

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0421-15

513
R. 07/19

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 17, 2020		
Property description	SIMMONS JOHNNY R 3000 PINE FOREST RD CANTONMENT, FL 32533 3000 PINE FOREST RD BEG AT SE COR OF W1/2 OF NW1/4 W ALG S LI OF W1/2 OF NW1/4 845 FT TO E R/W LI OF COUNTY RD NELY ALG (Full legal attached.)	Certificate #	2018 / 7165		
		Date certificate issued	06/01/2018		
		Deed application number	2000354		
		Account number	11-4530-000		
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)	
# 2018/7165	06/01/2018	526.68	26.33	553.01	
→ Part 2: Total*				553.01	
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)
# 2019/6759	06/01/2019	534.44	6.25	26.72	567.41
Part 3: Total*					567.41
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)				1,120.42	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				479.68	
4. Property information report fee and Deed Application Recording and Release Fees				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)				1,975.10	
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:			Escambia County, Florida		
Signature, Tax Collector or Designee			Date <u>April 23rd, 2020</u>		

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	24,890.00
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	
Sign here: _____	Date of sale <u>4/5/2021</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.

BEG AT SE COR OF W1/2 OF NW1/4 W ALG S LI OF W1/2 OF NW1/4 845 FT TO E R/W LI OF COUNTY RD NELY ALG ELY R/W LI OF COUNTY RD 120 FT FOR POB CONTINUE SAME COURSE 130 FT E PARL WITH S LI OF NW1/4 155 FT SLY AND PARL WITH ELY R/W LI OF COUNTY RD 130 FT WLY 155 FT TO POB OR 4843 P 1937

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000354

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
11-4530-000	2018/7165	06-01-2018	BEG AT SE COR OF W1/2 OF NW1/4 W ALG S LI OF W1/2 OF NW1/4 845 FT TO E R/W LI OF COUNTY RD NELY ALG ELY R/W LI OF COUNTY RD 120 FT FOR POB CONTINUE SAME COURSE 130 FT E PARL WITH S LI OF NW1/4 155 FT SLY AND PARL WITH ELY R/W LI OF COUNTY RD 130 FT WLY 155 FT TO POB OR 4843 P 1937

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

04-17-2020
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List

← Navigate Mode Account Reference →

Printer Friendly Version

<p>General Information</p> <p>Reference: 381N312303000001 Account: 114530000 Owners: SIMMONS JOHNNY R Mail: 3000 PINE FOREST RD CANTONMENT, FL 32533 Situs: 3000 PINE FOREST RD 32533 Use Code: SINGLE FAMILY RESID </p> <p>Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>\$8,740</td> <td>\$48,084</td> <td>\$56,824</td> <td>\$49,780</td> </tr> <tr> <td>2018</td> <td>\$8,740</td> <td>\$44,649</td> <td>\$53,389</td> <td>\$48,852</td> </tr> <tr> <td>2017</td> <td>\$8,740</td> <td>\$40,785</td> <td>\$49,525</td> <td>\$47,848</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">> <u>File for New Homestead Exemption Online</u></p>	Year	Land	Imprv	Total	Cap Val	2019	\$8,740	\$48,084	\$56,824	\$49,780	2018	\$8,740	\$44,649	\$53,389	\$48,852	2017	\$8,740	\$40,785	\$49,525	\$47,848
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<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>01/2002</td> <td>4843</td> <td>1937</td> <td>\$20,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>03/2001</td> <td>4679</td> <td>285</td> <td>\$20,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1975</td> <td>997</td> <td>217</td> <td>\$7,500</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1966</td> <td>290</td> <td>16</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	01/2002	4843	1937	\$20,000	WD	View Instr	03/2001	4679	285	\$20,000	WD	View Instr	01/1975	997	217	\$7,500	WD	View Instr	01/1966	290	16	\$100	QC	View Instr	<p>2019 Certified Roll Exemptions HOMESTEAD EXEMPTION</p> <p>Legal Description </p> <p>BEG AT SE COR OF W1/2 OF NW1/4 W ALG S LI OF W1/2 OF NW1/4 845 FT TO E R/W LI OF COUNTY RD NELY ALG ELY R/W LI...</p> <p>Extra Features None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
01/2002	4843	1937	\$20,000	WD	View Instr																										
03/2001	4679	285	\$20,000	WD	View Instr																										
01/1975	997	217	\$7,500	WD	View Instr																										
01/1966	290	16	\$100	QC	View Instr																										


<p>Parcel Information</p> <p>Section Map Id: 38-1N-31-1</p> <p>Approx. Acreage: 0.4575</p> <p>Zoned: LDR</p> <p>Evacuation & Flood Information Open Report</p>	 View Florida Department of Environmental Protection(DEP) Data	Launch Interactive Map
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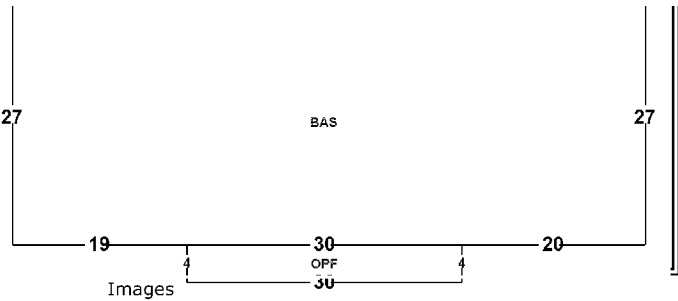
Buildings

Address:3000 PINE FOREST RD, Year Built: 1959, Effective Year: 1959

<p>Structural Elements</p> <p>DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-VINYL SIDING FLOOR COVER-CARPET FOUNDATION-SLAB ON GRADE HEAT/AIR-CENTRAL H/AC</p>	
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INTERIOR WALL-PANEL-PLYWOOD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1983 Total SF
BASE AREA - 1863 OPEN PORCH FIN - 120



6/29/16

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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 07165**, issued the **1st day of June, A.D., 2018** 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 SE COR OF W1/2 OF NW1/4 W ALG S LI OF W1/2 OF NW1/4 845 FT TO E R/W LI OF COUNTY RD NELY ALG ELY R/W LI OF COUNTY RD 120 FT FOR POB CONTINUE SAME COURSE 130 FT E PARL WITH S LI OF NW1/4 155 FT SLY AND PARL WITH ELY R/W LI OF COUNTY RD 130 FT WLY 155 FT TO POB OR 4843 P 1937

SECTION 38, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114530000 (0421-15)

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

JOHNNY R SIMMONS

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 **5th day of April 2021**.

Dated this 12th day of May 2020.

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 114530000 Certificate Number: 007165 of 2018

Payor: JOHNNY R SIMMONS 3000 PINE FOREST RD CANTONMENT, FL 32533 **Date**
 05/13/2020

Clerk's Check #	201328	Clerk's Total	\$551.06
Tax Collector Check #	1	Tax Collector's Total	\$2,386.87
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,004.93

2164.99

\$2181.99

PAM CHILDERS
 Clerk of the Circuit Court

Received By: _____
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2018 TD 007165
Redeemed Date 05/13/2020

Name JOHNNY R SIMMONS 3000 PINE FOREST RD CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$551.06
Due Tax Collector = TAXDEED	\$2,386.87 2164.99
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00
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: 114530000 Certificate Number: 007165 of 2018

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="04/05/2021"/>	Redemption Date <input type="text" value="05/12/2020"/>
Months	12	1
Tax Collector	<input type="text" value="\$1,975.10"/>	<input type="text" value="\$1,975.10"/>
Tax Collector Interest	\$355.52	\$29.63
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,336.87	<input type="text" value="\$2,010.98"/> <i>TC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
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	\$84.06	\$7.01
Total Clerk	\$551.06	<input type="text" value="\$474.01"/> <i>CH</i>
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="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,004.93	\$2,501.99
	Repayment Overpayment Refund Amount	\$502.94
Book/Page	<input type="text" value="8294"/>	<input type="text" value="772"/>

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 8294, Page 772, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07165, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 114530000 (0421-15)

DESCRIPTION OF PROPERTY:

BEG AT SE COR OF W1/2 OF NW1/4 W ALG S LI OF W1/2 OF NW1/4 845 FT TO E R/W LI OF COUNTY RD NELY ALG ELY R/W LI OF COUNTY RD 120 FT FOR POB CONTINUE SAME COURSE 130 FT E PARL WITH S LI OF NW1/4 155 FT SLY AND PARL WITH ELY R/W LI OF COUNTY RD 130 FT WLY 155 FT TO POB OR 4843 P 1937

SECTION 38, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: JOHNNY R SIMMONS

Dated this 13th day of May 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

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 17, 2020
Property description	SIMMONS JOHNNY R 3000 PINE FOREST RD CANTONMENT, FL 32533 3000 PINE FOREST RD 11-4530-000 BEG AT SE COR OF W1/2 OF NW1/4 W ALG S LI OF W1/2 OF NW1/4 845 FT TO E RW LI OF COUNTY RD NELY ALG (Full legal attached.)	Certificate #	2018 / 7165
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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)
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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)	1,975.10

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: Escambia, Florida
 Signature, Tax Collector or Designee Date July 31st, 2020

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
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16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/05/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS *16.75*

Tax Collector (complete Parts 1-4)

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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 #: 11-4530-000 CERTIFICATE #: 2018-7165

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 22, 2000 to and including January 22, 2020 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President

Dated: January 25, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 25, 2020

Tax Account #: 11-4530-000

1. The Grantee(s) of the last deed(s) of record is/are: **JOHNNY RANDALL SIMMONS**
By Virtue of Warranty Deed recorded 3/26/2001 – OR 4679/285 and Warranty Deed recorded 1/31/2002 – OR 4843/1937

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 The Independent Savings Plan Company d/b/a ISPC recorded 12/27/2011 – OR 6801/955**

4. Taxes:

Taxes for the year(s) 2017-2019 are delinquent.

Tax Account #: 11-4530-000

Assessed Value: \$50,924

Exemptions: HOMESTEAD

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 5, 2021

TAX ACCOUNT #: 11-4530-000

CERTIFICATE #: 2018-7165

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

 X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for 2020 tax year.

JOHNNY RANDALL SIMMONS
3000 PINE FOREST RD
CANTONMENT, FL 32533

THE INDEPENDENT SAVINGS PLAN COMPANY
D/B/A ISPC
115 GUNN HWY
ODESSA, FL 33556

JOHNNY SIMMONS
2101 TUCSONAVE
PENSACOLA, FL 32526

Certified and delivered to Escambia County Tax Collector, this 25th day of January, 2021.

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

July 25, 2020

Tax Account #: 11-4530-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT SE COR OF W 1/2 OF NW1/4 W ALG S LI OF W 1/2 OF NW1/4 845 FT TO E R/W LI OF COUNTY RD NELY ALG ELY R/W LI OF COUNTY RD 120 FT FOR POB CONTINUE SAME COURSE 130 FT E PARL WITH S LI OF NW1/4 155 FT SLY AND PARL WITH ELY R/W LI OF COUNTY RD 130 FT WLY 155 FT TO POB OR 4843 P 1937

SECTION 38, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-4530-000 (0421-15)

OR BK 4679 P60285
Escambia County, Florida
INSTRUMENT 2001-825416

DEED DOC STAMPS PD @ ESC CO \$ 140.00
03/26/01 ERNIE LEE MORGAN, CLERK
By: Sally Wood

10.30
140.00

This instrument prepared by:

✓ Alan B. Bookman., of
EMMANUEL, SHEPPARD & CONDON
30 South Spring Street
Post Office Drawer 1271
Pensacola, Florida 32596
File No. 51375-82869

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **JOHNNY MACK SIMMONS and KARIN K. SIMMONS, husband and wife**, (whether one or more, hereinafter Grantor) whose mailing address is: P. O. Box 597, Ft. Gaines, GA 31751, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, do bargain, sell, convey and grant unto **JOHNNY RANDALL SIMMONS, a married man**, (whether one or more, hereinafter Grantee) (whose mailing address is 3000 Pine Forest Rd., Cantonment, FL 32533) forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

An undivided one-half (½) interest in and to the following described real property, to-wit:

A parcel of land in Section 38, Township 1 North, Range 31 West, Escambia County, Florida, more particularly described as follows:

Commencing at the Southeast corner of the West Half of the Northwest Quarter of Section 38, thence run West along the South line of the West Half of the Northwest Quarter a distance of 845 feet to the East right-of-way line of State Road 297 (100' right-of-way) running Northeasterly through the West Half of Section 38, thence run Northeasterly along the Easterly right-of-way line of said State Road a distance of 120 feet for the point of beginning. Thence run Northeasterly along the Easterly right-of-way line of said State Road a distance of 130 feet, thence run East and parallel with the South line of the Northwest Quarter a distance of 155 feet, thence run Southeasterly and parallel with the Easterly right-of-way line of said State Road a distance of 130 feet, thence run Westerly parallel with the South line of the Northwest Quarter of Section 38 a distance of 155 feet to the point of beginning.

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

To have and to hold, unto Grantee forever, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free from liens and encumbrances, except as set forth above; that Grantor will make such further assurances to protect fee simple title to said property in Grantee as may reasonably be required; and that Grantor shall and will forever warrant and defend Grantee in the quiet and peaceful possession and enjoyment thereof, against all persons lawfully claiming the same, subject to the exceptions set forth above. Whenever used herein, the terms "Grantor" and "Grantee" include those hereinabove specified and their respective heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and other entities.

OR BK 4679 PG0286
Escambia County, Florida
INSTRUMENT 2001-825416

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14th day of March, 2001.

Signed, sealed and delivered in the presence of:

① Shirley R. Crozier
Name: Shirley R. Crozier

Johnny Mack Simmons (SEAL)
JOHNNY MACK SIMMONS

② Karin K. Simmons
Name: Karin K. Simmons

Karin K. Simmons (SEAL)
KARIN K. SIMMONS

③ STATE OF Georgia
COUNTY OF Clay

The foregoing instrument was acknowledged before me this 14th day of March, 2001, by JOHNNY MACK SIMMONS and KARIN K. SIMMONS, husband and wife, who personally appeared before me and who are personally known to me or produced _____ as identification.

Shirley R. Crozier
NOTARY PUBLIC
Commission Expires 5-10-03
[SEAL]



F:\USERS\DJN\simmons\deed.wpd

RCD Mar 26, 2001 08:52 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-825416

OR BK 4843 PG 1937
Escambia County, Florida
INSTRUMENT 2002-926697

DEED DOC STAMPS PD @ ESC CO \$ 140.00
01/31/02 ERNIE LEE MAGNAN, CLERK
By: *[Signature]*

This instrument prepared by:

Alan B. Bookman, of
EMMANUEL, SHEPPARD & CONDON
30 South Spring Street
Post Office Drawer 1271
Pensacola, Florida 32596
File No. S1375-82869

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **JOHNNY MACK SIMMONS and KARIN K. SIMMONS, husband and wife**, (whether one or more, hereinafter Grantor) whose mailing address is: P. O. Box 597, Ft. Gaines, GA 31751, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, do bargain, sell, convey and grant unto **JOHNNY RANDALL SIMMONS, a married man**, (whether one or more, hereinafter Grantee) (whose mailing address is 3000 Pine Forest Rd., Cantonment, FL 32533) forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

An undivided one-half (1/2) interest in and to the following described real property, to-wit:

A parcel of land in Section 38, Township 1 North, Range 31 West, Escambia County, Florida, more particularly described as follows:

Commencing at the Southeast corner of the West Half of the Northwest Quarter of Section 38, thence run West along the South line of the West Half of the Northwest Quarter a distance of 845 feet to the East right-of-way line of State Road 297 (100' right-of-way) running Northeasterly through the West Half of Section 38, thence run Northeasterly along the Easterly right-of-way line of said State Road a distance of 120 feet for the point of beginning. Thence run Northeasterly along the Easterly right-of-way line of said State Road a distance of 130 feet, thence run East and parallel with the South line of the Northwest Quarter a distance of 155 feet, thence run Southeasterly and parallel with the Easterly right-of-way line of said State Road a distance of 130 feet, thence run Westerly parallel with the South line of the Northwest Quarter of Section 38 a distance of 155 feet to the point of beginning.

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

To have and to hold, unto Grantee forever, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free from liens and encumbrances, except as set forth above; that Grantor will make such further assurances to protect fee simple title to said property in Grantee as may reasonably be required; and that Grantor shall and will forever warrant and defend Grantee in the quiet and peaceful possession and enjoyment thereof, against all persons lawfully claiming the same, subject to the exceptions set forth above. Whenever used herein, the terms "Grantor" and "Grantee" include those hereinabove specified and their respective heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and other entities.

OR BK 4843 PG1938
Escambia County, Florida
INSTRUMENT 2002-926697

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14th day of Jan., 2002.

Signed, sealed and delivered in the presence of:

[Signature]
Name: Randi R. Milson

[Signature] (SEAL)
JOHNNY MACK SIMMONS

[Signature]
Name: Jackie P. Nantley

[Signature] (SEAL)
KARIN K. SIMMONS

STATE OF Georgia
COUNTY OF Clay

The foregoing instrument was acknowledged before me this 14th day of Jan., 2002, by JOHNNY MACK SIMMONS and KARIN K. SIMMONS, husband and wife, who personally appeared before me and who are personally known to me or produced _____ as identification.

[Signature]
NOTARY PUBLIC
[SEAL] *My Commission Expires 5-10-04*

U:\DJN\simmons\deed.wpd

RCD Jan 31, 2002 11:47 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-926697

INSTRUMENT#: 2011390340, BK: 20833 PG: 168 PGS: 168 - 168 12/02/2011 at 11:39:32 AM, DEPUTY CLERK:DJOHNSON Pat Frank,Clerk of the Circuit Court Hillsborough County

614551

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

CASE NO.: 11-028727-SC DIVISION NO: I

THE INDEPENDENT SAVINGS PLAN COMPANY d/b/a ISPC 1115 Gunn Hwy Odessa, FL 33556 Plaintiff,

v.

JOHNNY SIMMONS, Defendant(s).

FILED 2011 NOV 15 AM 10:26 HILLSBOROUGH COUNTY, FLA COUNTY CNL

FINAL JUDGMENT

THIS CAUSE came before the Court on November 2, 2011 for a Pre-Trial Conference for which a default against Defendant(s), JOHNNY SIMMONS, was entered, and it is hereupon

ORDERED AND ADJUDGED

That the Plaintiff, THE INDEPENDENT SAVINGS PLAN COMPANY d/b/a ISPC, recover from the Defendant(s), JOHNNY SIMMONS, the sum of \$4,452.30 in principal, the sum of \$239.19 in pre-judgment interest, the sum of \$3.39 in certified mailing fees, the sum of \$2.00 for processing fees, the sum of \$360.00 in court costs, and the sum of \$ 500.00 in attorneys fees, making a total of \$ 5526.88, that shall bear interest at the rate of 4.75% per year, for all of which let execution issue forthwith.

DONE AND ORDERED in Chambers at Hillsborough County, Florida this 14 day of November, 2011.

Judge Herbert M. Berkowitz Hillsborough County Court

cc: Michael D. Ginsberg, Esq. Attorney for Plaintiff

JOHNNY SIMMONS SS# [REDACTED] 2101 TUCSON AVE PENSACOLA FL 32526

DISP REPORTED

SR

NOV 15 2011

SRG

STATE OF FLORIDA) COUNTY OF HILLSBOROUGH) THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE IN MY OFFICE. WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF December 20 11



PAT FRANK, CLERK BY [Signature] D.C.