



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

0822-19

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLOA OF FLORIDA LLC CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077 NEW ORLEANS, LA 70154-4077	Application date	Jul 23, 2021
Property description	KNOX KENNO L 2161 PALO ALTO ST NAVARRE, FL 32566 140 VINE ST 02-1123-000 LT 7 EAST SIDE PB 4 P 39 OR 7937 P 1441	Certificate #	2019 / 597
		Date certificate issued	06/01/2019

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)
# 2019/597	06/01/2019	1,867.66	93.38	1,961.04
→ Part 2: Total*				1,961.04

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)
# 2021/493	06/01/2021	2,025.87	6.25	101.29	2,133.41
# 2020/651	06/01/2020	1,926.91	6.25	96.35	2,029.51
Part 3: Total*					4,162.92

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)	6,123.96
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)	6,498.96

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: <u>Shirley Rich, CFCA</u> Signature, Tax Collector or Designee	<u>Escambia, Florida</u> Date <u>August 5th, 2021</u>
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Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/01/2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

PLUS \$6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100635

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLOA OF FLORIDA LLC
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077
NEW ORLEANS, LA 70154-4077,

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
02-1123-000	2019/597	06-01-2019	LT 7 EAST SIDE PB 4 P 39 OR 7937 P 1441

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
TLOA OF FLORIDA LLC
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO
BOX 54077
NEW ORLEANS, LA 70154-4077

07-23-2021
Application Date

Applicant's signature



Chris Jones

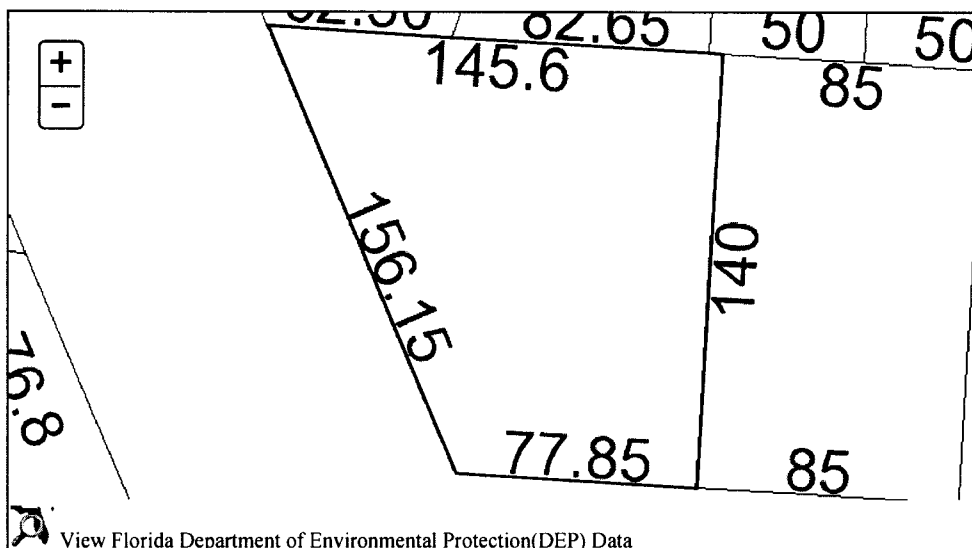
Escambia County Property Appraiser

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

 ◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information Parcel ID: 111S307000000007 Account: 021123000 Owners: KNOX KENNO L Mail: 2161 PALO ALTO ST NAVARRE, FL 32566 Situs: 140 VINE ST 32534 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$14,000</td> <td>\$128,689</td> <td>\$142,689</td> <td>\$136,789</td> </tr> <tr> <td>2020</td> <td>\$10,000</td> <td>\$114,354</td> <td>\$124,354</td> <td>\$124,354</td> </tr> <tr> <td>2019</td> <td>\$10,000</td> <td>\$106,731</td> <td>\$116,731</td> <td>\$116,731</td> </tr> </tbody> </table> Disclaimer Market Value Breakdown Letter Tax Estimator File for New Homestead Exemption Online Report Storm Damage					Year	Land	Imprv	Total	Cap Val	2021	\$14,000	\$128,689	\$142,689	\$136,789	2020	\$10,000	\$114,354	\$124,354	\$124,354	2019	\$10,000	\$106,731	\$116,731	\$116,731																																		
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Legal Description LT 7 EAST SIDE PB 4 P 39 OR 7937 P 1441																																																																
Extra Features None																																																																
Parcel Information Section Map Id: 11-1S-30-2 Approx. Acreage: 0.3613 Zoned: MDR Evacuation & Flood Information Open Report						Launch Interactive Map																																																										



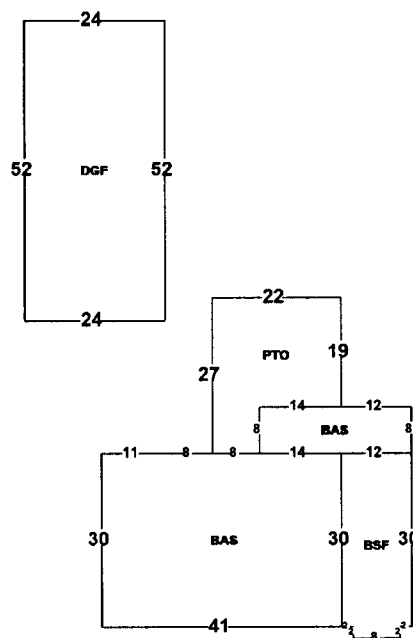
View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:140 VINE ST, Year Built: 1972, Effective Year: 1972, PA Building ID#: 48129

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-STUCCO
 FLOOR COVER-TILE/STAIN CONC/BRICK
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-5
 NO. STORIES-1
 ROOF COVER-DIMEN/ARCH SHNG
 ROOF FRAMING-GABL/HIP COMBO
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD FRAME



Areas - 3544 Total SF

BASE AREA - 1438
 BASE SEMI FIN - 376
 DET GARAGE FIN - 1248
 PATIO - 482

Images



1/13/17

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
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 021123000 Certificate Number: 000597 of 2019**

Payor: COURTNEY FOUNTAIN 140 VINE ST PENSACOLA FL 32534 Date 10/22/2021

Clerk's Check #	6609202544	Clerk's Total	\$544.92
Tax Collector Check #	1	Tax Collector's Total	\$7,772.51
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$8,394.43

\$6,971.18

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By
 Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2019 TD 000597

Redeemed Date 10/22/2021

Name COURTNEY FOUNTAIN 140 VINE ST PENSACOLA FL 32534

Clerk's Total = TAXDEED	\$544.92	6954.18
Due Tax Collector = TAXDEED	\$7,772.51	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 021123000 Certificate Number: 000597 of 2019

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/01/2022"/>	Redemption Date <input type="text" value="10/22/2021"/>
Months	13	3
Tax Collector	<input type="text" value="\$6,498.96"/>	<input type="text" value="\$6,498.96"/>
Tax Collector Interest	\$1,267.30	\$292.45
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$7,772.51	<input type="text" value="\$6,797.66"/>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$88.92	\$20.52
Total Clerk	\$544.92	<input type="text" value="\$476.52"/>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$8,394.43	\$7,291.18
	Repayment Overpayment Refund Amount	\$1,103.25
Book/Page	<input type="text"/>	<input type="text"/>

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC CAPITAL ONE BANK** holder of **Tax Certificate No. 00597**, issued the **1st day of June, A.D., 2019** 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 7 EAST SIDE PB 4 P 39 OR 7937 P 1441

SECTION 11, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 021123000 (0822-19)

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

KENNO L KNOX

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** Monday in the month of August, which is the **1st day of August 2022**.

Dated this 25th day of October 2021.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8646, Page 439, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00597, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **021123000 (0822-19)**

DESCRIPTION OF PROPERTY:

LT 7 EAST SIDE PB 4 P 39 OR 7937 P 1441

SECTION 11, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: KENNO L KNOX

Dated this 25th day of October 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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 #: 02-1123-000 CERTIFICATE #: 2019-597

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 appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

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, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: May 03, 2002 to and including May 03, 2022 Abstractor: Ashley McDonald

BY

Michael A. Campbell,
As President
Dated: May 5, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 5, 2022

Tax Account #: **02-1123-000**

1. The Grantee(s) of the last deed(s) of record is/are: **COURTNEY FOUNTAIN AND KENNO LONDREAL KNOX**

By Virtue of Special Warranty Deed recorded 1/4/2011 in OR 6675/1050 AND Quitclaim Deed recorded 7/23/2018 in OR 7937/1441

ABTRACTOR'S NOTE: SEE AFFIDAVIT BY COURTNEY FOUNTAIN RECORDED 9/21/2018 IN OR 7970/1982 STATING DEED IN RECORDED 7541/626 IS A FRADULENT DEED THUS WE HAVE INCLUDED COURTNEY FOUNTAIN, VENISA JONES AND JOHN D. LUTLEY TO NOTIFICATIONS.

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. **Judgment in favor of Nicholas Financial, Inc., a Florida corporation, recorded 10/26/2017 – OR 7800/675 together with Garnishment recorded 9/11/2017 – OR 7775/772**
 - b. **Tax Lien in favor of Department of Revenue/Internal Revenue Service recorded 3/23/2020 – OR 8267/1797**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 02-1123-000

Assessed Value: \$136,789.00

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 title search 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 & ABSTRACT, INC.
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: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: AUGUST 1, 2022

TAX ACCOUNT #: 02-1123-000

CERTIFICATE #: 2019-597

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>2021</u> tax year.

COURTNEY FOUNTAIN AND
KENNO LONDREAL KNOX
140 VINE ST
PENSACOLA, FL 32534

COURTNEY FOUNTAIN
2179 W HIGHWAY 98
MARY ESTHER, FL 32569

KENNO LONDREAL KNOX
2161 PALO ALTO ST
NAVARRE, FL 32566

DEPARTMENT OF TREASURY
INTERNAL REVENUE SERVICE
400 W BAY ST STE 34045
JACKSONVILLE, FL 32202-4437

COURTNEY FOUNTAIN
4505 LEMOYNE LN
PENSACOLA, FL 32505

C D FOUNTAIN
2336 AMELIA LN
PENSACOLA, FL 32526-8878

COURTNEY FOUNTAIN
2336 AMELIA LN
PENSACOLA, FL 32526-8878

VENISA JONES AND JOHN D LUTLEY
10328 TANTON RD
PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 5th day of May, 2022.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT

May 5, 2022

Tax Account #:02-1123-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 7 EAST SIDE PB 4 P 39 OR 7937 P 1441

SECTION 11, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-1123-000(0822-19)

Return to:

COURTNEY FOUNTAIN
4505 LE MOYNE LANE
PENSACOLA, FL 32505

This Instrument Prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

Property Appraiser's Parcel
ID #: 111S307000000007

This space reserved for Clerk's use.

T10-065590

SPECIAL WARRANTY DEED

This Indenture, Made this 12/29/10 Between

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a Corporation, whose mailing address is
14221 DALLAS PKWY #1000, DALLAS, TX 75254 hereinafter called the "Grantor"*, and

COURTNEY FOUNTAIN, A SINGLE WOMAN
whose post office address is: 4505 LE MOYNE LANE, PENSACOLA, FL 32505, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of TWENTY THOUSAND AND 00/100 (\$20,000.00)
Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged,
does grant, bargain, sell, alien, remise, release, convey, and confirm to the said Grantee, and Grantee's heirs and assigns forever, the
following described land, situate, lying, and being in Escambia County, Florida, to wit:

SEE ATTACHED EXHIBIT "A".

Prior instrument reference: Book 6619, Page 1616, Recorded: 08/02/2010

and, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right
and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against
the lawful claims of all persons claiming by, through or under said Grantor, but against none other; and that said land is free of all
encumbrances.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes.
Thus, Grantor is exempt from any and all transfer taxes.
See, 12 U.S.C. 1723a (c)(2).

**GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE
OF GREATER THAN \$ _____ FOR A PERIOD OF _____
MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING
SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN
\$ _____ FOR A PERIOD OF _____ MONTH(S) FROM THE DATE
OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.
THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE
RELATED TO A MORTGAGE OR DEED OF TRUST.**

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Witness Name:

Kim Jordan

Witness Name:

Emily Thomas

FANNIE MAE A/K/A FEDERAL NATIONAL
MORTGAGE ASSOCIATION

BY:

Jeannette M. Shaffer
JEANETTE M. SHAFFER, AUTHORIZED
REPRESENTATIVE OF NATIONAL REAL ESTATE
INFORMATION SERVICES, LP AS POWER OF
ATTORNEY

State of Pennsylvania)

County of Allegheny) ss.

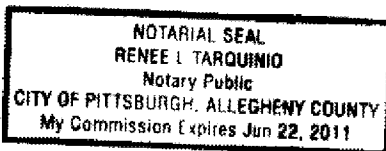
The foregoing instrument was acknowledged by me this 12/30/10, by: JEANETTE M. SHAFFER, AUTHORIZED
REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY FOR
FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a CORPORATION and he/she is personally known
to me and did not take an oath.

Renee L. Tarquinio (SEAL)
Notary Public

State of Pennsylvania

My Commission Expires: 2/22/11

Our File No. ANA201026789



4/15/11 and 4/15/11

4/15/11

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING PROPERTY IN ESCAMBIA COUNTY, FLORIDA:

LOT 7, EAST SIDE, BEING A PORTION OF SECTION 11, TOWNSHIP SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA ACCORDING TO PLAT RECORDED IN PLAT BOOK 4 AT PAGE 39 OF THE PUBLIC RECORDS OF SAID COUNTY.

TAX MAP OR PARCEL ID NO.: 111S307000000007

PROPERTY COMMONLY KNOWN AS: 140 VINE STREET, PENSACOLA, FL 32534

Prepared by:

ROBERT ALLEN
P.O. BOX 1270
PENSACOLA, FL 32591
When recorded return to:

ROBERT ALLEN
P.O. BOX 1270
PENSACOLA, FL 32591

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

**AFFIDAVIT AS TO OWNERSHIP AND NOTICE THAT THE WARRANTY DEED AT
OR BOOK 7541 PAGE 626 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY
FLORIDA IS A FRAUDULENT, FORGED DEED**

Before me, the undersigned authority, personally appeared the undersigned who has
executed this Affidavit, and who made the following statements:

1. Identification. The word "I" or "me" as hereafter used means each party
executing this Affidavit.

2. Purpose of Affidavit. I am making this Affidavit based upon my personal
knowledge that I am the owner of the real property, LOT 7, EAST SIDE BEING A PORTION
OF SECTION II, TOWNSHIP SOUTH, RANGE 30 WEST, ACCORDING TO PLAT
RECORDED IN PLAT BOOK 4 AT PAGE 39 OF THE PUBLIC RECORDS OF ESCAMBIA
COUNTY FLORIDA: PROPERTY COMMONLY KNOWN AS 140 VINE STREET,
PENSACOLA FLORIDA 32532

A. MY OWNERSHIP OF THE SAID PROPERTY IS BY VIRTUE OF A
SPECIAL WARRANTY DEED FOUND AT OR BOOK 6675 PAGE 1050 OF
THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA. SEE
ATTACHED

3. Statements Relative to the Real Property.

A. The Real Property has been owned by me since 01/14/2011. And during
such time (a) my possession thereof has been open and undisturbed.

B. I am possession of said property and it is my place of residence.

C. No one other than me has the right to possession or are in possession of
the Real Property, and there are no occupants, lessees, or tenants of the Real
Property.

D. The warranty deed from me to John D. Lutley and Venisa Jones is void in

that I did not deed the property to them as alleged in the attached deed.


COURTNEY FOUNTAIN

STATE OF FLORIDA
COUNTY OF ESCAMBA

Sworn to and subscribed before me this 21 day of Sept, 2018 A.D. by
COURTNEY FOUNTAIN who is personally known to me or has produced
ID as identification.


Notary Public - State of Florida



PREPARED BY:
VENISA JONES
10328 TANTON ROAD
PENSACOLA FL 32506
WITHOUT BENEFIT OF TITLE SEARCH
AND AT THE REQUEST OF AND INFORMATION
PROVIDED BY THE PARTIES HERETO

WARRANTY DEED

THE STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, that **COURTNEY FOUNTAIN**, a single person, of 4505 Le Moyne Lane, Pensacola, Florida, 32505, as grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to **VENISA JONES and JOHN D. LUTLEY**, as joint tenants with the rights of survivorship, of 10328 Tanton Road, Pensacola, Florida 32506, as grantee, to hold as his separate property, all of that real property located in Pensacola, County of Escambia, State of Florida, and more fully described as follows:

LOT 7, EAST SIDE BEING A PORTION OF SECTION 11, TOWNSHIP SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA ACCORDING TO PLAT RECORDED IN PLAT BOOK 4 AT PAGE 39 OF THE PUBLIC RECORDS OF SAID COUNT.

TAX MAP OR PARCEL ID NO.: 111S307000000007

PROPERTY COMMONLY KNOWN AS: 140 VINE STREET, PENSACOLA FL 32534

Subject to taxes for the current year and to valid easements, restrictions, and reservations of record affecting the above property. If any, which are not hereby reimposed.

To have and to hold the above-described premises, together with all the rights and appurtenances belonging to the property, to the grantees and grantees' heirs and assigns forever; and I do bind myself, and my heirs, executors, and administrators to warrant and forever defend the premises unto the grantees and grantees' heirs, executors, administrators, and assigns, against every person lawfully claiming, or to claim, the premises or any part of them.

In witness, grantor has executed this deed in Escambia County, Florida on the 6th day of May, 2016.

Renee Harrell
Witness - **RENEE HARRELL**

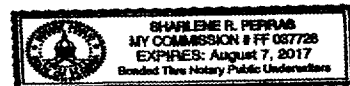
Courtney Fountain
COURTNEY FOUNTAIN

Britni Ann Cannon
Witness - **BRITNI ANN CANNON**

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6th day of May, 2016, by **COURTNEY FOUNTAIN**, a single person, who is personally known to me or who produced as identification.

Sharlene R. Penas
Notary Public



RECORDED AS RECEIVED

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 15th day of November, 2017,
by first party, Grantor, Venisa Jonea and John D. Lutley, as joint Tenants
whose post office address is 10328 Tanton Road Pensacola, Florida 32506
to second party, Grantee, Kenno Londreal Knox
whose post office address is 2161 Palo Alto Street Navarre, Florida 32566

WITNESSETH, That the said first party, for good consideration and for the sum of
Ten & 00/100-----Dollars (\$10.00-----)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release
and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first
party has in and to the following described parcel of land, and improvements and appurtenances thereto in
the County of Escambia, State of Florida to wit:

LOT 7, EAST SIDE BEING A PORTION OF SECTION 11, TOWNSHIP SOUTH,
RANGE, 30 WEST, ESCAMBIA COUNTY, FLORIDA ACCORDING TO PLAT
RECORDED IN PLAT BOOK 4 AT PAGE 39 OF THE PUBLIC RECORDS OF SAID
COUNT.

TAX MAP OR PARCEL ID NO.: 111S307000000007

PROPERTY COMMONLY KNOWN AS: 140 VINE STREET, PENSACOLA, FL 32534

RECORDED AS RECEIVED

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

[Signature]
Signature of Witness
Cynthia Marie Johnson

Print name of Witness

Rosalind A. Maxwell
Signature of Witness
Rosalind A. Maxwell

Print name of Witness

Venisa Jones
Signature of First Party
VENISA JONES

Print name of First Party

John D. Lutley
Signature of First Party
JOHN D. LUTLEY

Print name of First Party

State of Florida
County of Escambia }

On November 15, 2017 before me, Rosalind Anise Maxwell appeared Venisa Jones and John D. Lutley personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Rosalind Anise Maxwell
Signature of Notary

Affiant XX Known _____ Produced ID
Type of ID _____



Rosalind Anise Maxwell
Florida Notary No. GG95266
Commission Expires 06/26/2021
Bonded CNA Surety.

State of Florida
County of Escambia }

On November 15, 2017 before me, Rosalind Anise Maxwell appeared Venisa Jones and John D. Lutley personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Rosalind Anise Maxwell
Signature of Notary

Affiant X Known _____ Produced ID
Type of ID _____
(Seal)

Rosalind Anise Maxwell
Signature of Preparer

Rosalind Anise Maxwell

Print Name of Preparer

701 North Devilliers Street
Address of Preparer Pensacola, Fl 32501



Rosalind Anise Maxwell
Florida Notary No. GG95266
Commission Expires 06/26/2021
Bonded CNA Surety

Recorded in Public Records 7/13/2017 10:55 AM OR Book 7743 Page 1557,
Instrument #2017053345, Pam Childers Clerk of the Circuit Court Escambia
County, FL

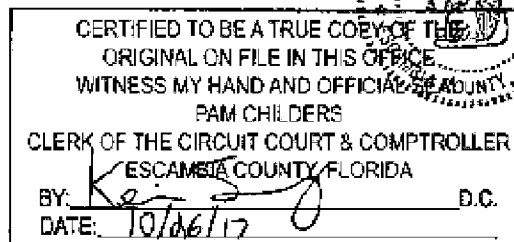
Filing # 58860235 E-Filed 07/11/2017 03:23:35 PM

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA
CASE NO. 2017 CC 001717

NICHOLAS FINANCIAL, INC.,
a Florida corporation,
Plaintiff,

vs.

COURTNEY FOUNTAIN,
Defendant.



DEFAULT FINAL JUDGMENT


This action, having come before the Court upon Plaintiff's Motion for Default Final Judgment after entry of default against Defendant, and the Court being otherwise fully advised,

IT IS ORDERED AND ADJUDGED that Plaintiff, NICHOLAS FINANCIAL, INC. a Florida corporation, 2454 MCMULLEN BOOTH ROAD, BLDG C 501B, CLEARWATER, FL 33759, shall recover from Defendant, COURTNEY FOUNTAIN, 4505 LEMOYNE LANE, PENSACOLA FL 32505, (SSN ***-**-9985) the sum of \$6171.10 on principal, \$750.00 for attorney's fees with costs in the sum of \$ 423.00, and prejudgment interest in the sum of \$687.44, making a total of \$8031.54 that shall bear interest at the rate of 5.15% a year, for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the judgment debtor shall complete under oath Florida Rules of Civil Procedure Form 1.977 (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 Form 1.977, including all attachments, and serve it on the judgment creditor's attorney.

ORDERED at ESCAMBIA County, Florida, on the 11th day of July, 2017.


eSigned by COUNTY COURT JUDGE AMY BRODERSEN
on 07/11/2017 10:24:43 D-jpk2.v
COUNTY COURT JUDGE

cc. Drew Beinhaker, Esq., Attorney for Plaintiff, 3475 Sheridan Street, Suite 305, Hollywood, FL 33021.
COURTNEY FOUNTAIN, 4505 LEMOYNE LANE, PENSACOLA FL 32505
COURTNEY FOUNTAIN, 2179 W. HIGHWAY 98, MARY ESTHER, FL 32569

Filing # 61392091 E-Filed 09/06/2017 03:05:27 PM

IN THE COUNTY COURT
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CASE NO: 2017 CC 001717

NICHOLAS FINANCIAL, INC.,
a Florida corporation,
Plaintiff,

vs.

COURTNEY FOUNTAIN,
Defendant,

and
LANDRUM PROFESSIONAL EMPLOYER SERVICES, INC.
Garnishee.

FINAL JUDGMENT IN GARNISHMENT

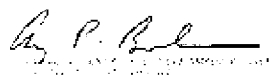
THIS CAUSE, is before the Court on Plaintiff's Motion for Final Judgment in Garnishment, and Garnishee, LANDRUM PROFESSIONAL EMPLOYER SERVICES, INC., having filed an answer admitting that it pays Defendant, COURTNEY FOUNTAIN, certain sums of money on a regular basis, and the Court being otherwise fully advised, it is thereupon ORDERED AND ADJUDGED as follows:

1. Plaintiff shall recover from Garnishee, LANDRUM PROFESSIONAL EMPLOYER SERVICES, INC. the amount allowed by 15 U.S. Code 1673, to wit: 25% of Defendant COURTNEY FOUNTAIN's disposable income OR the amount by which the earnings for the period exceed thirty times the Federal hourly wage, or allowed by other applicable state law, whichever is less, until such time as the total amount of \$8,031.54 due to Plaintiff, plus the cost of \$139.99 for this proceeding and the statutory interest, has been paid. Payments are to be sent to Plaintiff, NICHOLAS FINANCIAL, INC., 2454 MCMULLEN BOOTH ROAD, BLDG C, CLEARWATER, FL 33759.

2. Plaintiff's garnishment costs in the amount of \$139.00, which includes garnishee's costs offset above, are taxed as costs in favor of the Plaintiff and against the Defendant for which let execution issue forthwith.




3. This court reserves jurisdiction to enter all further orders as necessary, including an order authorizing execution against garnishee's property if this judgment is not otherwise satisfied.

DONE AND ORDERED in ESCAMBIA County, Florida, this 6th
day of September, 2017.




COUNTY COURT JUDGE

CC:
DREW BEINDAKER, ESQ., 3475 SHERIDAN STREET, SUITE 305, HOLLYWOOD, FL 33021
COURTNEY FOUNTAIN, 4505 LEMOYNE LANE, PENSACOLA FL 32505.
LANDRUM PROFESSIONAL EMPLOYER SERVICES, INC. 1, 6723 PLANTATION ROAD, PENSACOLA, FL 32504.

Form 668 (Y)(c) (Rev. February 2004)		18331 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien			
Area: WAGE & INVESTMENT AREA #2 Lien Unit Phone: (800) 829-7650		Serial Number 412819920		For Optional Use by Recording Office	
As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.					
Name of Taxpayer C D FOUNTAIN					
Residence 2336 AMELIA LN PENSACOLA, FL 32526-8878					
IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2013	XXX-XX- 	09/09/2019	10/09/2029	7326.75
1040	12/31/2014	XXX-XX- 	07/29/2019	08/28/2029	13976.35
1040	12/31/2016	XXX-XX- 	05/27/2019	06/26/2029	5522.21
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 26825.31

This notice was prepared and signed at BALTIMORE, MD, on this,
the 12th day of March, 2020.

Signature  for LISA WILLIAMS	Title ACS W&I (800) 829-7650	13-00-0000
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien
Rev. Rul. 71-466, 1971-2 C.B. 409)

Part 1 - Kept By Recording Office

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