



# 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

0423.460

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ROMOLUS INVESTMENT IRA LLC ROMOLUS INVESTMENT IRA LLC 21123 LA PENNA DR SAN ANTONIO, TX 78258	Application date	Jul 31, 2022
Property description	JOHNSON DENISE OTHELYA 2456 HWY 4 CENTURY, FL 32535 2456 W HIGHWAY 4 12-1541-110 BEG AT NW COR OF SEC S ALG W LI OF SEC 1204 27/100 FT TO N R/W ST HWY #4 88 DEG 26 MIN LEFT 990 FT 9 (Full legal attached.)	Certificate #	2020 / 7553
		Date certificate issued	06/01/2020

## 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)
# 2020/7553	06/01/2020	319.89	124.76	444.65
→ Part 2: Total*				444.65

## 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)
# 2022/6459	06/01/2022	314.20	6.25	15.71	336.16
# 2021/5929	06/01/2021	309.41	6.25	42.41	358.07
Part 3: Total*					694.23

## 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)	1,138.88
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)	1,513.88

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 Dick, CFCA</u> Signature, Tax Collector or Designee	Escambia, Florida Date <u>August 4th, 2022</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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/03/2023</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.

BEG AT NW COR OF SEC S ALG W LI OF SEC 1204 27/100 FT TO N R/W ST HWY #4 88 DEG 26 MIN LEFT 990 FT 91 DEG 33 MIN LEFT 630 FT FOR POB CONT SAME COURSE 395 86/100 FT 90 DEG 16 MIN 43 SEC LEFT 210 FT SLY 395 86/100 TO A PT 210 FT FROM POB ELY ALG SAME LI 210 FT TO POB OR 3440 P 686 LESS MINERAL RIGHTS

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200592

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ROMOLUS INVESTMENT IRA LLC  
ROMOLUS INVESTMENT IRA LLC  
21123 LA PENA DR  
SAN ANTONIO, TX 78258,

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
12-1541-110	2020/7553	06-01-2020	BEG AT NW COR OF SEC S ALG W LI OF SEC 1204 27/100 FT TO N R/W ST HWY #4 88 DEG 26 MIN LEFT 990 FT 91 DEG 33 MIN LEFT 630 FT FOR POB CONT SAME COURSE 395 86/100 FT 90 DEG 16 MIN 43 SEC LEFT 210 FT SLY 395 86/100 TO A PT 210 FT FROM POB ELY ALG SAME LI 210 FT TO POB OR 3440 P 686 LESS MINERAL RIGHTS

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  
ROMOLUS INVESTMENT IRA LLC  
ROMOLUS INVESTMENT IRA LLC  
21123 LA PENA DR  
SAN ANTONIO, TX 78258

07-31-2022  
Application Date

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



# Chris Jones

## Escambia County Property Appraiser

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

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

[Printer Friendly Version](#)


General Information		Assessments				
<b>Parcel ID:</b>	095N312200003002	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	121541110	2021	\$8,123	\$1,531	\$9,654	\$9,654
<b>Owners:</b>	JOHNSON DENISE OTHELYA	2020	\$8,123	\$1,371	\$9,494	\$9,494
<b>Mail:</b>	2456 HWY 4 CENTURY, FL 32535	2019	\$8,123	\$1,264	\$9,387	\$9,387
<b>Situs:</b>	2456 W HIGHWAY 4 32535	<b>Disclaimer</b>				
<b>Use Code:</b>	MOBILE HOME	<b>Market Value Breakdown Letter</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>Tax Estimator</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>File for New Homestead Exemption Online</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

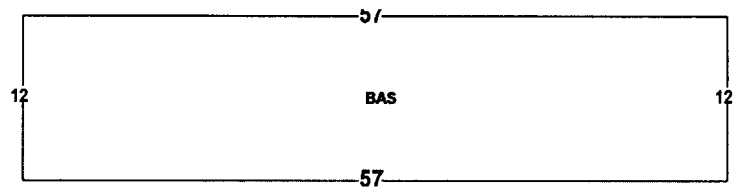
Sales Data						2021 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None	
09/1993	3440	686	\$100	WD		<b>Legal Description</b>	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<b>Extra Features</b>	
						OPEN PORCH	

Parcel Information		Launch Interactive Map	
<b>Section Map Id:</b> 09-5N-31			
<b>Approx. Acreage:</b> 1.9045			
<b>Zoned:</b> RMU			
<b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>			
		<a href="#">View Florida Department of Environmental Protection (DEP) Data</a>	

Buildings	
Address: 2456 W HIGHWAY 4, Year Built: 1970, Effective Year: 1970, PA Building ID#: 125242	
<b>Structural Elements</b>	
DWELLING UNITS-1	

MH EXTERIOR WALL-VINYL/METAL  
MH FLOOR FINISH-VINYL  
MH FLOOR SYSTEM-TYPICAL  
MH HEAT/AIR-UNIT HEAT/FLOOR FURNACE  
MH INTERIOR FINISH-PANEL PLYWOOD  
MH MILLWORK-TYPICAL  
MH ROOF COVER-METAL  
MH ROOF FRAMING-FLAT/SHED  
MH STRUCTURAL FRAME-TYPICAL  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
STORY HEIGHT-0

 Areas - 684 Total SF  
BASE AREA - 684



Images



9/16/2019 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.

Last Updated:08/09/2022 (cc.S.7925)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ROMOLUS INVESTMENT IRA LLC** holder of **Tax Certificate No. 07553**, issued the **1st day of June, A.D., 2020** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**BEG AT NW COR OF SEC S ALG W LI OF SEC 1204 27/100 FT TO N R/W ST HWY #4 88 DEG 26 MIN LEFT 990 FT 91 DEG 33 MIN LEFT 630 FT FOR POB CONT SAME COURSE 395 86/100 FT 90 DEG 16 MIN 43 SEC LEFT 210 FT SLY 395 86/100 TO A PT 210 FT FROM POB ELY ALG SAME LI 210 FT TO POB OR 3440 P 686 LESS MINERAL RIGHTS**

**SECTION 09, TOWNSHIP 5 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 121541110 (0423-66)**

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

**DENISE OTHELYA JOHNSON**

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 April, which is the **3rd day of April 2023**.

Dated this 24th day of August 2022.

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

**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

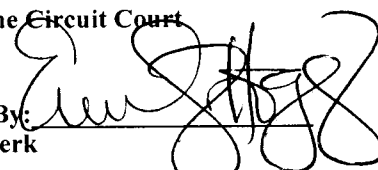
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 121541110 Certificate Number: 007553 of 2020**

**Payor: DENISE R JOHNSON 2456 HWY 4 CENTURY, FL 32535      Date 1/27/2023**

Clerk's Check #	1	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$1,724.50
		Postage	\$0.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,319.06</del>

**\$1850.42**

**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  
 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

**Case # 2020 TD 007553**

**Redeemed Date 1/27/2023**

**Name DENISE R JOHNSON 2456 HWY 4 CENTURY, FL 32535**

Clerk's Total = TAXDEED	\$517.56	<del>\$1,724.50</del> \$1,833.42
Due Tax Collector = TAXDEED	\$1,724.50	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

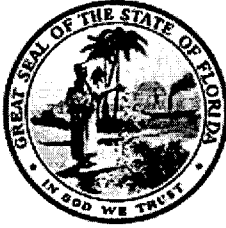
• For Office Use Only

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: 121541110 Certificate Number: 007553 of 2020**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="4/3/2023"/>	Redemption Date <input type="text" value="1/27/2023"/> 
Months	9	6
Tax Collector	<input type="text" value="\$1,513.88"/>	<input type="text" value="\$1,513.88"/>
Tax Collector Interest	\$204.37	\$136.25
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,724.50	<input type="text" value="\$1,656.38"/> IC
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	\$61.56	\$41.04
Total Clerk	\$517.56	<input type="text" value="\$497.04"/> CH
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	\$2,319.06	\$2,170.42
	Repayment Overpayment Refund Amount	\$148.64
Book/Page	<input type="text" value="8849"/>	<input type="text" value="447"/>

## 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 8849, Page 447, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07553, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 121541110 (0423-66)

### DESCRIPTION OF PROPERTY:

**BEG AT NW COR OF SEC S ALG W LI OF SEC 1204 27/100 FT TO N R/W ST HWY #4 88 DEG 26 MIN LEFT 990 FT 91 DEG 33 MIN LEFT 630 FT FOR POB CONT SAME COURSE 395 86/100 FT 90 DEG 16 MIN 43 SEC LEFT 210 FT SLY 395 86/100 TO A PT 210 FT FROM POB ELY ALG SAME LI 210 FT TO POB OR 3440 P 686 LESS MINERAL RIGHTS**

**SECTION 09, TOWNSHIP 5 N, RANGE 31 W**

NAME IN WHICH ASSESSED: DENISE OTHELYA JOHNSON

Dated this 27th day of January 2023.



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 #: 12-1541-110 CERTIFICATE #: 2020-7553

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: January 9, 2003 to and including January 9, 2023 Abstractor: BYRON BROWN

BY

Michael A. Campbell,  
As President  
Dated: January 22, 2023

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

January 22, 2023  
Tax Account #: **12-1541-110**

1. The Grantee(s) of the last deed(s) of record is/are: **DENISE OTHELYA JOHNSON F/K/A DENISE OTHELYA RODGERS**

**By Virtue of Warranty Deed recorded 9/29/1993 in OR 3440/686**

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. **MSBU Lien in favor of Escambia County recorded 10/8/1998 OR 4321/1935**
- b. **Judgment in favor of Bernice Abernathy recorded 10/20/2011 OR 6777/150**
- c. **Judgment in favor of Jefferson Capital Systems, LLC recorded 5/10/2018 OR 7897/1338**

4. Taxes:

**Taxes for the year(s) 2019-2021 are delinquent.**

**Tax Account #: 12-1541-110**

**Assessed Value: \$9,974.00**

**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:** APR 3, 2023

**TAX ACCOUNT #:** 12-1541-110

**CERTIFICATE #:** Error! Reference source not found.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

**DENISE OTHELYA JOHNSON**  
**DENISE OTHELYA RODGERS**  
**2456 HWY 4**  
**CENTURY, FL 32535**

**BERNICE ABERNATHY**  
**C/O ATYRIA S. CLARK**  
**1158 26TH ST, STE 783**  
**SANTA MONICA, CA 90403**

**JEFFERSON CAPITAL SYSTEMS, LLC**  
**16 MCLELLAND RD**  
**ST CLOUD MN 56303**

Certified and delivered to Escambia County Tax Collector, this 22<sup>nd</sup> day of January, 2023.

**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**

**January 22, 2023**  
**Tax Account #:12-1541-110**

**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

**BEG AT NW COR OF SEC S ALG W LI OF SEC 1204 27/100 FT TO N R/W ST HWY #4 88 DEG 26  
MIN LEFT 990 FT 91 DEG 33 MIN LEFT 630 FT FOR POB CONT SAME COURSE 395 86/100 FT 90  
DEG 16 MIN 43 SEC LEFT 210 FT SLY 395 86/100 TO A PT 210 FT FROM POB ELY ALG SAME LI  
210 FT TO POB OR 3440 P 686 LESS MINERAL RIGHTS**

**SECTION 09, TOWNSHIP 5 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-1541-110(0423-66)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY.**

**ABSTRACTOR'S NOTE: WE FIND NO LEGAL RECORDED ACCESS TO THE PROPERTY.**

34406 686

GENERAL WARRANTY DEEDSTATE OF FLORIDA  
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, that Floyd Henry and wife, Winniece Henry, the Grantors, for good and valuable consideration, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant to the Grantee, Denise Othelys Johnson f/k/a Denise Othelys Rodgers, Grantee's heirs, personal representatives, successors and assigns, forever, the following described real property located in Escambia County, Florida:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9-T-5-N-R-31W ESCAMBIA COUNTY, FLORIDA; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 1204.27 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY #4; THENCE 88 DEGREES 26 MINUTES LEFT IN AN EASTERLY DIRECTION 990 FEET; THENCE 91 DEGREES 33 MINUTES LEFT IN A NORTHERLY DIRECTION FOR 630 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWARDLY ALONG THE SAME BEARING 395.86 FEET; THENCE 90 DEGREES 18 MINUTES 43 SECONDS LEFT IN A WESTERLY DIRECTION 210 FEET; THENCE SOUTHWARD APPROXIMATELY 395.86 FEET TO A POINT 210 FEET FROM THE POINT OF BEGINNING LYING ON A LINE WHICH EXTENDS WESTWARD FROM THE POINT OF BEGINNING AT A BEARING OF ONE DEGREE 33 MINUTES NORTH; THENCE EASTWARD ALONG SAID LINE 210 FEET BACK TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the same unto the Grantee, her heirs, successors and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized of the property in fee simple; that Grantors have good right and lawful authority to sell and convey the property; that Grantors warrant the title to the property and will defend it against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have signed and sealed this Deed on the 24th day of September, 1993.

Signed, sealed and delivered  
in the presence of:

Wendy Head  
WITNESS

Floyd Henry  
FLOYD HENRY

George B. Jones  
WITNESS

Winniece Henry  
WINNIECE HENRY

STATE OF ALABAMA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 24th day of September, 1993, by Floyd Henry and Winniece Henry.

Notary Seal Affixed-

NOTARY PUBLIC

My Commission Expires 11/11/97

THIS INSTRUMENT PREPARED BY:  
GEORGE B. JONES, ATTORNEY AT LAW  
204 South Pensacola Avenue  
P.O. Drawer 680  
Atmore, AL 36504  
(205) 368-9315

Grantee's Address:  
2456 W. Hwy. 4  
Century, FL 32535

O.S. PD. \$ 70  
DATE 9/29/93

DR BK 4321 P81935  
Escambia County, Florida  
INSTRUMENT 98-548987

RCD Oct 08, 1998 08:47 am  
Escambia County, Florida

## NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-548987

## FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: JOHNSON DENISE OTHELYA  
C/O 2520 W HWY 4  
FLOYD HENRY  
CENTURY FL 32535

ACCT.NO. 12 1541 110 000

AMOUNT \$7.72

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

BEG AT NW COR OF SEC 3 ALG  
W LI OF SEC 1204 27/100 FT  
TO N R/W ST HWY #4 88 DEG  
26 MIN LEFT 990 FT 91 DEG  
33 MIN LEFT 630 FT FOR POB  
CONT SAME COURSE 395 86/100  
PROP.NO. 09 5N 31 2200 003 002

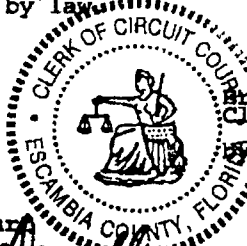
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$7.72. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

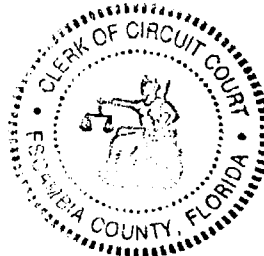
Date: 09/04/1998

Ernie Lee Magaha  
Clerk of the Circuit Court

by: *Barbara B. Donnelly*  
Deputy Clerk



Ernie Lee Magaha  
Clerk of the Circuit Court  
*Theresa M. McBrearty*  
Deputy Finance Director





Recorded in Public Records 10/20/2011 at 02:58 PM OR Book 6777 Page 150,  
Instrument #2011073981, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

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

**CASE NO.: 2009 CA 003929**  
**JUDGE: Honorable Shackelford**

**BERNICE ABERNATHY,**

**Plaintiff,**

**v.**

**JESSE JOHNSON,  
DENISE JOHNSON,  
JESSE AND DENISE JOHNSON  
Dba JESSE JOHNSON HOME REPAIR, and  
R & K BUILDERS, INC**

**Defendants.**

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2011 OCT 12 P 2:37  
CIRCUIT CIVIL DIVISION  
FILED & RECORDED

**FINAL JUDGMENT**

This action was heard after entry of default against Defendant, Jesse and Denise Johnson dba Jesse Johnson Home Repair, and

IT IS ADJUDGED that Plaintiff, Bernice Abernathy, c/o Atyria S. Clark, Esq., 1158 26<sup>th</sup> Street, Suite 783, Santa Monica, CA 90403, recover from Defendant, Jesse and Denise Johnson dba Jesse Johnson Home Repair, the sum of \$8,325.00, with costs in the sum of \$479.00, that shall bear interest at the rate of six (6%) percent per annum, for which let execution issue.

ORDERED at Pensacola, Florida on 4,757.00 October 11, 2011.

  
HONORABLE JUDGE SHACKELFORD

Copies furnished to:

- ✓ Atyria S. Clark, Esq., attorney for Plaintiff
- ✓ Jesse & Denise Johnson
- ✓ Ryan M. Barnett, Esq., attorney for Defendant R & K Builders, Inc.

10/17/11  
MM

Case: 2009 CA 003929

00047887380

Dkt: CA1036 Pg#: 1

33

Recorded in Public Records 5/10/2018 10:39 AM OR Book 7897 Page 1338,  
Instrument #2018035988, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 71529125 E-Filed 05/01/2018 04:51:02 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

JEFFERSON CAPITAL SYSTEMS, LLC  
Plaintiff,  
vs.  
JESSICA BANKS  
DENISE JOHNSON  
Defendant(s).

CASE NUMBER: 2016 CC 003655  
JUDGE: AMY P BRODERSEN  
Our File #2312786

**FINAL JUDGMENT AGAINST**  
**JESSICA BANKS and DENISE JOHNSON**

This action came before the Court after entry of Default Judgment against Defendant(s) and

IT IS ORDERED AND ADJUDGED that the Plaintiff, JEFFERSON CAPITAL SYSTEMS, LLC, 16 MCLELAND ROAD, ST CLOUD MN 56303, shall recover from the Defendant(s), JESSICA BANKS, 1460 E JOHNSON AVE APT 207, PENSACOLA FL 32514, \*\*\*- and DENISE JOHNSON, 8535 OLYMPIA RD, PENSACOLA FL 32514-0000, \*\*\*- the following judgment:

Principal	\$12,339.50
Court Costs/Process Server Fee	<u>\$476.50</u>
<b>Subtotal</b>	<b>\$12,816.00</b>
Interest Owed	\$0.00
<b>Total:</b>	<b><u>\$12,816.00</u></b>

Which judgment shall bear interest at the legal rate of 5.72%.

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant(s) shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments and return it to the Plaintiff's attorney within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed. Jurisdiction of this case is retained to enter further orders that are proper to compel Defendant(s) to complete Form 1.977, including all required attachments, and return it to the Plaintiff's attorney.

ORDERED in chambers in ESCAMBIA COUNTY this 1<sup>st</sup> day of May, 2018.

  
The Honorable Judge AMY P BRODERSEN

Conformed copies to:

Sarah C. Daley  
Stephen Bernhardt  
David Orr  
RAUSCH, STURM, ISRAEL, ENERSON &  
HORNIK LLP  
5801 Ulmerton Rd, Suite 201  
Clearwater, FL 33760-3951

JESSICA BANKS  
1460 E JOHNSON AVE APT 207  
PENSACOLA FL 32514

DENISE JOHNSON  
8535 OLYMPIA RD  
PENSACOLA FL 32514-0000

BK: 7897 PG: 1339

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

JEFFERSON CAPITAL SYSTEMS, LLC  
Plaintiff,

vs.

JESSICA BANKS

DENISE JOHNSON  
Defendant(s).

Case No. 2016 CC 003655

Our File #: 2312786

**FACT INFORMATION SHEET**

Full Legal Name: \_\_\_\_\_

Nicknames or Aliases: \_\_\_\_\_

Residence Address: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

Telephone Numbers: (Home) \_\_\_\_\_

(Business) \_\_\_\_\_

Name of Employer: \_\_\_\_\_

Address of Employer: \_\_\_\_\_

Position or Job Description: \_\_\_\_\_

Rate of Pay: \$ \_\_\_\_\_ per \_\_\_\_\_ Average Paycheck: \$ \_\_\_\_\_ per \_\_\_\_\_

Average Commissions or Bonuses: \$ \_\_\_\_\_ per \_\_\_\_\_

Commissions or bonuses are based on \_\_\_\_\_

Other Personal Income: \$ \_\_\_\_\_ from \_\_\_\_\_

(Explain details on the back of this sheet or an additional sheet if necessary.)

Social Security Number: \_\_\_\_\_ Birth date: \_\_\_\_\_

Driver's License Number: \_\_\_\_\_

Marital Status: \_\_\_\_\_ Spouse's Name: \_\_\_\_\_

\*\*\*\*\*

BK: 7897 PG: 1340

*Spouse Related Portion*

Spouse's Address (if different): \_\_\_\_\_

Spouse's Social Security Number: \_\_\_\_\_ Birth date: \_\_\_\_\_

Spouse's Employer: \_\_\_\_\_

Spouse's Average Paycheck or Income: \$ \_\_\_\_\_ per \_\_\_\_\_

Other Family Income: \$ \_\_\_\_\_ per \_\_\_\_\_

(Explain details on back of this sheet or an additional sheet if necessary.)

Describe all other accounts or investments you may have, including stocks, mutual funds, savings bonds, or annuities, on the back of this sheet or on an additional sheet if necessary.

\*\*\*\*\*

Names and Ages of All Your Children (and addresses if not living with you): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Child Support or Alimony Paid: \$ \_\_\_\_\_ per \_\_\_\_\_

Names of Others You Live With: \_\_\_\_\_

Who is Head of Your Household? \_\_\_\_ You \_\_\_\_ Spouse \_\_\_\_ Other Person

Checking Account at: \_\_\_\_\_ Account # \_\_\_\_\_

Savings Account at: \_\_\_\_\_ Account # \_\_\_\_\_

For Real Estate (land) You Own or Are Buying:

Address: \_\_\_\_\_

All Names on Title: \_\_\_\_\_

Mortgage Owed to: \_\_\_\_\_

Balance Owed: \_\_\_\_\_

Monthly Payment: \$ \_\_\_\_\_

(Attach a copy of the deed or mortgage, or list the legal description of the property on the back of this sheet or an additional sheet if necessary. Also provide the same information on any other property you own or are buying.)

BK: 7897 PG: 1341

For All Motor Vehicles You Own or Are Buying: \_\_\_\_\_

Year/Make/Model: \_\_\_\_\_ Color: \_\_\_\_\_

Vehicle ID #: \_\_\_\_\_ Tag No: \_\_\_\_\_ Mileage: \_\_\_\_\_

Names on Title: \_\_\_\_\_ Present Value: \$ \_\_\_\_\_

Loan Owed to: \_\_\_\_\_

Balance on Loan: \$ \_\_\_\_\_

Monthly Payment: \$ \_\_\_\_\_

(List all other automobiles, as well as other vehicles, such as boats, motorcycles, bicycles, or aircraft, on the back of this sheet or an additional sheet if necessary.)

Have you given, sold, loaned, or transferred any real or personal property worth more than \$100 to any person in the last year? If your answer is "yes," describe the property, market value, and sale price, and give the name and address of the person who received the property.

Does anyone owe you money? Amount Owed: \$ \_\_\_\_\_

Name and Address of Person Owing Money: \_\_\_\_\_

Reason money is owed: \_\_\_\_\_

Please attach copies of the following:

- a. Your last pay stub.
- b. Your last 3 statements for each bank, savings, credit union, or other financial account.
- c. Your motor vehicle registrations and titles.
- d. Any deeds or titles to any real or personal property you own or are buying, or leases to property you are renting.
- e. Your financial statements, loan applications, or lists of assets and liabilities submitted to any person or entity within the last 3 years.
- f. Your last 2 income tax returns filed.

BK: 7897 PG: 1342 Last Page

UNDER PENALTY OF PERJURY, I SWEAR OR AFFIRM THAT THE FOREGOING ANSWERS ARE TRUE  
AND COMPLETE.

\_\_\_\_\_  
Judgment Debtor

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_  
\_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as identification  
and who \_\_\_\_ did/did not \_\_\_\_ take and oath.

WITNESS my hand and official seal, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public  
State of Florida

My Commission expires: \_\_\_\_\_

**THE JUDGMENT DEBTOR SHALL FILE WITH THE CLERK OF THE COURT A  
NOTICE OF COMPLIANCE AFTER THE ORIGINAL FACT INFORMATION  
SHEET, TOGETHER WITH ALL ATTACHMENTS, HAS BEEN DELIVERED TO  
THE JUDGMENT CREDITOR'S ATTORNEY, OR TO THE JUDGMENT CREDITOR  
IF THE JUDGMENT CREDITOR IS NOT REPRESENTED BY AN ATTORNEY.**