida, to-wit:

Legal Description:

Address: 304 MAN-O-WAR CIR, CANTONMENT, FL 32533

Parcel Number: 371N313000080001

Legal Description:

Lot 8, Block A, Second Addition to Pine Forest Estates, according to the plat thereof, recorded in Plat Book 9, Page 41, of the Public Records of Escambia County, Florida.

To have and to hold, unto the said Grantees, their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And Grantors covenant that they are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that Grantors and their heirs, executors and administrators, the said Grantees, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set our hands and seals on this 13 day of March , 2023.2024

BK: 9117 PG: 551

Signed, sealed and delivered	\sim \sim
in the presence of:	The Man
	R. GLENN ALBERSON
WITNESS SIGNATURE Name & WITNESS SIGNATURE #3 PENSACOLAFL32534 WITNESS NAME J 2107 W. NINE MILE #3 PENSACOLA FL32534	WITNESS SIGNATURE WITNESS NAME SIGNATURE
\	
STATE OF FLORIDA	
COUNTY OF ESCAMBICU	
I hereby certify that R. GLENN ALBERSO \[\frac{\frac{1}{\frac{\frac{1}{\frac{1}{\frac{1}{\frac{1}{\frac{1}{\frac{1}{\frac{1}{\	d in this agreement and he executed the above authorized and who took an oath to certify
LAURA A. HARMON Notary Public - State of Fiorida Commission # HH 440013 My Comm. Expires Sep 4, 2027 Bonded through National Notary Assn.	Notary Public Print Name: 1044 A. Harmon Notary Number HHLLCO 13 My Commission Expires: September 4, 2027

BK: 9117 PG: 552 Last Page

Shari B. ALBERSON
WITNESS SIGNATURE NOWNE WITNESS SIGNATURE WITNESS SIGNATURE WITNESS SIGNATURE WITNESS NAME WITNESS NAME VITNESS NAME VITNE
STATE OF FLORIDA COUNTY OF ESCAMBICA
I hereby certify that SHARI B. ALBERSON, who is personally known to me or produced as identification, personally appeared, by means of physical presence or □ online notarization, before me, the undersigned authority in and for the said county and state, on this □ 3 day of □ 0.0 (1.0) (1
LAURA A. HARMON Notary Public - State of Florida Commission # HH 440013 My Comm. Expires Sep 4, 2027 Bonded through National Notary Assn. My Commission Expires: 5ep+ember 1, 2027

Page 3 of 3

Recorded in Public Records 8/30/2023 9:29 AM OR Book 9033 Page 1244, Instrument #2023070787, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$44.00 MTG Stamps \$718.90 Int. Tax \$410.64

> Prepared by: Roy V. Andrews 5218 Willing Street Milton, Florida 32570 (850)623-3200

BALLOON MORTGAGE

(Due on Sale or Transfer)

THIS BALLOON MORTGAGE executed by Amarie Hannah Waxler and Sherman Anderson Waxler, whose address is 304 Man-O-War Cir, Cantonment, FL 32533 hereinafter called the "Mortgagor", to Linda P. Glass, whose address is 6116 Siguenza Drive, Pensacola, FL 32507, hereinafter called the "Mortgagee":

(Wherever used herein the terms "Mortgagor" and "Mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "Note" includes all the notes herein described if more than one.)

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$201,355.03, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

WITNESSETH, that for good and valuable considerations and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the Mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the Mortgagee all that certain land of which the Mortgagor is now seized and in possession situate in Santa Rosa County, Florida, as described as follows:

Address: 304 MAN-O-WAR CIR, CANTONMENT, FL 32533

Parcel Number: 371N313000080001

Legal Description:

Lot 8, Block A, Second Addition to Pine Forest Estates, according to the plat thereof, recorded in Plat Book 9, Page 41, of the Public Records of Escambia County, Florida.

To have and to hold, the same, together with the tenements, hereditaments and appurtenances thereto belonging and the rents, issue and profits thereof, unto the Mortgagee, in fee simple.

And the Mortgagor covenants with the Mortgagee that the Mortgagor is indefeasibly seized of said land in fee simple; that the Mortgagor has good right and lawful authority to convey said land as aforesaid; that the Mortgagor will make such further assurances to perfect the fee simple title to said land in the Mortgagee as may reasonably be required; that the Mortgagor hereby fully warrants the title to said land, and will defend the .same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances, except taxes of the current year, and any prior mortgages and/or liens as stated elsewhere herein.

Provided always, that if said Mortgagor shall pay unto said Mortgagee all sums secured by the certain promissory note a copy of which is attached hereto, and shall perform, comply with and

Page 1 of 4

Prepared by: Roy V. Andrews 5218 Willing Street Milton, Florida 32570 (850)623-3200

abide by each and every agreement, stipulation, condition and covenant thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

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

Mortgagee may require, subject to applicable law, that Borrower/Mortgagor pay to Mortgagee on the day monthly payments are due under the note secured hereby, until said note is paid in full, a sum for (a) yearly taxes and assessments which may obtain priority over this security instrument; (b) hazard or property insurance; (c) flood insurance, and (d) for any other assessment or lien which may impair the lien or attain priority over this security instrument and the note secured hereby. These amounts shall be considered escrowed amounts. Waiver by Mortgagee to collect said escrowed amounts at any time shall not constitute a waiver to exercise Mortgagee's right to elect to collect said payment(s) at any later time while any sums of money due under this mortgage, or the note secured hereby, remain unpaid.

If any sum of money herein referred to be not promptly paid after same becomes due or if each and every agreement, stipulation, condition, and covenant of said note and this mortgage, or either, is not fully performed, complied with and abided by, then the entire sum mentioned in said note and this mortgage, or the entire balance unpaid therein, shall forthwith or thereafter, at the option of the Mortgagee, become immediately due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the Mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

Prepared by: Roy V. Andrews 5218 Willing Street Milton, Florida 32570 (850)623-3200

identification.

Transfer of property or beneficial interest: If all or any part of the land described herein, or any interest in it is sold or transferred (or if a beneficial interest in Mortgagor is sold or transferred and Mortgagor is not a natural person,) Mortgagee may, at its option require immediate payment in full of all sums secured by this Mortgage Deed. If Mortgagee exercises this option, Mortgagee shall give Mortgagor 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 Mortgagor must pay all sums secured by this Mortgagee Deed. If Mortgagor fails to pay these sums prior to the expiration of this period, Mortgagee may invoke any remedies permitted by this Mortgage Deed without further notice or demand on Mortgagor.

	IN WITNESS THEREOF, the parties have executed this Agreement on the 3 day of
_	Witness Signature Witness Printed Name AMARIE HANNAH WAXLER
	Witness Signature MARY M. JONES
	STATE OF FLORIDA COUNTY OF SANTA ROSA ESCOMBIO
	The foregoing instrument was acknowledged before me, by means of \(\subseteq \) physical presence or \(\subseteq \) online notarization, this \(\subseteq \) day of \(\frac{1}{2023} \), by \(\frac{AMARIE HANNAH}{2023} \) who is personally known to me or who produced \(\subseteq \subseteq \) as

Page 3 of 4

Signature of

Votary Public

JESSICA ANN ZINK MY COMMISSION # HH 039523 EXPIRES: September 3, 2024

Bonded Thru Notary Public Underwriters

8/25/25, 4:02 PM

BK: 9033 PG: 1247

Prepared by: Roy V. Andrews 5218 Willing Street Milton, Florida 32570 (850)623-3200

Witness Signature

SHERMAN ANDERSON WAXLER

Witness Printed Name

Witness Signature

MARY M. JONES

Witness Printed Name

STATE OF FLORIDA
COUNTY OF SANTA ROSA ESCAMBICA

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this day of the produced to see the produced as identification.

JESSICA ANN ZINK
MY COMMISSION # HH 039523
EXPIRES: September 3, 2024
Bended Thru Notary Public Underwriters

Signature of Notary Public

BK: 9033 PG: 1248 Last Page

Prepared by: Roy V. Andrews 5218 Willing Street Milton, Florida 32570 (850)623-3200

BALLOON MORTGAGE NOTE

\$205,322.30

FOR VALUE RECEIVED, the undersigned, Amarie Hannah Waxler and Sherman Anderson Waxler promise to pay to the order of Linda P. Glass, the sum of Two Hundred and Five Thousand Three Hundred and Twenty-Two and 30/100 Dollars (\$205,322.30) with interest thereon at the rate of 6 per centum per annum from date until maturity, said interest being payable as set forth below, both principal and interest being payable in lawful money of the United States of America at 6116 Siguenza Drive, Pensacola, FL 32507, or at such other address as the holder from time to time may specify by written notice to the maker, said principal and interest to be paid on the date and in the manner following:

Payable in monthly installments of \$1,231.01 based upon a ten (30) year amortization with a balloon payment due on August 1, 2025, commencing on August 1, 2023, and continuing on the 1st day of each month thereafter until July 1, 2025.

The principal amount of Two Hundred and Five Thousand Three Hundred and Twenty-Two and 30/100 Dollars (\$205,322.30) at 6% per annum. Payment will be made in monthly installments of One Thousand Two Hundred Thirty-One and 01/100 Dollars (\$1,231.01) per month beginning on the 1st day of August 2023, and the 1st day of each month thereafter with a Balloon payment of TWO HUNDRED ONE THOUSAND THREE HUNDRED FIFTY-FIVE and 03/100 DOLLARS (\$201,355.03) due on July 1, 2025.

A LATE PENALTY IN THE AMOUNT OF \$50.00 WILL BE ASSESSED TO ANY PAYMENTS RECEIVED AFTER 10 DAYS FROM THEIR DATE DUE.

This note is to be construed and enforced according to the laws of the State of Florida and is secured by mortgage on real estate of even date herewith.

If default be made in the payment of any of said sums or interest or in the performance of any agreements contained herein or in the said mortgage, and if such default is not made good within Thirty (30) days, then, at the option of the holder of the same, the principal sum then remaining unpaid with accrued interest shall immediately become due and collectable without notice, time being the essence to this contract, and said principal sum and said accrued interest shall both bear interest at the maximum rate per annum allowed by law, from such time until paid.

Each maker and endorser waives presentment, protest, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorneys fee, whether suit be brought or not, if counsel shall, after maturity of this note of default, hereunder or under said mortgage, be employed to collect this note or to protect the security thereof.

Documentary Tax has been paid and proper stamps have been affixed to the Mortgage.

MARIE HANNAH WAXLER SHERMAN ANDE

Recorded in Public Records 8/30/2023 9:29 AM OR Book 9033 Page 1249, Instrument #2023070788, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$44.00 MTG Stamps \$313.95 Int. Tax \$179.36

> Prepared by: Roy V. Andrews 5218 Willing Street Milton, Florida 32570 (850)623-3200

SECOND MORTGAGE

(Due on Sale or Transfer)

THIS MORTGAGE executed by Amarie Hannah Waxler and Sherman Anderson Waxler, whose address is 304 Man-O-War Cir, Cantonment, FL 32533 hereinafter called the "Mortgagor", to Glenn and Shari Alberson, whose address is 579 Man-O-War Cir, Cantonment, FL 32533, hereinafter called the "Mortgagee":

(Wherever used herein the terms "Mortgagor" and "Mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "Note" includes all the notes herein described if more than one.)

THIS IS A SECOND MORTGAGE AND IS SUBJECT AND INFERIOR TO THE MORTGAGE TO LINDA P. GLASS DATED August 3, 2023 ____.

WITNESSETH, that for good and valuable considerations and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the Mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the Mortgagee all that certain land of which the Mortgagor is now seized and in possession situate in Santa Rosa County, Florida, as described as follows:

Address: 304 MAN-O-WAR CIR, CANTONMENT, FL 32533

Parcel Number: 371N313000080001

Legal Description:

Lot 8, Block A, Second Addition to Pine Forest Estates, according to the plat thereof, recorded in Plat Book 9, Page 41, of the Public Records of Escambia County, Florida.

To have and to hold, the same, together with the tenements, hereditaments and appurtenances thereto belonging and the rents, issue and profits thereof, unto the Mortgagee, in fee simple.

And the Mortgagor covenants with the Mortgagoe that the Mortgagor is indefeasibly seized of said land in fee simple; that the Mortgagor has good right and lawful authority to convey said land as aforesaid; that the Mortgagor will make such further assurances to perfect the fee simple title to said land in the Mortgagee as may reasonably be required; that the Mortgagor hereby fully warrants the title to said land, and will defend the .same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances, except taxes of the current year, and any prior mortgages and/or liens as stated elsewhere herein.

Provided always, that if said Mortgagor shall pay unto said Mortgagee all sums secured by the certain promissory note a copy of which is attached hereto, and shall perform, comply with and abide by each and every agreement, stipulation, condition and covenant thereof, and of

Page 1 of 4

Prepared by: Roy V. Andrews 5218 Willing Street Milton, Florida 32570 (850)623-3200

this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

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

Mortgagee may require, subject to applicable law, that Borrower/Mortgagor pay to Mortgagee on the day monthly payments are due under the note secured hereby, until said note is paid in full, a sum for (a) yearly taxes and assessments which may obtain priority over this security instrument; (b) hazard or property insurance; (c) flood insurance, and (d) for any other assessment or lien which may impair the lien or attain priority over this security instrument and the note secured hereby. These amounts shall be considered escrowed amounts. Waiver by Mortgagee to collect said escrowed amounts at any time shall not constitute a waiver to exercise Mortgagee's right to elect to collect said payment(s) at any later time while any sums of money due under this mortgage, or the note secured hereby, remain unpaid.

If any sum of money herein referred to be not promptly paid after same becomes due or if each and every agreement, stipulation, condition, and covenant of said note and this mortgage, or either, is not fully performed, complied with and abided by, then the entire sum mentioned in said note and this mortgage, or the entire balance unpaid therein, shall forthwith or thereafter, at the option of the Mortgagee, become immediately due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the Mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

Prepared by: Roy V. Andrews 5218 Willing Street Milton, Florida 32570 (850)623-3200

Transfer of property or beneficial interest: If all or any part of the land described herein, or any interest in it is sold or transferred (or if a beneficial interest in Mortgagor is sold or transferred and Mortgagor is not a natural person,) Mortgagee may, at its option require immediate payment in full of all sums secured by this Mortgage Deed. If Mortgagee exercises this option, Mortgagee shall give Mortgagor 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 Mortgagor must pay all sums secured by this Mortgage Deed. If Mortgagor fails to pay these sums prior to the expiration of this period, Mortgagee may invoke any remedies permitted by this Mortgage Deed without further notice or demand on Mortgagor.

Page 3 of 4

Signature of Notary Public

COMMISSION # HH 039523

EXPIRES: September 3, 2024
Bonded Thru Notary Public Underwriters

Prepared by: Roy V. Andrews 5218 Willing Street Milton, Florida 32570 (850)623-3200

Witness Signature

SHERMAN ANDERSON WAXLER

Witness Printed Name

Witness Signature

WIARY IN DOW

Witness Printed Name

STATE OF FLORIDA COUNTY OF SANTA ROSA ESCANDIO

The foregoing instrument was acknowledged before me, by means of ⊠ physical presence or □ online notarization, this ○ day of ○ 2023, by SHERMAN ANDERSON WAXLER, who is personally known to me or who produced ○ as identification.

JESSICA ANN ZINK
MY COMMISSION # HH 039523
EXPIRES: September 3, 2024
Bonded Thru Nobay Public Undorwitiers

\$ignature of Notary Public

BK: 9033 PG: 1253 Last Page

Prepared by: Roy V. Andrews 5218 Willing Street Milton, Florida 32570 (850)623-3200

SECOND MORTGAGE NOTE

\$89,677.70

FOR VALUE RECEIVED, the undersigned, Amarie Hannah Waxler and Sherman Anderson Waxler promise to pay to the order of Glenn and Shari Alberson, the sum of Eighty-Nine Thousand Six Hundred and Seventy-Seven and 70/100 Dollars (\$89,677.70) with interest thereon at the rate of 6 per centum per annum from date until maturity, said interest being payable as set forth below, both principal and interest being payable in lawful money of the United States of America at 579 Man-O-War Cir, Cantonment, FL 32533, or at such other address as the holder from time to time may specify by written notice to the maker, said principal and interest to be paid on the date and in the manner following:

Payable in monthly installments of \$537.66 based upon a thirty (30) year amortization, commencing on August 1, 2023, and continuing on the 1st day of each month thereafter until August 1, 2053.

The principal amount of Eighty-Nine Thousand Six Hundred and Seventy-Seven and 70/100 Dollars (\$89,677.70) at 6% per annum. Payment will be made in monthly installments of Five Hundred Thirty-Seven and 66/100 Dollars (\$537.66) per month beginning on the 1st day of August 2023, and the 1st day of each month thereafter.

A LATE PENALTY IN THE AMOUNT OF \$50.00 WILL BE ASSESSED TO ANY PAYMENTS RECEIVED AFTER 10 DAYS FROM THEIR DATE DUE.

This note is to be construed and enforced according to the laws of the State of Florida and is secured by mortgage on real estate of even date herewith.

If default be made in the payment of any of said sums or interest or in the performance of any agreements contained herein or in the said mortgage, and if such default is not made good within Thirty (30) days, then, at the option of the holder of the same, the principal sum then remaining unpaid with accrued interest shall immediately become due and collectable without notice, time being the essence to this contract, and said principal sum and said accrued interest shall both bear interest at the maximum rate per annum allowed by law, from such time until paid.

Each maker and endorser waives presentment, protest, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorneys fee, whether suit be brought or not, if counsel shall, after maturity of this note of default, hereunder or under said mortgage, be employed to collect this note or to protect the security thereof.

Documentary Tax has been paid and proper stamps have been affixed to the Mortgage.

MARIE HANNAH WAXLER

SHERMAN ANDERSON WAXLER

Recorded in Public Records 6/9/2025 10:59 AM OR Book 9327 Page 1711, Instrument #2025041616, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

ress: 9500 Pensacola Blvd, Suite 5 nsacola, FL 32534	
ATE OF FLORIDA UNITY OF ESCAMBIA NOTICE OF COMMEI	NCEMENT
250514127BD	371N313000080001
IF THIS PERCENT hereby gives notice that improvement will be made to	certain real property, and in accordance with Chapter 713,
orida Statutes, the following information is provided in this Notice of Committee	
DESCRIPTION OF PROPERTY: (Legal description of the property, and Residencial Property - 304 MAN-O-WAR CIR, CANTONI	MENT, FL 32533
GENERAL DESCRIPTION OF IMPROVEMENT: Re-Roof	
OWNER INFORMATION:	MAN-O-WAR CIR, CANTONMENT, FL 32533
Name and address: Anderson Waxier & Hannan Waxier: 304 Interest in property:	
Name and address of fee simple titleholder (if other than Owner):	
CONTRACTOR: (name, address, and phone number): Rodrigo Bar	
PB SERVICES GROUP LLC 9500 Pensacola I	Blvd, Suite 5, Pensacola FL 32534
SURETY (If applicable): Name, address, and phone number:	
Amount of bond. \$ LENDER: (name, address, and phone number)	
Persons within the State of Florida designated by Owner upon whom n § 713.13(1)(a)7, Florida Statutes: (name, address, and phone number	
In addition to him/herself, owner designates receive a copy of the Lienor's Notice as provided in § 713.13(1)(b). F	of
In addition to him/herself, owner designates receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), F Expiration date of notice of commencement (the expiration date is 1 y specified) ARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFT OMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER TATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPRO OMMENCEMENT MUST BE RECORDED AND POSTED ON THE SITE SPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WI OMMENCING WORK OR RECORDING YOUR NOTICE OF COMMEN	of Florida Statutes. ear from the date of recording unless a different date is FER THE EXPIRATION OF THE NOTICE OF R CHAPTER 713, PART 1, SECTION 713.13 FLORIDA WEMENTS TO YOUR PROPERTY. A NOTICE OF E OF THE IMPROVEMENT BEFORE THE FIRST ITH YOUR LENDER OR AN ATTORNEY BEFORE
In addition to him/herself, owner designates receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), F Expiration date of notice of commencement (the expiration date is 1 y specified) ARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFT OMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER TATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPRO OMMENCEMENT MUST BE RECORDED AND POSTED ON THE SITE SPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WI OMMIENCING WORK OR RECORDING YOUR NOTICE OF COMMEN	of
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In addition to him/herself, owner designates receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), F Expiration date of notice of commencement (the expiration date is 1 yr specified) ARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFT OMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER TATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPRO OMMENCEMENT MUST BE RECORDED AND POSTED ON THE SITE SPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WI OMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENT TE OF JINTY OF CATHERINE GARCIA Notary Public - State of Florida Commission a bit state of Florida	of Florida Statutes. ear from the date of recording unless a different date is FER THE EXPIRATION OF THE NOTICE OF R CHAPTER 713, PART 1, SECTION 713.13 FLORIDA EVEMENTS TO YOUR PROPERTY. A NOTICE OF E OF THE IMPROVEMENT BEFORE THE FIRST ITH YOUR LENDER OR AN ATTORNEY BEFORE CEMENT. SIGNATURE OF OWNER day of 2005
In addition to him/herself, owner designates receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), F Expiration date of notice of commencement (the expiration date is 1 y specified) ARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AF DIMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER ATTUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPRO DIMMENCEMENT MUST BE RECORDED AND POSTED ON THE SITE SPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WI DIMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENT TE OF SINTY OF COMMENT CATHERINE GARCIA NOTARY Public - State of Florida Commission # HH 616282 AN COMMISSION # HH 616282	of

Recorded in Public Records 4/29/2025 8:09 AM OR Book 9308 Page 1562, Instrument #2025029958, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Prepared by: Jimmy Jones Address: 2822 Nr 32nd An City: Milton, FL 32583

WARNING!

THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN.

CLAIM OF LIEN

STATE OF FLORIDA				
COUNTY OF (A) Escando				
BEFORE ME, the undersigned notary p	public, personally appeared (B) Jimmy Jones			
Of (D) JORGS KAGGAR TALL				
is (1022) Walking Rd, Pensacola	12 32534			
and that in accordance with a contract with # A	ndeson Wexter			
Lienor turnished labor, services or materials cons	sisting of the Triche AC hand			
on the following described real property in (H)	Estanbio County, Florida:			
(1)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
owned by on Anderson Warder	S			
of which there remains unpaid \$m 7.070.00	for a total value of \$60, 7,070.06 and furnished the first of the items on 20.27, and that Lienor served her or his			
March 20 25 and the last of the item	and formished the first of the items on			
(O) Agest 10 , 2025 by U.S. Certifi	Receipt No. (P) 4589 6710 5276 2885 6459 57 and that the Lienor served a copy of the notice on the contractor on (O) April 18 by U.S. Certified Mail, Return Receipt No. (O)			
1 Comment transfer 140. (A)				
Signed, sealed and delivered	Company Name (D):			
in the presence of:	σοστρατή τταιτε (μ).			
- / //	By: Jimmy Jimos			
Print Name of Jimmy Jones	By: Jimmy Jones Print Name (8) Jones Rogery tre			
2:12:	_ _			
Print Name (5)	(CORPORATE SEAL)			
	,			
SWORN TO AND SUBSCOIDED I	DEFORT ACT In the second of the 1			
notarization, by (B) Jimny Jones	BEFORE ME, by means of [X] physical presence or [] online who is personally known to me or			
produced	as identification, and who did take an eath this			
28 day of 4	as identification, and who did take an oath this			
	y Public State of Florida Angelia Jones Commission HH 841183			
Notar	y Public State of Florida			
Copy Provided to: (0)	Angelia Jones Commission HH 641183			
ر سیساسیس ا	Expires 2/17/2029 Notary Public; State of Florida (1)			
This document prepared by and	My Commission Expires:			
This document prepared by and should be returned to: (v)	-			

Form courtesy of www.BarryKalmanson.com