

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000740

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
15-2823-000	2018/8889	06-01-2018	N 45 FT OF LTS 1 TO 5 BLK 50 MAXENT TRACT OR 7714 P 990 CA 104

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

09-25-2020
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10-04-2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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



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

1021-38

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	Sep 25, 2020
Property description	HADDOCK STEFAINE 21 NORTH E ST PENSACOLA, FL 32501 21 N E ST 15-2823-000 N 45 FT OF LTS 1 TO 5 BLK 50 MAXENT TRACT OR 7714 P 990 CA 104	Certificate #	2018 / 8889
		Date certificate issued	06/01/2018

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)
# 2018/8889	06/01/2018	988.24	49.41	1,037.65
→Part 2: Total*				1,037.65

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/8818	06/01/2020	1,218.86	6.25	60.94	1,286.05
# 2019/8352	06/01/2019	1,191.36	6.25	59.57	1,257.18
Part 3: Total*					2,543.23

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3,580.88
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,955.88

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: *Dawn Mustain* Escambia, Florida
 Signature, Tax Collector or Designee Date October 5th, 2020

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

DWELLING UNITS-1
EXTERIOR WALL-ASBESTOS SIDING
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

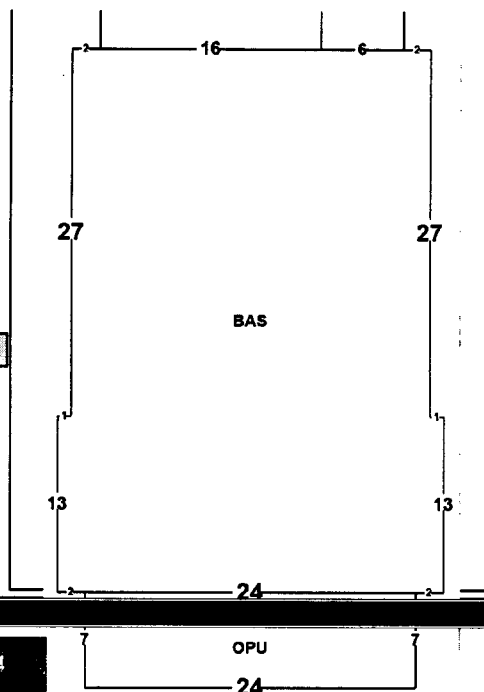
Areas - 1454 Total SF

BASE AREA - 1066

BASE SEMI FIN - 160

OPEN PORCH UNF - 168

SCRN PORCH UNF - 60



3/12/20

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: 10/17/2020 (rc.2049)



Chris Jones
Escambia County Property Appraiser

ECPA Home

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information		Assessments				
Reference:	0005009080001050	Year	Land	Imprv	Total	Cap Val
Account:	152823000	2020	\$25,658	\$12,327	\$37,985	\$37,985
Owners:	HADDOCK STEFAINE	2019	\$25,658	\$33,992	\$59,650	\$59,650
Mail:	21 NORTH E ST PENSACOLA, FL 32501	2018	\$25,658	\$31,611	\$57,269	\$57,269
Situs:	21 N E ST 32502	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Market Value Breakdown Letter				
Taxing Authority:	PENSACOLA CITY LIMITS	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data						2020 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
05/15/2017	7714	990	\$32,000	WD	View Instr	Legal Description N 45 FT OF LTS 1 TO 5 BLK 50 MAXENT TRACT OR 7714 P 990 CA 104	
12/1994	3705	147	\$100	QC	View Instr		
03/1985	2040	430	\$20,000	WD	View Instr		
08/1980	1467	359	\$100	QC	View Instr		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features BLOCK/BRICK BUILDING	

Parcel Information

Launch Interactive Map

Section Map Id: CA104

Approx. Acreage: 0.1550

Zoned: R-1A

Evacuation & Flood Information

[Open Report](#)

View Florida Department of Environmental Protection(DEP) Data

Buildings

Address: 21 N E ST, Year Built: 1935, Effective Year: 1935, PA Building ID#: 26422

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 08889**, 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:

N 45 FT OF LTS 1 TO 5 BLK 50 MAXENT TRACT OR 7714 P 990 CA 104

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152823000 (1021-38)

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

STEFARINE HADDOCK

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 October, which is the **4th day of October 2021**.

Dated this 23rd day of November 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

**** REAL ESTATE CLOSING ****

Buyer/Borrower: aDoor Development, LLC
Seller: Haddock &
Lender:
Property: 21 North E. Street/Pensacola FL 32502 /
Settlement Date: December 1, 2020
Disbursement Date: December 3, 2020
Check Amount: \$ 5,007.44
Pay To: Escambia County Tax Collector
For:
Acct 15-2823-000

18582

DOWD LAW FIRM, P.A.
ESCROW ACCOUNT
25 BEAL PKWY, STE. 230
FORT WALTON BEACH, FL 32548

REGIONS
63-466/631

20-0110

Acct 15-2823-000

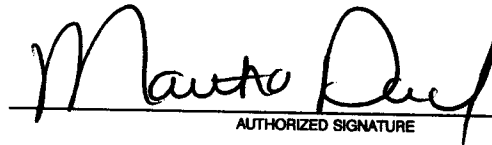
—Five Thousand Seven and 44/100—

Dollars

DATE
December 3, 2020

AMOUNT
\$ *****5,007.44

PAY
TO THE
ORDER
OF
Escambia County Tax Collector
PO Box 1312
Pensacola, FL 32591-1312


AUTHORIZED SIGNATURE

Security features. Details on back.



⑈018582⑈ ⑆063104668⑆ 0139354423⑈

DOWD LAW FIRM, P.A.

18582

Buyer/Borrower: aDoor Development, LLC
Seller: Haddock &
Lender:
Property: 21 North E. Street/Pensacola FL 32502 /
Settlement Date: December 1, 2020
Disbursement Date: December 3, 2020
Check Amount: \$ 5,007.44
Pay To: Escambia County Tax Collector
For:
Acct 15-2823-000



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

December 8, 2020

Dowd Law Firm, P.a.,

This letter is in reference to property account number 152823000, which is scheduled for auction on October 4, 2021. The tax collector's office brought a check to us that they had received, for what we assume is the delinquent tax amount owed. We are returning the check, because we are unable to accept escrow checks. We must have a cashier's check payable to Escambia Clerk of Court in the amount of \$4325.16 (This amount is only good for December 2020). Please mail the cashier's check to:

Attention: Tax Deeds
221 Palafox Place
Suite 110
Pensacola, FL 32502

Thank you,

Whitney Coppage

Whitney Coppage
221 Palafox Place
Suite 110
Pensacola, FL 32502
850-595-4517
850-595-3793




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

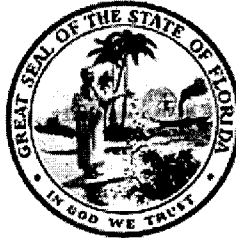
Tax Deed - Redemption Calculator

Account: 152823000 Certificate Number: 008889 of 2018

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/04/2021"/>	Redemption Date <input type="text" value="12/17/2020"/> 
Months	13	3
Tax Collector	<input type="text" value="\$3,955.88"/>	<input type="text" value="\$3,955.88"/>
Tax Collector Interest	\$771.40	\$178.01
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,733.53	<input type="text" value="\$4,140.14"/> TC
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	\$91.07	\$21.02
Total Clerk	\$558.07	<input type="text" value="\$488.02"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,408.60	\$4,645.16
	Repayment Overpayment Refund Amount	\$763.44
Book/Page	<input type="text" value="8410"/>	<input type="text" value="1016"/>

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 # 2018 TD 008889
Redeemed Date 12/17/2020

Name DOWD LAW FIRM 25 BEAL PARKWAY NE SUITE 230 FORT WALTON BEACH FL 32548

Clerk's Total = TAXDEED	\$558.07	\$4,308.16
Due Tax Collector = TAXDEED	\$4,783.53	
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
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: 152823000 Certificate Number: 008889 of 2018

**Payor: DOWD LAW FIRM 25 BEAL PARKWAY NE SUITE 230 FORT WALTON BEACH FL 32548
Date 12/17/2020**

Clerk's Check #	5506591307	Clerk's Total	\$558.07
Tax Collector Check #	1	Tax Collector's Total	\$4,733.53
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,368.60

\$4,308.16

**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>**

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 8410, Page 1016, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08889, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **152823000 (1021-38)**

DESCRIPTION OF PROPERTY:

N 45 FT OF LTS 1 TO 5 BLK 50 MAXENT TRACT OR 7714 P 990 CA 104

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: STEFAINE HADDOCK

Dated this 17th day of December 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THIS INSTRUMENT PREPARED BY:

Name: Amanda Harris

Address: 401 E. Chase Street Suite 100

Pensacola FL 32502

STATE OF FLORIDA

COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number _____ Parcel ID Number (PID) _____

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **DESCRIPTION OF PROPERTY:** (legal description of the property, and street address if available. Attach a separate if necessary)
21 North E Street, Pensacola, FL 32502
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** SFD
3. **OWNER INFORMATION:**
Name and address: aDoor Development, LLC 401 E. Chase Street, Suite 100, Pensacola, FL 32502
Interest in property: 100%
Name and address of fee simple titleholder (if other than Owner): _____
4. **CONTRACTOR:** (name, address and phone number): aDoor Properties, LLC 401 E. Chase Street, Pensacola FL 32502 850-529-9279
5. **SURETY:**
Name, address and phone number: NA
Amount of bond \$ _____
6. **LENDER:** (name, address and phone number) NA
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number) _____
8. In addition to him/herself, Owner designates _____ of _____ receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

Amanda Harris
OWNER'S SIGNATURE

Austin Turpen
OWNER'S PRINTED NAME

The foregoing instrument was acknowledged before me this 2nd day of Feb, 2021 by Austin Turpen
Who is personally known to me OR who has produced identification
VERIFICATION PURSUANT TO § 92.525 FLORIDA STATUTES.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IF IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Amanda Harris
SIGNATURE OF OWNER OR OWNER'S
AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA

President
SIGNATORY'S TITLE/OFFICE

PRINT OR STAMP COMMISSIONER'S NAME OF NOTARY

ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION
#CG 223067



THIS INSTRUMENT PREPARED BY:

Name: Amanda Harris

Address: 401 E. Chase Street Suite 100

Pensacola FL 32502

STATE OF FLORIDA

COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number _____

Parcel ID Number (PID) _____

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **DESCRIPTION OF PROPERTY:** (legal description of the property, and street address if available. Attach a separate if necessary)
21 North E Street Pensacola, FL 32501
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** Demo of existing home
3. **OWNER INFORMATION:**
Name and address: aDoor Development, LLC 401 E. Chase Street, Suite 100, Pensacola, FL 32502
Interest in property: 100%
Name and address of fee simple titleholder (if other than Owner): _____
4. **CONTRACTOR:** (name, address and phone number): aDoor Properties, LLC 401 E. Chase Street, Pensacola FL 32502 850-529-9279
5. **SURETY:**
Name, address and phone number: NA
Amount of bond \$ _____
6. **LENDER:** (name, address and phone number) NA
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number) _____
8. In addition to him/herself, Owner designates _____ of _____ receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

OWNER'S SIGNATURE Amanda Harris

OWNER'S PRINTED NAME Austin Turpen

The foregoing instrument was acknowledged before me this 29 day of December, 20 20 by Austin Turpen
Who is personally known to me OR who has produced identification
VERIFICATION PURSUANT TO § 92.525 FLORIDA STATUTES.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IF IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNATURE OF OWNER OR OWNER'S
AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER Amanda Harris

SIGNATORY'S TITLE/OFFICE _____

NOTARY PUBLIC - STATE OF FLORIDA

HOLLEY CLARK DIXON
Notary Public - State of Florida
Commission # GG 294741
My Comm. Expires Mar 9, 2023
Bonded through National Notary Assn.

ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE NO: 2008 MM 026348 A

vs.

DIVISION: ACKERMAN

WILLIE SIMS

Defendant.

Case: 2008 MM 026348 A

00016173198

Dkt: CLDOCC Pg#:

CIVIL LIEN

THIS CAUSE came before the Court for plea on September 24, 2009. Upon the evidence presented, the Court assessed \$165.00 in Cost of Supervision and urinalysis/breath testing fees. Therefore, the Court determines that \$165.00 is due to **Department of Community Corrections**. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

ORDERED AND ADJUDGED that the above-named Defendant shall pay cost of supervision fees to the **Department of Community Corrections**, in the amount of \$165.00 and will accrue interest at the rate of **eight percent (8%)** per annum.

ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida, the 14 day of October 2009.


DAVID B. ACKERMAN, COUNTY JUDGE

cc: ☒ Attorney for Defendant PD
☒ Assistant State Attorney, Division III
☒ Community Corrections, Accounting
Willie Sims, Defendant
DOB: 09/12/59
808 N. Devillers Street
Pensacola, FL 32501

E# 28205

~CD

JUSTICE CLERK DIVISION
FILED & RECORDED

2009 OCT 16 P 1:45

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

10-16-09

EXHIBIT A

The North 45 feet of Lots 1, 2, 3, 4 and 5, in Block 50, of the Maxent Tract, in the City of Pensacola, Escambia County, according to map of said City copyrighted by Thos C. Watson in 1906.

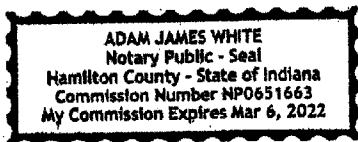
~~FL~~ STATE OF ~~FLORIDA~~ Indiana

COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 1st day of December, 2020 by Stefanie Haddock, who is personally known to me or who has produced Drivers license as identification.

[Notary Seal]

Adam White
Name: Adam James White
Title/Rank: Notary
Serial Number, if any:



Prepared by and return to:
Dowd Law Firm, PA
25 Beal Parkway NE Suite 230
Fort Walton Beach, FL 32548

File No. 20-0110

Property Appraiser's Parcel I.D. (folio) Number(s)
00-05-00-9080-001-050

WARRANTY DEED

THIS WARRANTY DEED dated December 1, 2020, by Stefanie Haddock, whose post office address is 401 N Senate Ave, Indianapolis, IN 46204, hereinafter called the grantor, to aDoor Development, LLC, whose post office address is 5041 Bayou Blvd, Suite 300, Pensacola, FL 32503, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County, Florida, to wit:

As shown on Exhibit A which is attached hereto and incorporated herein by reference.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to:

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

Signed, sealed and delivered in the presence of:

WITNESSES:

Jill B Cool
JILL B COOL

Print Name

Barry King Irwin

Print Name

Stefanie Haddock
Stefanie Haddock

Address:
401 N Senate Ave
Indianapolis, IN 46204

PROPERTY INFORMATION REPORT

July 26, 2021

Tax Account #: 15-2823-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

N 45 FT OF LTS 1 TO 5 BLK 50 MAXENT TRACT OR 7714 P 990 CA 104

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 15-2823-000 (1021-38)

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: OCT 4, 2021

TAX ACCOUNT #: 15-2823-000

CERTIFICATE #: 2018-8889

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.

ADOOR DEVELOPMENT, LLC
21 NORTH E ST
PENSACOLA, FL 32501

ADOOR DEVELOPMENT, LLC
21 NORTH E ST
PENSACOLA, FL 32502

ADOOR DEVELOPMENT, LCC
5041 BAYOU BLVD, SUITE 300
PENSACOLA, FL 32503

STEFANIE HADDOCK
401 N. SENATE AVE.
INDIANAPOLIS, IN 46204

ESCAMBIA COUNTY DEPARTMENT OF CORRECTIONS
2251 N. PALAFOX STREET
PENSACOLA, FL 32501

ADOOR PROPERTIES, LLC
401 E. CHASE STREET
PENSACOLA, FL 32502

Certified and delivered to Escambia County Tax Collector, this 26th day of July, 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
CONTINUATION PAGE

July 26, 2021

Tax Account #: 15-2823-000

1. The Grantee(s) of the last deed(s) of record is/are: **ADOOR DEVELOPMENT, LLC**
By Virtue of Warranty Deed recorded 12/07/2020 – OR 8417/1582
(ABTRACTOR’S NOTE: It appears the grantees name maybe misspelled.)
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. **Civil Lien in favor of State of FL/Escambia County recorded 10/16/2009 – OR 6519/1042**
 - b. **Notice of Commencement in favor of aDoor Properties, LLC, recorded 12/29/2020 – OR 8433/1436**
 - c. **Notice of Commencement in favor of aDoor Properties, LLC, recorded 02/03/2021 – OR 8457/1604**
4. Taxes:

Taxes for the year(s) 2017-2020 are delinquent.
Tax Account #: 15-2823-000
Assessed Value: \$37,985
Exemptions: NONE
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



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 #: 15-2823-000 CERTIFICATE #: 2018-8889

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: March 28, 1985 to and including July 20, 2021 Abstractor: LaChelle Floyd

BY

Michael A. Campbell,
As President
Dated: July 26, 2021