



# 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

1223.08

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 26, 2023
Property description	JOHNSON JAMES RAY 32378 OAKEN LN SEMINOLE, AL 36574 428 MASSACHUSETTS AVE 04-2871-000 LTS 2 3 BLK 46 BRENTWOOD PK S/D PB 1 P 11 OR 4309 P 480 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30	Certificate #	2021 / 1606
		Date certificate issued	06/01/2021

## 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)
# 2021/1606	06/01/2021	489.82	24.49	514.31
→Part 2: Total*				514.31

## 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)
# 2022/1758	06/01/2022	505.21	6.25	25.26	536.72
Part 3: Total*					536.72

## 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)	1,051.03
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)	1,426.03

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: Jennifer N. Cassidy Escambia, Florida  
 Signature, Tax Collector or Designee Date May 8th, 2023

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

+ \$6.25

<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.	24,578.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/06/2023</u> Signature, Clerk of Court or Designee	

### INSTRUCTIONS

#### Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

#### Clerk of Court (complete Part 5)

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300344

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126,

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
04-2871-000	2021/1606	06-01-2021	LTS 2 3 BLK 46 BRENTWOOD PK S/D PB 1 P 11 OR 4309 P 480 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30

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  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126

04-26-2023  
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>	461S302001002046	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	042871000	2022	\$18,801	\$46,588	\$65,389	\$49,157
<b>Owners:</b>	JOHNSON JAMES RAY	2021	\$18,801	\$39,778	\$58,579	\$58,579
<b>Mail:</b>	32378 OAKEN LN SEMINOLE, AL 36574	2020	\$18,801	\$36,323	\$55,124	\$55,124
<b>Situs:</b>	428 MASSACHUSETTS AVE 32505	<b>Disclaimer</b>				
<b>Use Code:</b>	MOBILE HOME	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>File for New Homestead Exemption Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION, TOTAL & PERMANENT	
08/10/2022	8838	798	\$100	QC		<b>Legal Description</b> LTS 2 3 BLK 46 BRENTWOOD PK S/D PB 1 P 11 OR 8838 P 798 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30	
09/1998	4309	480	\$100	QC			
01/1997	4088	1525	\$100	QC			
05/1996	3972	476	\$100	QC			
04/1995	3756	916	\$100	QC			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						METAL SHED	

Parcel Information		Launch Interactive Map	
<b>Section Map Id:</b> 46-1S-30-1			
<b>Approx. Acreage:</b> 0.3320			
<b>Zoned:</b> HDMU			
<b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>			
<a href="#">View Florida Department of Environmental Protection (DEP) Data</a>		<b>Buildings</b>	

Address: 428 MASSACHUSETTS AVE, Year Built: 2000, Effective Year: 2000, PA Building ID#: 127249

**Structural Elements**

**DWELLING UNITS-1**

**MH EXTERIOR WALL-VINYL/METAL**

**MH FLOOR FINISH-CARPET**

**MH FLOOR SYSTEM-TYPICAL**

**MH HEAT/AIR-HEAT & AIR**

**MH INTERIOR FINISH-DRYWALL/PLASTER**

**MH MILLWORK-TYPICAL**

**MH ROOF COVER-COMP SHINGLE/WOOD**


**MH ROOF FRAMING-GABLE HIP**

**MH STRUCTURAL FRAME-TYPICAL**

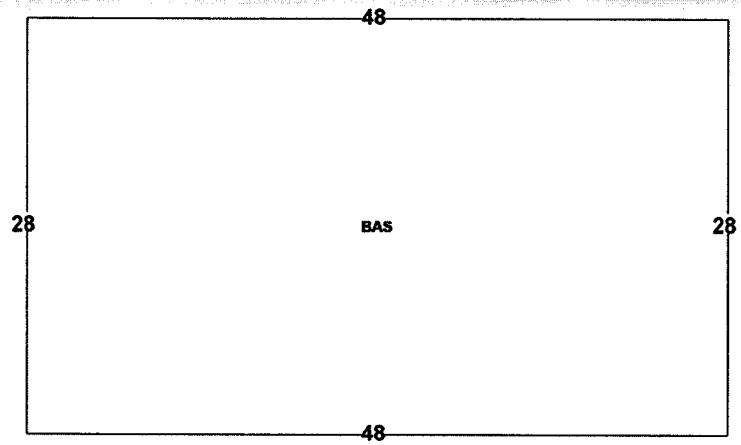
**NO. PLUMBING FIXTURES-6**

**NO. STORIES-1**

**STORY HEIGHT-0**

 Areas - 1344 Total SF

**BASE AREA - 1344**



**Images**



3/11/2019 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: 05/09/2023 (tc.5454)

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023037722 5/11/2023 2:59 PM  
OFF REC BK: 8975 PG: 1684 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01606**, issued the **1st** day of **June, A.D., 2021** 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:

**LTS 2 3 BLK 46 BRENTWOOD PK S/D PB 1 P 11 OR 8838 P 798 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30**

**SECTION 46, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 042871000 (1223-08)**

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

**JAMES RAY 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** Wednesday in the month of December, which is the **6th day of December 2023**.

Dated this 10th day of May 2023.

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 8975, Page 1684, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01606, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **042871000 (1223-08)**

DESCRIPTION OF PROPERTY:

**LTS 2 3 BLK 46 BRENTWOOD PK S/D PB 1 P 11 OR 8838 P 798 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30**

**SECTION 46, TOWNSHIP 1 S, RANGE 30 W**

NAME IN WHICH ASSESSED: JAMES RAY JOHNSON

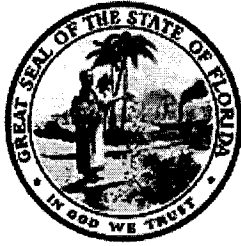
Dated this 31st day of July 2023.



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: 042871000 Certificate Number: 001606 of 2021**

**Payor: TOMMY JOHNSON 32378 OAKEN LN SEMINOLE, AL 36574      Date 7/31/2023**

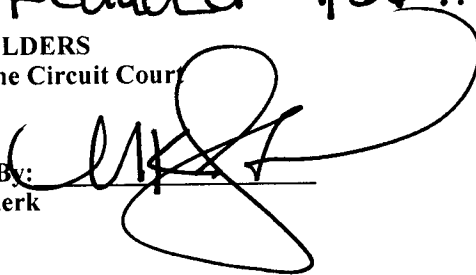
Clerk's Check #            1  
Tax Collector Check #    1

Clerk's Total                    \$510.72  
Tax Collector's Total        \$1,603.40  
Postage                        \$60.00  
Researcher Copies          \$0.00  
Recording                    \$10.00  
Prep Fee                      \$7.00  
Total Received              \$2,191.12

*WW-WZ1*

*Reduced \$1,669.97*

**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>



# Escambia County Receipt of Transaction

Receipt # 2023057418

Cashiered by: mkj

Pam Childers  
Clerk of Court  
Escambia County, Florida

Received From

TOMMY JOHNSON

On Behalf Of:

On: 7/31/23 3:00 pm  
Transaction # 101814584

CaseNumber 2021 TD 001606

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(RECORD2) RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00	0.00	0.00
(TD10) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	0.00	0.00	7.00	7.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00	0.00	0.00
(TD7) ONLINE AUCTION FEE	59.00	59.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	1652.97	0.00	0.00	1652.97	1652.97	0.00
(RECORD2) RECORD FEE FIRST PAGE	10.00	0.00	0.00	10.00	10.00	0.00
<b>Total:</b>	<b>2125.97</b>	<b>456.00</b>	<b>0.00</b>	<b>1669.97</b>	<b>1669.97</b>	<b>0.00</b>

**Grand Total: 2125.97 456.00 0.00 1669.97 1669.97 0.00**

## PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
OTC	~ ~ Authorization Code:443283	1669.97	0.00	0.00	0.00	1669.97

**Payments Total: 1669.97 0.00 0.00 0.00 1669.97**

+ 3.5% fee \$ 58.45 → 1728.42



**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 #: 04-2871-000 CERTIFICATE #: 2021-1606

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: August 23, 2003 to and including August 23, 2023 Abstractor: Alicia Hahn

BY

Michael A. Campbell,  
As President  
Dated: September 12, 2023

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

September 12, 2023

Tax Account #: **Error! Reference source not found.**

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES RAY JOHNSON**

**By Virtue of Quit Claim Deed recorded 8/10/2022 in OR 8838/798**

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 Nicole Kessler Ferry, Esquire recorded 8/16/2006 OR 5972/1548**
- b. **Judgment in favor of Shirley Wilbur recorded 6/30/2006 OR 5940/433**
- c. **Lien in favor of US District Court for the Northern District of Florida recorded 5/12/2011 OR 6720/98**
- d. **Judgment in favor of State of FL/Escambia County recorded 7/15/2022 OR 8823/590**
- e. **Judgment in favor of State of FL/Escambia County recorded 12/9/2011 OR 6795/1523**
- f. **Judgment in favor of State of FL/Escambia County recorded 12/4/2013 OR 7109/882**
- g. **Judgment in favor of Chase Bank, USA, NA recorded 12/27/2018 – OR 8022/1020**
- h. **Judgment in favor of Monsanto Employees Credit Union recorded 06/18/2007 – OR 6165/694**

4. Taxes:

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

**Tax Account #: 04-2871-000**

**Assessed Value: \$49,157.00**

**Exemptions: HOMESTEAD, TOTAL & PERMANENT**

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:** DEC 6, 2023

**TAX ACCOUNT #:** 04-2871-000

**CERTIFICATE #:** 2021-1606

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**

☐☒

Notify City of Pensacola, P.O. Box 12910, 32521

☒☐

Notify Escambia County, 190 Governmental Center, 32502

☒☐

Homestead for 2022 tax year.

**JAMES RAY JOHNSON**  
**428 MASSACHUSETTS AVE**  
**PENSACOLA, FL 32505**

**JAMES RAY JOHNSON**  
**32378 OAKEN LN**  
**SEMINOLE, AL 36574**

**JAMES JOHNSON**  
**536 SELINA ST A**  
**PENSACOLA, FL 32503**

**NICOLE KESSLER FERRY, ESQ**  
**415 N SPRING ST**  
**PENSACOLA, FL 32502**

**SHIRLEY WILBUR**  
**1200 W MALLORY ST, #123**  
**PENSACOLA, FL 32501**

**FINANCIAL LITIGATION UNIT**  
**US ATTORNEY OFFICE**  
**111 N ADAMS ST, 4TH FLOOR**  
**TALLAHASSEE, FL 32301**

**MONSANTO EMPLOYEES**  
**CREDIT UNION**  
**220 E NINE MILE RD**  
**PENSACOLA, FL 32534**

**JIMMY JOHNSON**  
**23100 COUNTY RD 38**  
**SUMMERDALE, AL**  
**36580**

**CHASE BANK USA NA**  
**200 WHITE CLAY CENTER DR**  
**NEWARK, DE 19711**

**JIMMIE JOHNSON**  
**4930 CATALINA CIR**  
**PENSACOLA, FL 32506-5343**

**Certified and delivered to Escambia County Tax Collector, this 12<sup>th</sup> day of September, 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**

**September 12, 2023**

**Tax Account #:**04-2871-000Error! Reference source not found.

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

**LTS 2 3 BLK 46 BRENTWOOD PK S/D PB 1 P 11 OR 8838 P 798 SEC 8/10 T 2S R 30 AND SEC 46/47  
T 1S R 30**

**SECTION 46, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER (1223-08)**

**Prepared By**

Name: James Ray Johnson  
Address: 32378 Oaken Ln  
Seminole  
State: Alabama Zip Code: 36574

**After Recording Return To**

Name: James Ray Johnson  
Address: 32378 Oaken Ln  
Seminole  
State: Alabama Zip Code: 36574

TAX PARCEL ID # \_\_\_\_\_

Space Above This Line for Recorder's Use

**FLORIDA QUIT CLAIM DEED**

STATE OF FLORIDA

Escambia COUNTY

THIS QUIT CLAIM DEED, executed this 10th day of August, 2022,  
between first party, as Grantor, Tommy Ray Johnson, a  
\_\_\_\_\_, whose post office address is 428 Massachusetts Ave,  
County of Escambia, City of Pensacola, State of Florida, and  
second party, as Grantee, James Ray Johnson, a \_\_\_\_\_,  
whose post office address is 32378 Oaken Ln, County of Baldwin,  
City of Seminole, State of Alabama.

WITNESSETH, that Grantor, and in consideration of \_\_\_\_\_  
(\$ \_\_\_\_\_), and other good and valuable consideration paid by the  
Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and  
forever quitclaim unto the Grantee, all the rights, title, interest, and claim in or to the  
following described parcel of land, and improvements and appurtenances thereto, in  
Escambia County, Florida, to-wit:

Lts 2 3 BLK 46 Brentwood PK S/D PB 1 P11 or  
4309 P 480 Sec 8/10 T 25 R 30 and Sec  
46/47 T 15 R 30

**[INSERT LEGAL DESCRIPTION HERE OR ATTACH EXHIBIT A]**

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Quit Claim Deed under seal as of the day and year first above written.

Tommy Ray Johnson  
Grantor's Signature

Tommy Ray Johnson  
Grantor's Name

428 Massachusetts Ave  
Address

Pensacola FL 32505  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

[Signature]  
Witness's Signature

Tommy Ray Johnson  
Witness's Name

[Signature]  
Witness's Signature

David Magee  
Witness's Name

STATE OF FLORIDA)

COUNTY OF Escambia)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of August, 2022, by Tommy Ray Johnson who is personally known to me or who has produced Florida Driver License as identification.

[Signature]  
Notary Public

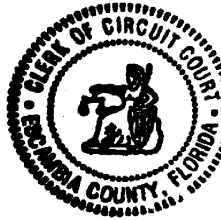
(SEAL)

My Commission Expires: May 13 2023



COLIN REDMONSTON  
Commission # GG 323121  
Expires May 13, 2023  
Bonded Thru Budget Notary Services

Recorded in Public Records 08/16/2006 at 04:36 PM OR Book 5972 Page 1548,  
Instrument #2006083161, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00



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

BY Cynthia Lee D.C.  
DATE 8-15-2006

IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA

NICOLE KESSLER  
FERRY, ESQUIRE,

Plaintiff,

vs.

TOMMY JOHNSON, JR.,

Defendant.

Ernie Lee Magaha  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2006074573 07/25/2006 at 10:19 AM  
OFF REC BK: 5956 PG: 221 - 221 Doc Type: FJ

Case No.: 2006 SC 000078

**FINAL JUDGMENT**

THIS CAUSE having come before the Court, and on the evidence presented, it is

ORDERED that Plaintiff, NICOLE KESSLER FERRY, ESQUIRE, recover from Defendant, TOMMY JOHNSON, JR., the sum of \$1,517.60 as principal, prejudgment interest of \$228.94 and \$300.00 for attorney's fees together with costs in the sum of \$180.00, less payments received of \$350.10, making a total of \$1,876.44, all of which shall bear interest at the rate of 9%, for all which let execution issue.

It is further ordered and adjudged that the Defendant shall complete Florida Small Claims Rules Form 7.343A (Fact Information Sheet) and return it to the Plaintiff's attorney, within 30 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.

If the Defendant claims to be the head of household in which defendant's spouse resides, the Defendant shall complete the Spouse Related Portion in addition to all of the rest of the Fact Information Sheet.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete form 7.343A and return it to the Plaintiff's attorney.

DONE AND ORDERED at Pensacola, Escambia County, Florida on  
July 19, 2006.

[Signature]  
COUNTY JUDGE

Conformed copies to:

J. ARBY VAN SLYKE, ESQUIRE  
Post Office Box 13244  
Pensacola, FL 32591  
Attorney for Plaintiff and Additional  
Person to Receive Notice of Homestead

Tommy Johnson, Jr.  
4410 N. 9<sup>th</sup> Avenue  
Pensacola, FL 32503

Nicole Kessler Ferry, Esquire  
415 N. Spring Street  
Pensacola, FL 32502

Case: 2006 SC 000078  
0000414625  
Dkt: CC1033 Pg#: 1



Recorded in Public Records 06/30/2006 at 11:19 AM OR Book 5940 Page 433,  
Instrument #2006066445, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

BK 5372 PG0708  
Escambia County, Florida  
INSTRUMENT 2004-221209

RCD Mar 29, 2004 11:09 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-221209

IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA

SHIRLEY WILBUR  
1200 West Mallory Street, #123  
Pensacola, Florida 32501,

Plaintiff,

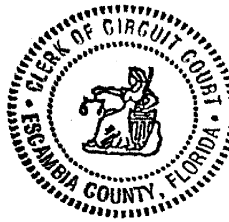
vs.

CASE #2003 SC 006998

JANET B. BURGE, a/k/a JANET B. JOHNSON,  
a/k/a JANET B. HALLMARK  
2741 Sandicrest Drive  
Cantonment, Florida 32533,

JAMES RAY JOHNSON,  
428 Massachusetts Avenue  
Pensacola, Florida 32505,

Defendants



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

BY Amanda Miller D.C.

\*\*\*\*\*

### FINAL JUDGMENT

**THIS CAUSE** is before the Court on the Statement of Claim filed, the Court having had benefit of testimony from the respective parties and having reviewed the exhibits submitted, the Court finds that the Defendants purchased an automobile from the Plaintiff and that title was placed in both Defendants names. The automobile was subsequently damaged through an accident and insurance proceeds were provided to the Defendants pursuant to an insurance policy naming both parties as owners of the subject property. The Court finding that the automobile was purchased by both Defendants and each Defendant is equally responsible for the indebtedness upon the subject property, and the Court being otherwise fully advised in the premises, it is,

**ORDERED AND ADJUDGED:** That the Plaintiff, SHIRLEY WILBUR, recover from the Defendants, JANET B. HALLMARK and JAMES RAY JOHNSON, jointly and severally, the principal sum of \$1,500.00, together with Court costs in the amount of \$114.50, for a total of \$1,614.50, which shall bear interest at the rate of 7% per year, for which let execution issue.

**DONE AND ORDERED** in Chambers, at Pensacola, Escambia County, Florida, this 16<sup>th</sup> day of March, 2004.

Thomas E. Johnson  
COUNTY JUDGE

pc: Shirley Wilbur  
pc: Janet B. Burge, a/k/a Janet B. Johnson, a/k/a Janet B. Hallmark  
pc: Philip S. Howell, Attorney for James Ray Johnson

CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
MAR 17 4 45 PM  
2004

Recorded in Public Records 05/12/2011 at 02:48 PM OR Book 6720 Page 98,  
Instrument #2011031514, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00



**DEPARTMENT OF JUSTICE**

**NOTICE OF LIEN FOR FINE AND/OR RESTITUTION  
IMPOSED PURSUANT TO THE ANTI-TERRORISM  
AND EFFECTIVE DEATH PENALTY ACT OF 1996**

**UNITED STATES ATTORNEY'S OFFICE FOR THE  
NORTHERN DISTRICT OF FLORIDA**

**CDCS NUMBER:** 2009A31916

**NOTICE** is hereby given of a lien against the property of the defendant named below. Pursuant to Title 18, United States Code, § 3613(c), a fine or an order of restitution imposed pursuant to the provisions of Subchapter C of Chapter 227 is a lien in favor of the United States upon all property belonging to the person fined or ordered to pay restitution. Pursuant to § 3613(d), a notice of lien shall be considered a notice of lien for taxes for the purposes of any State or local law providing for the filing of a tax lien. The lien arises at the time of the entry of judgment and continues until the liability is satisfied, remitted, or set aside, or until it becomes unenforceable pursuant to § 3613(b).

**NAME OF DEFENDANT:** JAMES JOHNSON  
**RESIDENCE:** Pensacola, FL 32505

**COURT IMPOSING JUDGMENT:** United States District Court for the Northern District of Florida

**AMOUNT OF FINE/RESTITUTION:** \$400.00 SMA, Restitution \$20,445.31

**COURT NUMBER:** 3:08cr102

**DATE OF JUDGMENT:** March 17, 2010

**RATE OF INTEREST:** 0 %

If payment becomes past due, possible penalties totaling up to 25% of the principal amount past due may arise. 18 U.S.C. § 3612(g).

**IMPORTANT RELEASE INFORMATION:** With respect to the lien listed above, this notice shall operate as a certificate of release pursuant to Title 18, United States Code, Section 3613(b), by operation of law.

**PLACE OF FILING:** Escambia County Clerk of Court  
P. O. Box 333  
Pensacola, FL 32591

**RETURN ADDRESS:** Financial Litigation Unit  
U.S. Attorney Office  
111 N. Adams Street, 4th Floor  
Tallahassee, FL 32301

This notice was signed at Tallahassee, Florida on this 11th day of May, 2011.

  
ROBERT D. STINSON  
Assistant United States Attorney

Recorded in Public Records 12/09/2011 at 04:05 PM OR Book 6795 Page 1523,  
Instrument #2011087673, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2011 CO 027018 A

DIVISION: III

DATE OF BIRTH: 11/12/1955

SOCIAL SECURITY NBR: [REDACTED]

DEFENDANT: JAMES JOHNSON  
536 SELINA ST A  
PENSACOLA FL 32503

**FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES**

On November 30, 2011, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

**IT IS ADJUDGED** that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$273.00, which includes outstanding public defender fees/liens the amounts of which shall bear interest at the rate prescribed by law (4.75%) until satisfied.

It is further **ORDERED AND ADJUDGED** that a lien is hereby created against all of the property, both real and personal, of the defendant.

**FOR WHICH LET EXECUTION ISSUE.**

**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida, this 7 day of Dec. 2011.

  
COUNTY JUDGE

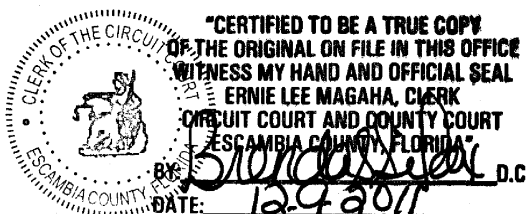
Copy to: DEFENDANT

Case: 2011 CO 027018 A



00094051476

Dkt: CERTLIEN Pg#:



COUNTY CRIMINAL DIVISION  
FILED & RECORDED

2011 DEC - 8 P 2:47

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

MMFNLCHRGs (11/2011)

Recorded in Public Records 12/04/2013 at 02:11 PM OR Book 7109 Page 882,  
Instrument #2013092060, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2013 CO 007082 A

JAMES JOHNSON  
536 SELINA ST A  
PENSACOLA, FL 32503

DIVISION: I  
DATE OF BIRTH: 11/12/1955  
SOCIAL SECURITY NBR: [REDACTED]

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On **NOVEMBER 22, 2013**, an order assessing fines, costs, and additional charges was entered against the Defendant, **JAMES JOHNSON** requiring payment of certain sums for fines, costs, and additional charges. Defendant having failed to make full payment,

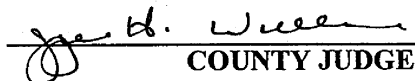
**IT IS ADJUDGED** that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of **\$373.00**, the amounts of which shall bear interest at the rate prescribed by law **4.75%** until satisfied.

It is further **ORDERED AND ADJUDGED** that a lien is hereby created against all of the property, both real and personal, of the defendant.

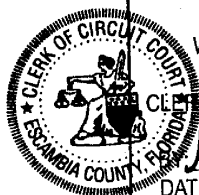
**FOR WHICH LET EXECUTION ISSUE.**

**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida, this

26<sup>th</sup> day of November 2013.

  
COUNTY JUDGE

Copy to: DEFENDANT



CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
DATE: 12-4-2013

2013 NOV 27 A 10:15  
PAM CHILDERS  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
JUDICIAL CRIMINAL DIVISION  
FILED & RECORDED

(CFCTMMFNLCHRG #24984)

Recorded in Public Records 7/15/2022 11:39 AM OR Book 8823 Page 590,  
Instrument #2022072422, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

6/9/22, 1:11 PM

Landmark Web Official Records Search

Recorded in Public Records 01/27/2005 at 09:06 AM, OR Book 5565 Page 381,  
Instrument #2005327441, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY: *[Signature]* D.C. IN THE CIRCUIT COURT IN AND  
DATE: *1-15-21* FOR ESCAMBIA COUNTY, FLORIDA

*[Signature]*  
ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

2005 JAN 21 P 3:07

CIRCUIT CRIMINAL DIVISION  
FILED & RECORDED

STATE OF FLORIDA,

vs.

CASE NO.: 2003 CF 004991 B  
DIVISION: D

DEFENDANT: JAMES JOHNSON  
DATE OF BIRTH: 10/27/1974

### FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On DECEMBER 21, 2004, an order assessing fines, costs, and additional charges  
was entered against Defendant requiring payment of certain sums for fines, costs, and additional  
charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental  
Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs  
and additional charges in the sum of \$ 390.00, the amount of which shall bear interest at the rate  
prescribed by law (7%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all  
of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,  
Florida, this 10<sup>th</sup> day of January, 2005.

*[Signature]*  
CIRCUIT JUDGE

cc: ASSISTANT STATE ATTORNEY  
cc: KEITH L BELL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

Monsanto Employees Credit Union  
220 East Nine Mile Rd.  
Pensacola, FL 32534

ERD  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
JUN 18 2007

Plaintiff(s),

FINAL JUDGMENT AGAINST

JIMMY JOHNSON & DANIELLE JOHNSON

VS.

Jimmy Johnson & Danielle Johnson  
SS# [REDACTED] SS# [REDACTED]  
23100 County Rd. 38  
Summerdale, AL 36580

Case No. 97-977-SP-11

DR BK 4163 PG 1836  
Escambia County, Florida  
INSTRUMENT 97-411673

Defendant(s).

\*\*\*\*\*

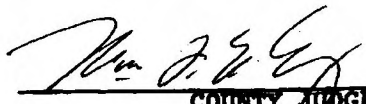
This cause having come before the Court upon default in a  
mediated/stipulated agreement, and the Court being fully advised in  
the premises, it is, therefore;

RCD Aug 25, 1997 09:12 am  
Escambia County, Florida

ORDERED AND ADJUDGED that the Plaintiff(s) shall recover from the  
Defendant(s) the sum of \$514.86 (includes principal & costs), that  
shall bear interest at the rate of 10 % per annum for this calendar  
year and at the rate each year thereafter established by law, all for  
which let execution issue.

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-411673

DONE AND ORDERED in Chambers at Pensacola, Escambia County,  
Florida, this 15<sup>th</sup> day of August, 1997.

  
COUNTY JUDGE

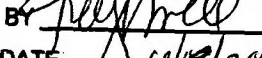
Copies to:

Plaintiff

Defendant



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

BY  DC  
DATE 8/13/2007

Recorded in Public Records 10/25/2012 at 11:47 AM OR Book 6925 Page 1639,  
Instrument #2012081827, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

IN THE CIRCUIT COURT  
IN AND FOR ESCAMBIA COUNTY, STATE OF FLORIDA

CIRCUIT CIVIL DIVISION  
FILED & RECORDED

CHASE BANK USA, N.A.,

Plaintiff,

vs.

JIMMIE JOHNSON,

Defendant(s).

Case No. 2007-CA-000678

**FINAL JUDGMENT**

This cause having come before the Court on the Plaintiff's Motion for Final Judgment by  
Default, and the court having reviewed the Motion and being advised in the premises, it is

ORDERED and ADJUDGED that Plaintiff, CHASE BANK USA, N.A., recover from  
Defendant(s), Jimmie Johnson, the sum of \$18,032.39 on principal, plus prejudgment interest of  
\$353.24 and costs of \$275.00, making a total judgment award of \$18,660.63 that shall bear interest  
at the rate of 11% per year, for all of which let execution issue.

ORDERED and ADJUDGED in Escambia County, Florida, on  
2007.

*W. Lee Childers*  
JUDGE

*June 7*  
CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY *[Signature]*  
DATE: *6/7/07*

Conformed copies to:

- ✓ JPMorganChase-Legal Department, 1191 East Newport Center Drive, Suite 101, Deerfield Beach, FL 33442
- ✓ Jimmie Johnson, 4930 Catalina Cir, Pensacola, FL 32506-5343
- Plaintiff's Address: 200 White Clay Center Drive Newark, DE 19711

Case: 2007 CA 000678

00098662919

Dkt: CA1036 Pg#: 1

12