

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100211

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
03-0802-000	2019/1154	06-01-2019	LT 18 1ST ADDN NORTH OLIVE HTS PB 5 P 85 OR 7304 P 1879

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

04-12-2021
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>01/03/2022</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

0122-42

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 12, 2021
Property description	JOSEPH ALDWIN J 6115 TIDEWATER DR APT 406 NORFOLK, VA 23509 1311 BASIN ST 03-0802-000 LT 18 1ST ADDN NORTH OLIVE HTS PB 5 P 85 OR 7304 P 1879	Certificate #	2019 / 1154
		Date certificate issued	06/01/2019

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)
# 2019/1154	06/01/2019	636.18	31.81	667.99
→ Part 2: Total*				667.99

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)
# 2020/1263	06/01/2020	647.43	6.25	32.37	686.05
Part 3: Total*					686.05

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)	1,354.04
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	597.92
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)	2,326.96

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: Candice Lewis
Signature, Tax Collector or Designee

Escambia, Florida
Date April 26th, 2021

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



Chris Jones

Escambia County Property Appraiser

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

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

[Printer Friendly Version](#)

General Information

Reference: 231S304401000018

Account: 030802000

Owners: JOSEPH ALDWIN J

Mail: 6115 TIDEWATER DR APT 406
NORFOLK, VA 23509

Situs: 1311 BASIN ST 32534

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

Assessments

Year	Land	Imprv	Total	Cap Val
2020	\$7,000	\$23,276	\$30,276	\$30,276
2019	\$7,000	\$21,724	\$28,724	\$28,724
2018	\$7,600	\$19,943	\$27,543	\$27,543

Disclaimer

Market Value Breakdown Letter

Tax Estimator

File for New Homestead Exemption Online

Report Storm Damage

Sales Data						2020 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
02/24/2015	7304	1879	\$2,500	QC		Legal Description LT 18 1ST ADDN NORTH OLIVE HTS PB 5 P 85 OR 7304 P 1879	
02/24/2015	7304	1452	\$100	OT			
07/1983	1790	107	\$100	WD			
01/1971	572	567	\$5,800	SC			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features None	

Parcel Information Section Map Id: 23-1S-30-2 Approx. Acreage: 0.1799 Zoned: HDMU Evacuation & Flood Information Open Report	Launch Interactive Map View Florida Department of Environmental Protection(DEP) Data Buildings
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 Springer

DECOR/MILLWORK-BELOW AVERAGE

EXTERIOR WALL-CONCRETE BLOCK

FOUNDATION-SLAB ON GRADE

INTERIOR WALL-DRYWALL-PLASTER

NO. STORIES-1

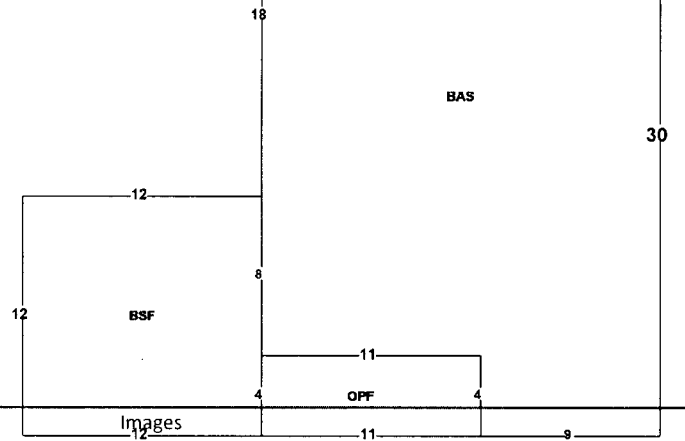
ROOF FRAMING-GABLE

STRUCTURAL FRAME-MASONRY PIL/STL

BASE AREA - 556

BASE SEMI FIN - 144

OPEN PORCH FIN - 44



4/23/10



4/23/10

Last Updated:04/28/2021 (tc.3768)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01154**, issued the **1st day of June, A.D., 2019** 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:

LT 18 1ST ADDN NORTH OLIVE HTS PB 5 P 85 OR 7304 P 1879

SECTION 23, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030802000 (0122-42)

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

ALDWIN J JOSEPH

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 January, which is the **3rd day of January 2022**.

Dated this 13th day of May 2021.

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

OR BK 4438 PG1353
Escambia County, Florida
INSTRUMENT 99-630113

RCD Jul 15, 1999 08:55 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-630113

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: DEES ROBERT AND RUTHIE
1311 BASIN ST
PENSACOLA FL 32534

ACCT.NO. 03 0802 000 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

LT 18
OR 204 P 91 OR 572 P 567
1ST ADDN NORTH OLIVE HTS
PB 5 P 85

PROP.NO. 23 1S 30 4401 000 018

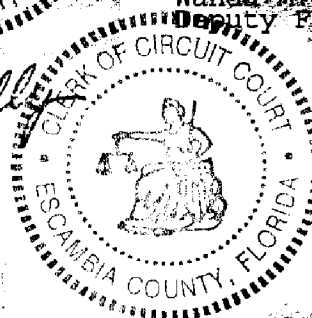
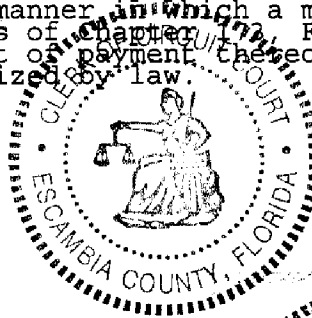
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 19, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

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

Ernie Lee Magaha
Clerk of the Circuit Court
by *Berger B. Donnelly*
Deputy Clerk



Recorded in Public Records 08/16/2006 at 04:09 PM OR Book 5972 Page 1492,
Instrument #2006083137, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY FLORIDA

THE LAW OFFICE OF ALISHIA
W. MCDONALD, INC.
210 E. Government Street, Suite A
Pensacola, FL 32502
Plaintiff,

vs.

Case No. 2006 SC 001258
Division V

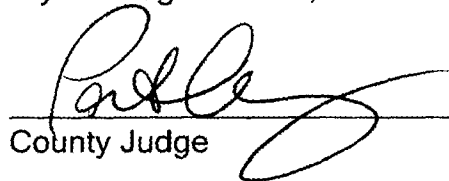
VICKI DAVIS
6020 Songbird Drive
Pensacola, FL 32503
Defendant.

FINAL JUDGMENT

At a hearing in open court on August 8, 2006, the parties represented themselves. At issue is a written contract for legal representation executed by the parties. The language of the contract is clear and unambiguous. Plaintiff provided legal services pursuant to the contract and seeks to be paid in accord with the terms of the contract. Defendant refuses to pay. Therefore it is

ORDERED AND ADJUDGED that plaintiff shall recover from defendant \$7,615.00 plus court costs of \$275.00 which shall accrue interest at the rate of 9% per annum for which let execution issue.

DONE AND ORDERED this 10th day of August 2006, in chambers,
Pensacola, Escambia County, Florida.


County Judge

cc: Plaintiff
Defendant

Case: 2006 SC 001258

00046728431

Dkt: CC1033 Pg#: 1

DR BK 4312 P60005
Escambia County, Florida
INSTRUMENT 98-524169

RCD Oct 01, 1998 09:12 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-524169

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: DEES ROBERT & RUTHIE
1311 BASIN ST
PENSACOLA FL 32534

ACCT.NO. 03 0802 000 000

AMOUNT \$390.00

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

LT 18
OR 204 P 91 OR 572 P 567
1ST ADDN NORTH OLIVE HTS
PB 5 P 85

PROP.NO. 23 1S 30 4401 000 018

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$390.00. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

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

Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court

by: *Wanda M. McBrearty*
Wanda M. McBrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court

by: *Deborah A. Brantly*
Deputy Clerk

96-528-J
 CHELSEA TITLE
 714 N. SPRING STREET
 PENSACOLA, FLORIDA 32501

OR Bk3985 Pg0916
 INSTRUMENT 00300056

AFFIDAVIT

The undersigned being duly sworn and deposed states:

1. Affiant is the **HUSBAND** of **VICKI S. DAVIS** who died on 6-5-95, a resident of ESCAMBIA County, Florida.
2. Affiant has reviewed that certain death certificate dated 6-12-95 which provides:
 - a) The last residence of the decedent was:
7840 INEZ STREET, PENSACOLA, FL. 32506
 - b) The surviving spouse of the decedent is **DAVID C. DAVIS**
 - c) The social security number of decedent was [REDACTED]
3. Affiant makes these statements to induce AMERICAN PIONEER TITLE INSURANCE COMPANY D/B/A CHELSEA TITLE COMPANY to issue its policies of title insurance to **WACHOVIA MORTGAGE COMPANY**

Further affiant sayeth naught.

Signed in the presence of:

Julie A. Messer
 WITNESS JULIE A. MESSER

Rebecca F. Kates
 WITNESS REBECCA F. KATES

David C. Davis
 DAVID C. DAVIS
 AFFIANT

STATE OF FLORIDA

COUNTY OF ESCAMBIA

Executed this day
 Personally appeared before me **DAVID C. DAVIS**, who is personally known to me or who produced a **DRIVERS LICENSE** as identification and who did take an oath.

JULIE A. MESSER
 "Notary Public-State of FL"
 Comm. Exp: Mar. 6, 2000
 Comm. No: CC 528932

Julie A. Messer
 NOTARY PUBLIC

PRINT NAME: Julie A. Messer

MY COMMISSION EXPIRES: _____

Instrument 00300056

Filed and recorded in the
 Official Records
 JUNE 4, 1996
 at 04:01 P.M.
 ERNIE LEE MAGAHA,
 CLERK OF THE CIRCUIT COURT
 Escambia County,
 Florida

Doc Stamps .45
Record 5.00
Total 5.45

1790 PAGE 107

PRINTED AND FOR SALE
WATER PRINTING CO.
PENSACOLA, FLA.

State of Florida
Escambia County

WARRANTY DEED

Know All Men by These Presents: That B. R. Sturgis and Audrey
L. Sturgis, husband and wife

for and in consideration of Ten Dollars and other good and valuable consideration
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
Vicki S. Davis, a married woman
102 Elm Street Pensacola, Florida 32506

heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the County of ESCAMBIA State of FLORIDA
to-wit:

Lot 18 First Addition to North Olive Heights Subdivision, being a
resubdivision of Lot 2 37 and 44, in Section 23, township 1 South,
Range 30 West, Escambia County, Florida according to Plat of said
subdivision recorded in Plat Book 5 at page 95 of the Public Records
of said County.

Subject to the rights of that certain contract for deed as recorded
in O. R. Book 572 page 567 on October 28, 1971.



Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exemptions and right of homestead.

And they covenant that they are well seized of an indefeasible
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-
brance, and that their heirs, executors and administrators, the said grantee her heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seal on this 12th
day of July A.D. 1983.

Signed, sealed and delivered in the presence of

Margaret R. Sturgis
E. Ann Ford

B. R. Sturgis (SEAL)
B. R. STURGIS (SEAL)

Audrey L. Sturgis (SEAL)
AUDREY L. STURGIS (SEAL)

(SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared B. R. Sturgis
and Audrey L. Sturgis

his wife, known to me, and known to me to be the individual described by said name, in and who executed the
 foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 12th day of July 1983.

This instrument was prepared by:

B. R. Sturgis

1321 Knowles Ave. Pensacola FL.
Address

My commission expires 6-22-86

Notary Public

JUL 22 3 40 PM '83
FILED & RECORDED
IN THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. BY

25169

Dated: 2/24/15

Robert C Dees
Signature of Grantor

ROBERT C DEES
Name of Grantor

Alexander Joseph
Signature of Witness #1

Alexander Joseph
Printed Name of Witness #1

[Signature]
Signature of Witness #2

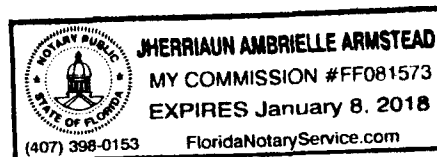
ARNESHA NUNISS
Printed Name of Witness #2

State of Florida County of Escambia

On 24 Feb 2015, the Grantor, ROBERT DEES,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

[Signature]
Notary Signature



Notary Public,

In and for the County of ESCAMBIA State of FLORIDA

My commission expires: JAN 8, 2018 Seal

Send all tax statements to Grantee.

Recording requested by: _____	Space above reserved for use by Recorder's Office
When recorded, mail to: _____	Document prepared by: _____
Name: _____	Name _____
Address: _____	Address _____
City/State/Zip: _____	City/State/Zip _____
Property Tax Parcel/Account Number: _____	

Quitclaim Deed

This Quitclaim Deed is made on 24 Feb 2015, between
B. Det C. Deas, Grantor, of 1311 Basi St
_____, City of Pensacola, State of FLORIDA,
and ALDWIN J. JOSEPH, Grantee, of 10499 BAY OAKS
_____, City of MILTON, State of FLA.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at _____

_____, City of Pensacola, State of FLORIDA:

Lot 18', First Addition to North Olive Heights subdivision,
being a re-subdivision of Lots 37 and 44, in section 23, Township
1 South, Range 30 west, Escambia County, Florida, according to
Plat of said subdivision recorded in Plat Book 5 at page 85 of
the Public Records of said County

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2015 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

STATE OF FLORIDA

County of ESCAMBIA

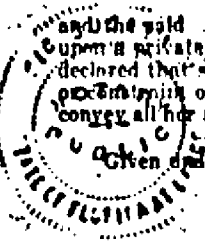
572 PAGE 568

Before the subscriber, a Notary Public, personally appeared B.R. Sturgis

and Audrey L. Sturgis, his wife
to me well known, and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same for the uses and purposes therein set forth.

and the said ROBERT C. DEES wife of the said
upon a private examination by me held, separate and apart from her said husband, acknowledged and declared that she executed the same freely and voluntarily and without fear or apprehension, compulsion or constraint, and for the purpose of agreeing to relinquish, renounce and convey all her rights of whatsoever kind in and to the said property.

Given under my hand and official seal, this 1st day of September A.D. 19 71



Sturgis
Notary Public.

My Commission expires 2-20-74

STATE OF FLORIDA

County of _____

Before the subscriber, duly commissioned, qualified and acting as Notary Public in and for said

State and County personally appeared _____
known to me to be the individual described by that name in and who executed the foregoing instrument

and to be the President of the
a corporation, and acknowledged and declared that he, as President of said corporation, and being duly authorized by it, signed its name and affixed its seal to and executed the said instrument for it and as its act and deed.

Given under my hand and official seal, this _____ day of _____ A.D. 19 _____

Notary Public.
My Commission expires _____

State of Florida,

County _____

TO

CONTRACT

RECEIVED this _____ day

of _____ A.D. 19 _____

at _____ o'clock _____ M.

and Recorded in Volume _____ Page _____

the _____ day of _____ 19 _____

Clark Circuit Court.

By _____ D.C.

46894

12.11.81 11 02 120
NOTARY PUBLIC
CLARK CIRCUIT COURT
RECORDED IN
BOOK 333 PAGE 1031A

Handwritten signature

1321

8.55
14.55

572 PAGE 567

CONTRACT - A
HAYES BUILDING COMPANY
PHOENIX, ARIZ.
M.P.C. 1166-L

This Indenture, Entered into this 1st day of September A. D. 1971
between E. R. Sturgis and Audrey L. Sturgis, husband and wife, parties

_____ of the first part, and
Robert Daus, party of the second part, WITNESSETH:

That the said party of the first part, agrees to sell to the said party of the second part, the following described real estate, situate, lying and being in County of Escambia State of Florida, to-wit:
Lot 18, First Addition to North Olive Heights Subdivision, being a
Re-subdivision of Lots 37 and 44, in Section 23, Township 1 South,
Range 30 West, Escambia County, Florida, according to Plat of said
subdivision recorded in Plat Book 5 at page 85 of the Public Records
of said County

for the price of Fiftyeight hundred and no/100 (\$5800.00)-----DOLLARS,
of which purchase money the said party of the second part has paid the sum of One hundred
twentyfive and no/100 (\$125.00)

Dollars, and has given him promissory notes, of even date herewith, in the sum of Fiftysix Hundred
seventyfive and no/100 (\$5675.00)

payable at the ~~rate~~ rate of \$55.00 per month, said payments to include both
principal and interest, first payment due October 1, 1971 after date,
respectively, with interest payable monthly, at the rate of with 8% annual per cent. per annum,
from date until paid.

The said party of the second part agrees, and hereby covenants to pay all Taxes for current year, and afterwards, and other governmental improvement taxes and assessments, which may be assessed against the said property, and also to keep the improvements upon said property insured in the name of said party of the first part in the sum of not less than \$5000.00 Dollars, at cost of party of second part.

The said party of the second part further agrees and hereby covenants that upon failure to do and perform any of the agreements and covenants herein agreed to be done or performed, or upon failure to pay any of said notes at maturity, or any installments of the interest thereon, then, and in that event, the said party of the second part shall forfeit all rights whatsoever under this Indenture, and any and all

PROPERTY INFORMATION REPORT

October 27, 2021

Tax Account #:03-0802-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 18 1ST ADDN NORTH OLIVE HTS PB 5 P 85 OR 7304 P 1879

SECTION 23, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-0802-000(0122-42)

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: JAN 3, 2022

TAX ACCOUNT #: 03-0802-000

CERTIFICATE #: 2019-1154

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
☐	☒	Notify City of Pensacola, P.O. Box 12910, 32521
☒	☐	Notify Escambia County, 190 Governmental Center, 32502
☐	☒	Homestead for <u>2020</u> tax year.

ALDWIN J JOSEPH
1311 BASIN ST
PENSACOLA, FL 32534

ALDWIN J JOSEPH
6115 TIDEWATER DR APT 406
NORFOLK, VA 23509

ESTATE OF VICKI S DAVIS
7840 INEZ ST
PENSACOLA, FL 32506

ESTATE OF VICKI S DAVIS
102 ELM STREET
PENSACOLA, FL 32506

THE LAW OFFICE OF
ALISHIA W MCDONALD INC
210 E GOVERNMENT STREET SUITE A
PENSACOLA, FL 32502

THE LAW OFFICE OF
ALISHIA W MCDONALD INC
3 WEST GARDEN STREET 205
PENSACOLA, FL 32502

ALDWIN J. JOSEPH
6499 BAY OAKS
MILTON, FL 32583

ESTATE OF VICKI S. DAVIS
AND DAVID C. DAVIS
7840 INEZ ST.
PENSACOLA, FL 32506

ESTATE OF VICKI S. DAVIS
DAVID C. DAVIS
15205 COPPERFIELD DR.
COLORADO SPRINGS, CO 80921

Certified and delivered to Escambia County Tax Collector, this 27th day of October, 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

October 27, 2021

Tax Account #: **03-0802-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ALDWIN J JOSEPH (CONTRACT INTEREST) AND ESTATE OF VICKI S DAVIS (FEE SIMPLE INTEREST)**

By Virtue of Contract for Deed recorded 10/28/1971 in OR 572/56; Death Certificate recorded 2/24/2015 in OR 7304/1452; Quitclaim Deed recorded 2/24/2015 in OR 7304/1879, Warranty Deed recorded 7/22/83 in OR 1790/107 and Death Certificate Affidavit recorded 6/4/96 in OR 3985/916
ABTRACTOR'S NOTE: WE INCLUDED ADDRESSES FOR DAVID C. DAVIS FOUND OF RECORD AS HE WAS LISTED ON THE DEATH CERTIFICAE OF VICKI S. DAVIS

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **MSBU Lien in favor of Escambia County recorded 10/1/98 OR 4312/5**
 - b. **MSBU Lien in favor of Escambia County recorded 7/15/99 OR 4438/1315**
 - c. **Judgment in favor of The Law Office of Alishia W McDonald Inc recorded 8/16/2006 OR 5972/1492**

4. Taxes:

Taxes for the year(s) 2018-2020 are delinquent.

Tax Account #: 03-0802-000

Assessed Value: \$30,276

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 #: 03-0802-000 CERTIFICATE #: 2019-1154

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.

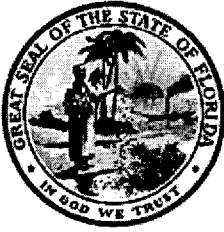
Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: 10/19/2001 to and including 10/19/2021 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: October 27, 2021

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 030802000 Certificate Number: 001154 of 2019

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 01/03/2022	Redemption Date 12/14/2021
Months	9	8
Tax Collector	\$2,326.96	\$2,326.96
Tax Collector Interest	\$314.14	\$279.24
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,647.35	\$2,612.45 TC
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	\$63.05	\$56.04
Total Clerk	\$530.05	\$523.04 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$61.30	\$61.30
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$3,255.70	\$3,213.79
	Repayment Overpayment Refund Amount	\$41.91
Book/Page	8530	1215

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 # 2019 TD 001154

Redeemed Date 12/14/2021

Name ALDWIN J JOSEPH 1311 BASIN ST PENSACOLA FL 32534

Clerk's Total = TAXDEED	\$530.05	3055.49
Due Tax Collector = TAXDEED	\$2,647.35	
Postage = TD2	\$61.30	
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
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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

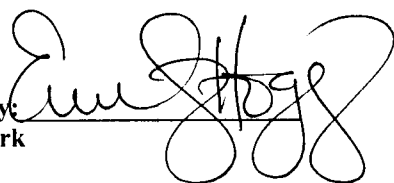
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 030802000 Certificate Number: 001154 of 2019**

Payor: ALDWIN J JOSEPH 1311 BASIN ST PENSACOLA FL 32534 Date 12/14/2021

Clerk's Check #	1	Clerk's Total	\$530.05
Tax Collector Check #	1	Tax Collector's Total	\$2,647.35
		Postage	\$61.30
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,255.70

\$3133.79

**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 8530, Page 1215, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01154, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **030802000 (0122-42)**

DESCRIPTION OF PROPERTY:

LT 18 1ST ADDN NORTH OLIVE HTS PB 5 P 85 OR 7304 P 1879

SECTION 23, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: ALDWIN J JOSEPH

Dated this 14th day of December 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk