

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900715

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
05-1300-000	2017/2124	06-01-2017	BEG AT INTER OF N LI OF LEONARD ST AND W LI OF ALCANIZ ST N 490 FT FOR BEG W 125 FT N 30 FT E 125 FT S 30 FT TO BEG LT 5 BLK 2 OR 324 P 295 OR 4056 P 761 OR 6616 1723

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

10-24-2019
Application Date

Applicant's signature

BEG AT INTER OF N LI OF LEONARD ST AND W LI OF ALCANIZ ST N 490 FT FOR BEG W 125 FT N 30 FT E 125 FT S 30 FT TO BEG LT
5 BLK 2 OR 324 P 295 OR 4056 P 761 OR 6616 1723

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900715

Date of Tax Deed Application
Oct 24, 2019

This is to certify that **JUAN C CAPOTE**

MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK, holder of **Tax Sale Certificate Number 2017 / 2124**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **05-1300-000**

Cert Holder:

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

Property Owner:

ROLAND CYNTHIA MONNEY 10/14 INT &
HOUSE SHIRLEY 1/14 INT &
PO BOX 9734
PENSACOLA, FL 32513
BEG AT INTER OF N LI OF LEONARD ST AND W LI OF ALCANIZ
ST N 490 FT FOR BEG W 125 FT N 30 FT E 125 FT (Full legal
attached.)

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2017/2124	05-1300-000	06/01/2017	313.23	15.66	328.89

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
/						

Amounts Certified by Tax Collector (Lines 1-7):

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	328.89
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Property Information Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	703.89

Amounts Certified by Clerk of Court (Lines 8-15):

Total Amount Paid

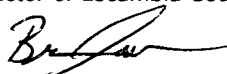
8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	16,932.00
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 30th day of October, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale:

9/8/2020

By



*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

05-1300-000 2017



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode Account Reference →

Printer Friendly Version

General Information

Reference: 042S306003005002

Account: 051300000

Owners: ROLAND CYNTHIA MONNEY 10/14 INT &
HOUSE SHIRLEY 1/14 INT &
SMITH DOROTHY 1/14 INT &
NICHOLS GWENDOLYN 1/14TH INT &...

Mail: PO BOX 9734
PENSACOLA, FL 32513

Situs: 3011 DR MARTIN LUTHER KING JR
DR 32503

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

Year	Land	Imprv	Total	Cap Val
2019	\$7,039	\$34,430	\$41,469	\$33,864
2018	\$7,039	\$31,998	\$39,037	\$33,233
2017	\$7,039	\$30,683	\$37,722	\$32,550

Disclaimer

Tax Estimator

➤ [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/25/2015	7609	1659	\$100	QC	View Instr
07/23/2010	6616	1723	\$100	QC	View Instr
02/2005	5609	1733	\$100	WD	View Instr
01/2005	5609	1734	\$100	WD	View Instr
01/2005	5609	1735	\$100	WD	View Instr
05/1996	4056	761	\$100	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2019 Certified Roll Exemptions
HOMESTEAD EXEMPTION

Legal Description
BEG AT INTER OF N LI OF LEONARD ST AND W LI OF
ALCANIZ ST N 490 FT FOR BEG W 125 FT N 30 FT E 125 FT
S 30...

Extra Features
FRAME BUILDING

Parcel Information

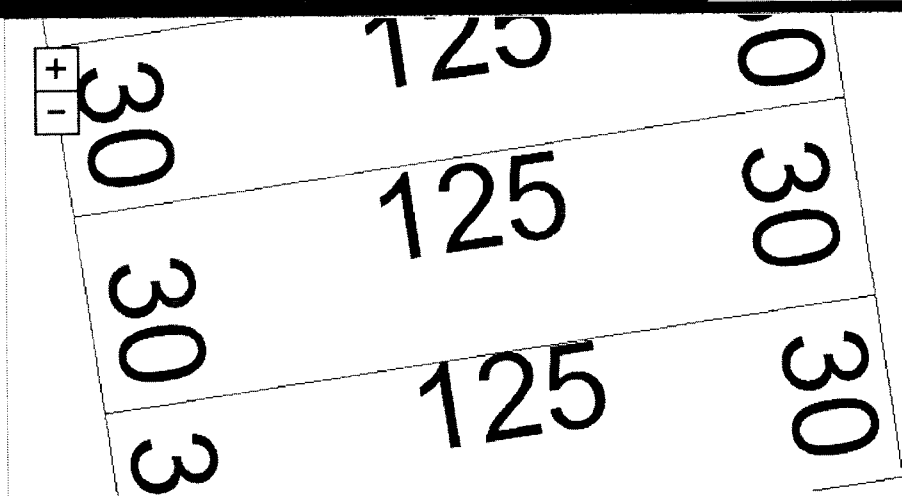
[Launch Interactive Map](#)

Section Map Id:
04-2S-30-2

Approx. Acreage:
0.0939

Zoned: HC/LI

Evacuation & Flood Information
[Open Report](#)



View Florida Department of Environmental Protection(DEP) Data

Buildings

Address: 3011 DR MARTIN LUTHER KING JR DR, Year Built: 1956, Effective Year: 1956

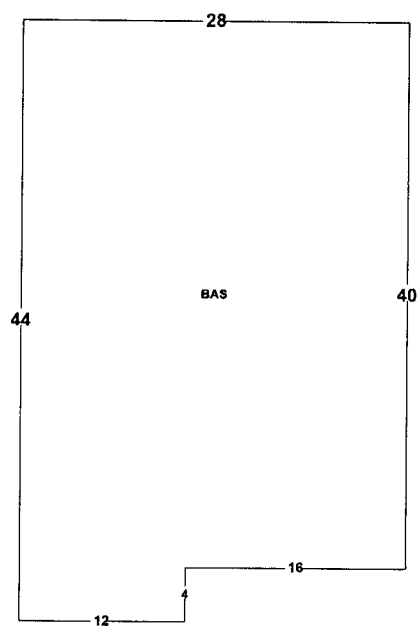
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-SLAB ABOVE GRDE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

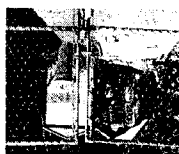


Areas - 1168 Total SF

BASE AREA - 1168



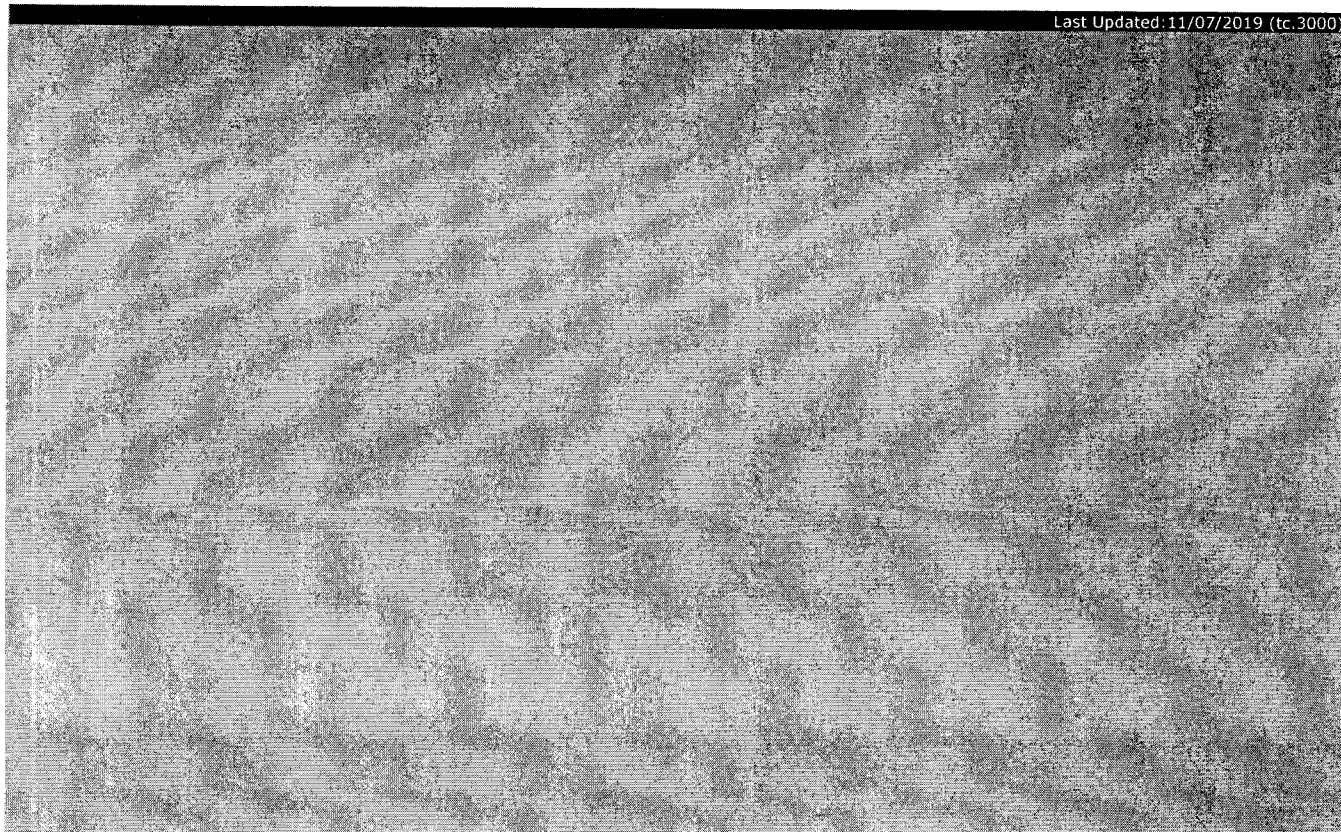
Images



10/7/19

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: 11/07/2019 (tc. 3000)



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 02124**, issued the **1st day of June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT INTER OF N LI OF LEONARD ST AND W LI OF ALCANIZ ST N 490 FT FOR BEG W 125 FT N 30 FT E 125 FT S 30 FT TO BEG LT 5 BLK 2 OR 324 P 295 OR 4056 P 761 OR 6616 1723

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 051300000 (20-425)

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

CYNTHIA MONNEY ROLAND 10/14 INT and SHIRLEY HOUSE 1/14 INT and DOROTHY SMITH 1/14 INT and GWENDOLYN NICHOLS 1/14TH INT and TAMMI THOMAS 1/14 INT

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 **second** Tuesday in the month of September, which is the **8th day of September 2020**.

Dated this 14th day of November 2019.

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

Case # 2017 TD 002124

Redeemed Date 01/22/2020

Name CYNTHIA MOONEY ROLAND PO BOX 9734 PENSACOLA, FL 32513

Clerk's Total = TAXDEED	\$544.06	7 \$909.84
Due Tax Collector = TAXDEED	\$826.28	
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
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
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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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 051300000 Certificate Number: 002124 of 2017**

Payor: CYNTHIA MOONEY ROLAND PO BOX 9734 PENSACOLA, FL 32513 Date 01/22/2020

Clerk's Check #	1	Clerk's Total	\$544.06
Tax Collector Check #	1	Tax Collector's Total	\$826.28
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,447.34 \$926.84

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

Whitney Coppage

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
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 051300000 Certificate Number: 002124 of 2017

Redemption	No	Application Date	10/24/2019	Interest Rate	18%
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	09/08/2020	Redemption Date	01/22/2020
Months	11			3	
Tax Collector	\$703.89			\$703.89	
Tax Collector Interest	\$116.14			\$31.68	
Tax Collector Fee	\$6.25			\$6.25	
Total Tax Collector	\$826.28			\$741.82	T.C.
Record TDA Notice	\$17.00			\$17.00	
Clerk Fee	\$130.00			\$130.00	
Sheriff Fee	\$120.00			\$120.00	-
Legal Advertisement	\$200.00			\$200.00	-
App. Fee Interest	\$77.06			\$21.02	
Total Clerk	\$544.06			\$488.02	C.H.
Release TDA Notice (Recording)	\$10.00			\$10.00	
Release TDA Notice (Prep Fee)	\$7.00			\$7.00	
Postage	\$60.00			\$0.00	
Researcher Copies	\$40.00			\$0.00	
Total Redemption Amount	\$1,487.34			\$1,246.84	
				-320.00	
		Repayment Overpayment Refund Amount		\$240.50	\$926.84
Book/Page	8198			1108	

Notes

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 8198, Page 1108, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02124, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 051300000 (20-425)

DESCRIPTION OF PROPERTY:

**BEG AT INTER OF N LI OF LEONARD ST AND W LI OF ALCANIZ ST N 490 FT FOR BEG W
125 FT N 30 FT E 125 FT S 30 FT TO BEG LT 5 BLK 2 OR 324 P 295 OR 4056 P 761 OR 6616 1723**

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: CYNTHIA MONNEY ROLAND 10/14 INT and SHIRLEY HOUSE 1/14
INT and DOROTHY SMITH 1/14 INT and GWENDOLYN NICHOLS 1/14TH INT and TAMMI
THOMAS 1/14 INT

Dated this 22nd day of January 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor(s) to complete Form 1.977, including all required attachments, and serve it on the judgment creditor's attorney or the judgment creditor if the judgment creditor is not represented by an attorney.

ORDERED at Escambia County, Florida on the 1st day August,
2007 A.D.


Judge

The address of the person who claims a lien as a result of the judgment must be included in the judgment in order for the judgment to become a lien on real estate when a certified copy of the judgment is recorded. Alternatively, an affidavit with this information may be simultaneously recorded. For the specific requirements, see §55.10(1), Florida Statutes. The address and social security number (if known) of each person against whom the judgment is rendered must be included in the judgment, pursuant to §55.01(2), Florida Statutes.

cc. Law Office of Harold E. Scherr, 4237 Salisbury Rd. N., Ste. 308, Jacksonville, Florida 32216
Aaron Velmosky, Esq., (866) 480-0992, ext. 201
TAMMI T. THOMAS, 3013 DR MARTIN LUTHER KING DR, PENSACOLA, FL 32503

(FIS ATTACHED)

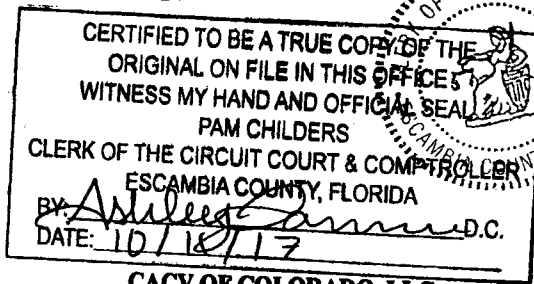
DATED on _____

As Clerk of the Court

By: _____
As Deputy Clerk

ERIN LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2007 AUG - 1 P 2:23
COUNTY CIVIL DIVISION
FILED & RECORDED

Recorded in Public Records 08/06/2007 at 04:08 PM OR Book 6194 Page 1927,
Instrument #2007074688, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL



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

SMALL CLAIMS DIVISION
CASE NO. 17-2006-SC-003448

CACV OF COLORADO, LLC
Plaintiff,

vs.

TAMMI T. THOMAS
Defendant.

ERNE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2007 AUG - 11 P 2:23
COUNTY CIVIL DIVISION
FILED & RECORDED

FINAL JUDGMENT

This action was heard after entry of default against Defendant, and

IT IS ADJUDGED that Plaintiff, CACV OF COLORADO, LLC, 370 17TH STREET 50TH
FLOOR, DENVER, CO 80202, by and through undersigned counsel recover from the Defendant,
TAMMI T. THOMAS, 3013 DR MARTIN LUTHER KING DR, PENSACOLA, FL 32503, Social
Security Number [REDACTED] the sum of \$ 1,804.89 on principal, \$ 500.00 for attorney's fees, costs in
the sum of \$ 191.00, and prejudgment interest in the sum of \$ 00.00 making a new total of \$ 2,495.89,
that shall bear interest at the rate of 11.00% a year, for which let execution issue.

IT IS FURTHER ORDERED and adjudged that the judgment debtor(s) 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, or the judgment creditor if the judgment
creditor is not represented by an attorney, within 45 days from the date of this final judgment, unless the
final judgment is satisfied or post-judgment discovery is stayed.

Case: 2006 SC 003448

00058479509

Dkt: CC1033 Pg# 2

Recorded in Public Records 09/06/2012 at 03:15 PM OR Book 6903 Page 1910,
Instrument #2012068180, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

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

ASSET ACCEPTANCE, LCC
Plaintiff,

-vs-

TAMMI THOMAS,
Defendant

Case No. 11SC4183
2012 SEP -6 A 9 22

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

COUNTY CIVIL DIVISION
FILED & RECORDED

DEFAULT FINAL JUDGMENT

THIS CAUSE was heard after entry of default against the Defendant and

ORDERED AND ADJUDGED that the default is entered against the defendant for
failure to appear at the pretrial on January 25, 2012. FURTHER:

IT IS ORDERED AND ADJUDGED that Plaintiff, ASSET ACCEPTANCE, LCC, ,
WARREN, MI recover from Defendant, TAMMI THOMAS, 3013 DR MARTIN LUTHER
KING DR , PENSACOLA, FL 32503 the sum of \$4,170.73 in principal, \$139.17 in prejudgment
interest, costs of \$365.00, less \$0.00 in payments, for a total of \$4,674.90, that shall bear interest
at the prevailing statutory interest rate in accordance with the section 55.03 Florida Statutes, for
which let execution issue,

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant(s) shall complete
Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's
attorney within forty five (45) 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. Jurisdiction of this
case is retained to enter further orders that are proper to compel the defendant(s) to complete
form 7.343 and return it to the plaintiff's attorney.

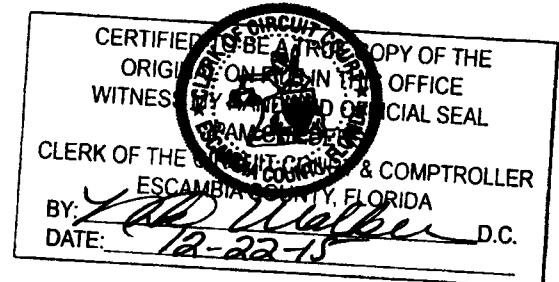
54 **DONE AND ORDERED** in chambers, at ESCAMBIA County, Florida, on this
day of September, 2012.

JUDGE

Copies to:

✓ FULTON, FRIEDMAN & GULLACE, LLP
On Behalf of Plaintiff, ASSET ACCEPTANCE, LCC
PO BOX 9059
BRANDON FL 33509-9059

✓ Defendant(s):
TAMMI THOMAS
3013 DR MARTIN LUTHER KING DR
PENSACOLA FL 32503



Case: 2011 SC 004183
00058427892
Dkt: CC1036 Pg#:

QUIT CLAIM DEED

RAMCO FORM 8

Return to: (enclose self-addressed stamped envelope)

Name: EMMA TURNER-FOWLER

Address: P.O. BOX 9076
PENSACOLA, FLORIDA 32513-9076

This Instrument Prepared by:
Name: ROSALIND ANISE MAXWELL

Address: 701 NORTH DEVILLIERS STREET
PENSACOLA, FLORIDA 32501

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 23RD day of JULY 2010, by
EMMA TURNER-FOWLER, P.O. BOX 9076 PENSACOLA, FLORIDA 32513-9076
first party, to CYNTHIA MONNEY ROLAND
whose post office address is 3011 DR. MARTIN LUTHER KING DRIVE PENSACOLA, FLORIDA 32503
second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$5.00 &00/100—
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release,
and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first
party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of
ESCAMBIA, State of FLORIDA, to-wit:

Begin at the Intersection of the North line of Leonard Street and the West line of Alcaniz Street,
Thence run North along the West line of Alcaniz Street a distance of 490 feet for point of
beginning; Thence run West at right angle a distance of 125 feet to a stake; Thence run North at
right angles a distance of 30 feet to a stake; Thence run East at right angles a distance of 125 feet
to the West line of Alcaniz Street; Thence run South along West line of Alcaniz Street a distance
of 30 feet to the point of beginning. This description, lying and being in Lot 5 of the Subdivision
of the South half of Section 4 Township 2 South, Range 30 West, also described as Lot 5 Block 2
of the M.C. Boley Subdivision of the above described Lot 5 a plat of which is on file in the office
of the Tax Assessor of Escambia County Florida.

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 of 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, the said first party has signed and sealed these presents the day and year first
above written.

Signed, sealed and delivered in the presence of:

Robert L. Lewis, Sr.
Witness Signature (as to first Grantee)
Printed Name
ROBERT L. LEWIS, SR.

Rosalind A. Maxwell
Witness Signature (as to first Grantee)
Printed Name
ROSALIND A. MAXWELL

Witness Signature (as to Co-Grantee, if any)
Printed Name

Witness Signature (as to Co-Grantee, if any)
Printed Name

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)
EMMA TURNER-FOWLER

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that
executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the
following type of identification: FLORIDA DRIVER'S LICENSE

NOTARY RUBBER STAMP SEAL

Notary Public
State of Florida
Commission Expires July 24, 2010

Emma L. Turner-Fowler
Grantor Signature
EMMA TURNER-FOWLER
Printed Name
P.O. BOX 9076
Post Office Address
PENSACOLA, FLORIDA 32513-9076

Co-Grantor Signature, (if any)
Printed Name
Post Office Address

Witness my hand and official seal in the County and State last aforesaid
this 23RD day of JULY 2010
Rosalind Anise Maxwell
Notary Signature
ROSALIND ANISE MAXWELL
Printed Name

Signature of Preparer: Rosalind Anise Maxwell

Print name of Preparer: Rosalind Anise Maxwell

Address of Preparer: 701 North Devilliers Street Pensacola, Florida
32501

State of Florida

County of Escambia

On September 25, 2015 before me, Rosalind Anise Maxwell, a Notary
Appeared Gwendolyn Nichols Power Of Attorney for Shirley House
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 Known XXXX Produced ID
Type of ID Florida Driver License
#N242-298-53-955-0

(Seal)

Rosalind Anise Maxwell
Notary Public
State of Florida
My Commission Expires 09/28/2017
Commission No. FF 234883

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 25th day of September, 2015,
by this party, Grantor, Cynthia Mooney Roland 10/14 INT. & Shirley House 1/14
whose post office address is 3011 Dr. Martin Luther King Drive Pensacola, Florida
32503
to second party, Grantee, Cynthia Mooney Roland 1/14 INT
whose post office address is 3011 Dr. Martin Luther King Drive Pensacola, Florida
32503

WITNESSETH, That this 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 acknowledge, 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:

3011 DR. MARTIN LUTHER KING
BEG AT INTER OF N LI OF
LEONARD ST AND W LI OF
ALCANIZ ST N 490 FT FOR BEG

IN WITNESS WHEREOF, The said first party has signed and sealed these presents
the day and year first above written.

Signature of Witness: Alfred Stallworth

Print name of Witness: Alfred Stallworth

Signature of Witness: Rosalind A. Maxwell

Print name of Witness: Rosalind A. Maxwell

Signature of First Party: _____

Print name of First Party: _____

Signature of Second Party: Gwendolyn Nichols

Power Attorney Shirley House

Print name of Second Party: Gwendolyn Nichols Power Of Attorney for Shirley

House

Rosalind A. Maxwell
Notary Public
State of Florida
My Commission Expires 08/28/2017
Commission No. FF 234663

Cynthia Mooney Roland
Grantor Signature

Witness Signature (To Grantor)

Printed Name

Witness Signature (To Grantor)

Printed Name

STATE OF Florida
COUNTY OF Essex

The Foregoing Instrument Was Acknowledged Before Me This 4th March 2020

By Cynthia Mooney Roland Who Is Personally Known To
Me Or Who Has Produced A Driver License as Identification.

Jacqueline Atkins
Notary Signature



This Instrument Prepared By:

Jacqueline Adams

Space Above For Recording Data

QUIT CLAIM DEED

This Quit Claim Deed, Executed The 4th Day Of March, 2020

BY Dorothy Smith and Jammi Thomas

Whose Post Office Address Is _____ First Party.

TO Cynthia Mooney Roland

Whose Post Office Address Is 3011 Martin Luther King Jr. Dr. Second Party.

(Wherever Used Herein The Terms , First Party And , Second Party, Include All Parties To This Instrument And The Heirs, Legal Representatives, And The Successors And Assigns Of Corporations Wherever The Context So Admits Or Requires)

Witnesseth, That The First Party, For And In Consideration Of The Sum Of \$ 1.00
In Hand Paid By The Said Second Party, The Receipt Whereof Is Hereby Acknowledged, Does Hereby Remise, Release, And
Quit Claim Unto The Second Party Forever, All The Right, Title, Interest, Claim And Demand Which The Said First Party Has In,
And To The Following Described Lot , Piece Or Parcel Of Land, Situated, Lying And Being In The County Of Escambia
State Of Florida, To Wit:

Begin at the Intersection of the North line of Leonard Street and the West line of Alcaniz Street, Thence run North along the West line of Alcaniz Street a distance of 125 feet for point of beginning; Thence run West at right angle a distance of 125 feet to a stake; Thence run North at right angles a distance of 30 feet to a stake; Thence run East at right angles a distance of 125 feet to the West line of Alcaniz Street; Thence run South along West line of Alcaniz Street a distance of 30 feet to the point of beginning. This description, lying and being in Lot 5 of the Subdivision of the South half of Section 4 Township 2 South, Range 30 West, also described as Lot 5 Block 2 of the M.C. Boley Subdivision of the above described Lot 5, a plat of which is on file in the office of the Tax Assessor of Escambia County Florida.

SUBJECT TO all Rights, Restrictions, Reservations, Agreements and Easements of Record if any.

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 Of The Said First Party, Either In Law Or Equity To The Only Proper Use, Benefit And Behoof Of The Said Second Party Forever.

Signed, Sealed And Delivered In The Presence Of:

Emma L. Turner-Fowler

Witness Signature (To Grantor)

Printed Name EMMA L. TURNER-FOWLER

Cynthia Mooney Roland

Grantor Signature

Tamara Patterson

Witness Signature (To Grantor)

Printed Name Tamara Patterson

RECORDED AS RECEIVED

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: Sept. 8, 2020

TAX ACCOUNT NO.: 05-1300-000

CERTIFICATE NO.: 2017-2124

In compliance with Section 197.256, 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

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

 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for 2019 tax year.

Cynthia Monney Roland
Shirley House
Gwendolyn Nichols
P.O. Box 9734
Pensacola, FL 32513
and
3011 Dr. MLK Jr. Dr.
Pensacola, FL 32503

Asset Acceptance, LLC
c/o P.O. Box 9059
Brandon, FL 33509

CACV of Colorado, LLC
370 17th St., 50th Floor
Denver, CO 80202

Certified and delivered to Escambia County Tax Collector,
this 5th day of June, 2020.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15970

June 3, 2020

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Judgment filed by Asset Acceptance, LLC in OR Book 7456, page 353.
2. Judgment filed by CACV of Colorado, LLC in OR Book 7790, page 519.
3. All Taxes Paid. The assessed value is \$41,469.00. Tax ID 05-1300-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15970

June 3, 2020

042S306003005002 - Full Legal Description

BEG AT INTER OF N LI OF LEONARD ST AND W LI OF ALCANIZ ST N 490 FT FOR BEG W 125 FT N 30 FT E
125 FT S 30 FT TO BEG LT 5 BLK 2 OR 324 P 295 OR 4056 P 761 OR 6616 1723

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed

20-425

PROPERTY INFORMATION REPORT

File No.: 15970

June 3, 2020

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 06-03-2000, through 06-03-2020, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Cynthia Monney Roland, Shirley House and Gwendolyn Nichols

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

June 3, 2020