

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100579

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
05-1039-000	2019/2045	06-01-2019	LTS 40 41 BLK 17 OR 587 P 915 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57

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

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

07-19-2021
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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>07/05/2022</u>	

INSTRUCTIONS

PLUS \$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

07/27/21

Part 1: Tax Deed Application Information				
Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154		Application date	Jul 19, 2021
Property description	MCCLAIN JERSIA EDWINA EST OF 3000 N GUILLEMARD ST PENSACOLA, FL 32503 3000 N GUILLEMARD ST 05-1039-000 LTS 40 41 BLK 17 OR 587 P 915 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57		Certificate #	2019 / 2045
			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)
# 2019/2045	06/01/2019	1,284.26	64.21	1,348.47
→Part 2: Total*				1,348.47
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
# 2021/1763	06/01/2021	1,379.50	6.25	68.98
# 2020/2219	06/01/2020	1,326.62	6.25	66.33
Part 3: Total*				2,853.93
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)				4,202.40
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)				4,577.40
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:	<i>Shirley Bick, CFCI</i>		Escambia, Florida	
	Signature/Tax Collector or Designee		Date July 28th, 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

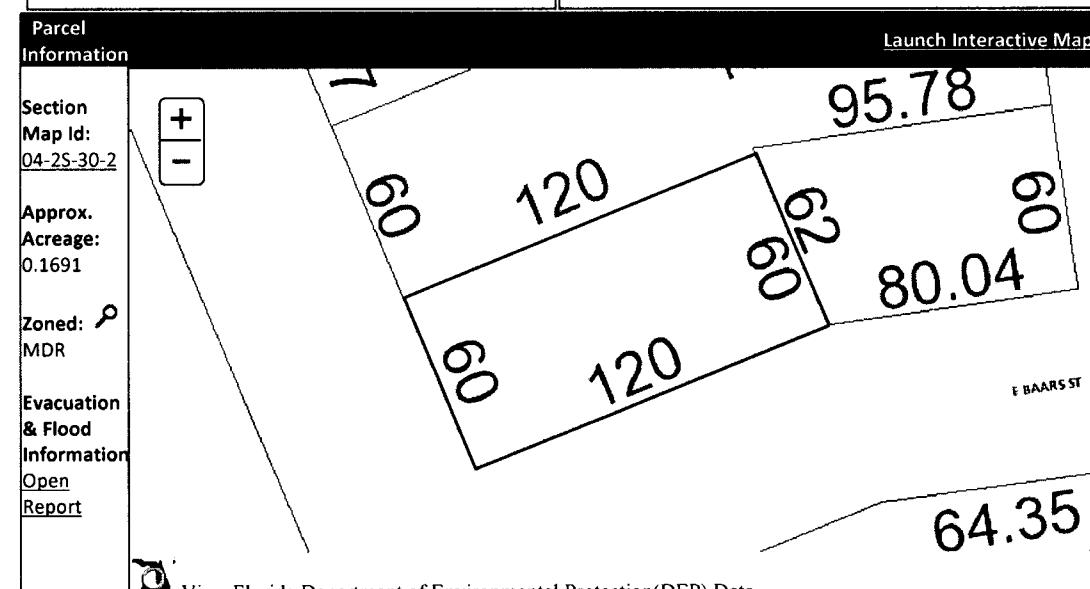
Sale List

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	042S306001040017	Year	Land	Imprv	Total	Cap Val
Account:	051039000	2021	\$6,840	\$83,859	\$90,699	\$89,211
Owners:	MCCLAIN JERSIA EDWINA EST OF	2020	\$6,840	\$74,261	\$81,101	\$81,101
Mail:	3000 N GUILLEMARD ST PENSACOLA, FL 32503	2019	\$6,840	\$70,064	\$76,904	\$76,904
Situs:	3000 N GUILLEMARD ST 32503	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	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						

Sales Data						2021 Certified Roll Exemptions
Sale Date Book Page Value Type						None
01/1971 587 915 \$3,800 WD						Official Records Inquiry
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						LTS 40 41 BLK 17 OR 587 P 915 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57
Extra Features						None



Address: 3000 N GUILLEMARD ST, Year Built: 2010, Effective Year: 2010, PA Building ID#: 72116

[Structural Elements](#)

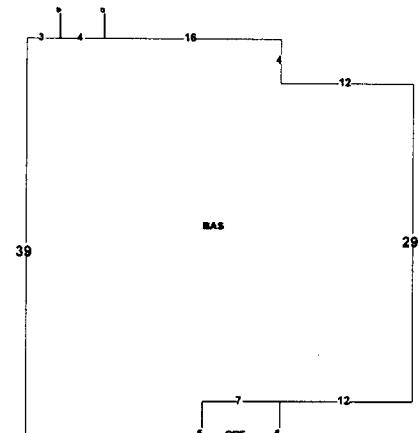
DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1
EXTERIOR WALL-SIDING-LAP.AAVG
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1265 Total SF

BASE AREA - 1203

OPEN PORCH FIN - 62



Images



9/20/17

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 03/15/2021 (tc 1570)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA** holder of **Tax Certificate No. 02045**, 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:

LTS 40 41 BLK 17 OR 587 P 915 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 051039000 (0722-16)

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

JERSIA EDWINA MCCLAIN EST OF

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 Tuesday** in the month of July, which is the **5th day of July 2022**.

Dated this 7th day of September 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



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

Tax Deed - Redemption Calculator

Account: 051039000 Certificate Number: 002045 of 2019

Redemption	No <input type="button" value="▼"/>	Application Date	07/19/2021	Interest Rate	18%
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	07/05/2022	Redemption Date	02/16/2022 
Months	12			7	
Tax Collector	\$4,577.40			\$4,577.40	
Tax Collector Interest	\$823.93			\$480.63	
Tax Collector Fee	\$6.25			\$6.25	
Total Tax Collector	\$5,407.58			\$5,064.28 <i>T.C.</i>	
Record TDA Notice	\$17.00			\$17.00	
Clerk Fee	\$119.00			\$119.00	
Sheriff Fee	\$120.00			\$120.00	—
Legal Advertisement	\$200.00			\$200.00	—
App. Fee Interest	\$82.08			\$47.88	
Total Clerk	\$538.08			\$503.88 <i>C.H.</i>	
Release TDA Notice (Recording)	\$10.00			\$10.00	
Release TDA Notice (Prep Fee)	\$7.00			\$7.00	
Postage	\$60.00			\$0.00	
Researcher Copies	\$0.00			\$0.00	
Total Redemption Amount	\$6,022.66			\$5,585.16 <u>— 120 - 200</u>	
					<i>\$5,265.16</i>
Repayment Overpayment Refund Amount				\$437.50	
Book/Page	8613			1944	

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 002045
 Redeemed Date 02/16/2022**

Name JERRY MCCLAIN 3000 N GUILLEMARD ST PENSACOLA, FL 32503

Clerk's Total = TAXDEED	\$538.08	\$5,248.16
Due Tax Collector = TAXDEED	\$5,407.58	
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: 051039000 Certificate Number: 002045 of 2019

Payor: JERRY MCCLAIN 3000 N GUILLEMARD ST PENSACOLA, FL 32503 Date 02/16/2022

Clerk's Check #	246797	Clerk's Total	\$538.08	\$ 5248.16
Tax Collector Check #	1	Tax Collector's Total	\$5,407.58	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	<u>\$6,022.66</u>	
				\$ 5,245.16

PAM CHILDERS
Clerk of the Circuit Court

Received By: ACoppage
 Deputy Clerk

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8613, Page 1944, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02045, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 051039000 (0722-16)

DESCRIPTION OF PROPERTY:

LTS 40 41 BLK 17 OR 587 P 915 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: JERSIA EDWINA MCCLAIN EST OF

Dated this 16th day of February 2022.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

amount plus Plaintiff's garnishment costs are paid in full or further order of this court.

4. All payments shall be made payable to ASSET ACCEPTANCE LLC, and mailed to P.O. Box 9065, Brandon, FL 33509.
5. The court finding that the Garnishee DID NOT engage counsel to answer the Writ of Garnishment, the Clerk of this Court is hereby directed to disburse to Plaintiff's attorney the \$100.00 deposited by Plaintiff into the registry of the Court. Garnishee is hereby allowed to deduct an additional \$5.00 from the first deduction and \$2.00 from each subsequent deduction as reimbursement for administrative costs incurred in this proceeding and may continue to deduct \$2.00 from all future deductions until the judgment is paid or until further order of this court.
6. Plaintiff's garnishment costs in the amount of \$78.00 which includes Garnishee's costs offset above, are taxed in favor of Plaintiff and against Defendant the total sum to be paid to Plaintiff being \$7447.09 plus post-judgment interest of 11.000 from the date of the judgment.
7. This Court reserves jurisdiction to enter all further orders as necessary to enforce the terms herein.

ORDERED at ESCAMBIA, County, Florida on this 5th
day of May, 2009.

Rodolfo Miro
JUDGE

Cc: Rodolfo Miro, Esq.
Attorney for Plaintiff
P.O. Box 9065
Brandon, FL 33509

ANA M JOHNSON
Defendant
5786 PINE RIDGE DR

MILTON FL 32570-7741

US POST OFFICE
Garnishee
2825 LONE OAK PKWY

EAGAN MN 55121

27527128

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

ASSET ACCEPTANCE LLC

Plaintiff,
vs.

Case No: 06SC7102

ANA M JOHNSON,

Defendant,
AND

US POST OFFICE
Garnishee.

FINAL JUDGMENT IN GARNISHMENT AND ORDER DIRECTING GARNISHEE
TO DISBURSE FUNDS AND DIRECTING THE REGISTRY OF THE COURT TO
DISBURSE GARNISHMENT DEPOSIT

This action was heard on Plaintiff's motion for Final Judgment in Garnishments and Order Directing Garnishee to Disburse Funds, and the Garnishee having filed an Answer admitting the Defendant was an employee of the Garnishee on 02/19/08, the date of service of the Continuing Writ of Garnishment, and is indebted to the Defendant for salary or wages, and Defendant having failed to respond to, nor assert any defenses to Plaintiff's Notice of Garnishment served on Defendant.

IT IS ADJUDGED:

1. Plaintiff, ASSET ACCEPTANCE LLC, shall recover from Garnishee, US POST OFFICE at 2825 LONE OAK PKWY EAGAN MN 55121, the 25% of the Defendants disposable earnings that it has withheld from Defendant's wages since 02/19/08. Garnishee shall continue to withhold from Defendant each pay period and to pay Plaintiff on pay period basis 25% of the Defendant's disposable earnings (the part of earnings remaining after the deduction of any amounts required by law to be deducted for any pay period or to no more than the amount by which the individual's disposable earnings for the pay period exceeds 30 times the federal minimum hourly wage, whichever is less) as Garnishee becomes indebted to Defendant by reason of salary or wages until the Judgment is paid in full or further order of this court.
2. The total amount of the final judgment outstanding as set out in the Plaintiff's Motion is \$7369.09 plus interest of 11.000 per year from 11/05/07.
3. The court hereby directs Garnishee to disburse any and all funds withheld from Defendant's earnings since 02/19/08, 10 days from the date of this order and to continue to withhold and disburse 25% of the Defendant's disposable earnings (the part of earnings remaining after the deduction of any amounts required by law to be deducted) for any pay period or to no more than the amount by which the individual's disposable earnings for the pay period exceeds 30 times the federal minimum hourly wage, whichever is less, on a pay period basis until the Judgment

Case: 2006 SC 007102
00042422390
Bkt: CC1036 2gt:

ERNE LEE MAGAH
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
CIVIL DIVISION
FILED & RECORDED
100 MAY - 5 - P - 2 - 25

The total amount of the final judgment outstanding as set out in the Plaintiff's motion is \$7369.09 plus post judgment interest of 11.000 per year from 11/05/07.

For administrative costs, the Garnishee may collect \$5.00 against the salary or wages of the Defendant for the first deduction and \$2.00 for each deduction thereafter.

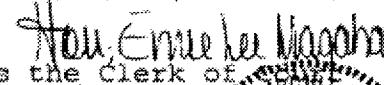
FAILURE TO FILE AN ANSWER WITHIN THE TIME REQUIRED MAY RESULT IN THE ENTRY OF JUDGMENT AGAINST THE GARNISHEE FOR THE ABOVE TOTAL AMOUNT OF \$7369.09 PLUS INTEREST OF 11.000 PER YEAR FROM THE DATE OF THE JUDGMENT, 11/05/07.

ORDERED AT ESCAMBIA County this 15 day of January,
2008.



JUDGE

I HEREBY CERTIFY that pursuant to Florida Statute 77.28, Plaintiff has deposited \$100.00 in the courts registry for the payment of part payment of attorney's fees that may be expended by garnishee for obtaining representation for filing the answer to this writ.


As the Clerk of 
By: 
Deputy Clerk

ESTACAMBIA COUNTY, FL

#27527128

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY COURT
STATE OF FLORIDA; CIVIL DIVISION

ASSET ACCEPTANCE LLC

Plaintiff,
vs.

Case No. 06SC7102

ANA M JOHNSON

Defendant,

and

US POST OFFICE,
serve INFO SYSTEM & ACCT CTR
MGR PAYROLL PROCEESING CTR
2825 LONE OAK PKWY
EAGAN MN 55121
Garnishee.

ERNE LEE MAGAHAS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
JAN 16, 2008
00014555190
COURT CLERK
COUNTY CIVIL DIVISION
FILED & RECORDED

CONTINUING WRIT FOR GARNISHMENT AGAINST SALARY OR WAGES

THE STATE OF FLORIDA:

Case: 2006 SC 007102



00014555190

0kt: cc1105 Pg#:

TO EACH SHERIFF OF THE STATE:

YOU ARE COMMANDED TO SUMMON THE GARNISHEE,
US POST OFFICE,
c/o the Registered Agent, INFO SYSTEM & ACCT CTR who is required to
serve an answer to this writ on ASSET ACCEPTANCE LLC
c/o Rodolfo J. Miro, Plaintiff's attorney, at P.O. Box 9065, Brandon,
FL 33509 within twenty (20) days plus one (1) business day after
service of this Writ, exclusive of the date of service and to
file the original with the Clerk of the Court either before service
on the Attorney or immediately thereafter. The answer shall state
whether the Garnishee is the employer of the Defendant,
employer of the Defendant, ANA M JOHNSON SS# [REDACTED] and whether
the garnishee is indebted to the Defendant by reason of salary or wages.
The Garnishee's answer shall specify the period of payment (for
example, weekly, biweekly, or monthly) and amount of salary or wages
and be based on the Defendant's earnings for the pay period during
which this writ is served on the Garnishee.

During each pay period, a portion of the Defendant's salary or wages
as it becomes due shall be held and not disposed of or transferred until
further order of this Court. The amount of salary or wages to be with-
held for each pay period shall be made in accordance with the following
paragraph. This Writ shall continue until the Plaintiff's Judgment is
paid in full or until otherwise provided by Court order.

Federal law (15 U.S.C. 1671-1673) limits the amount to be withheld
from salary or wages to no more than 25% of any individual Defendant's
disposable earnings (the part of earnings remaining after the deduction
of any amounts required by law to be deducted) for any pay period or to
no more than the amount by which the individual's disposable earnings
for the pay period exceeds 30 times the federal minimum hourly wage,
whichever is less.

Recorded in Public Records 12/31/2018 2:21 PM OR Book 8023 Page 1893,
 Instrument #2018105367, Pam Childers Clerk of the Circuit Court Escambia
 County, FL

Page 1 of 1

Recorded in Public Records 11/08/2007 at 12:34 PM OR Book 6245 Page 1057,
 Instrument #2007106189, Ernie Lee Magaha Clerk of the Circuit Court Escambia
 County, FL

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

ASSET ACCEPTANCE LLC

Plaintiff,

vs.

Case No: 06SC7102

ANA M JOHNSON

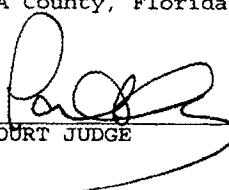
Defendant(s).

FINAL JUDGMENT

THIS CAUSE having come before the court, and the court having
 considered the court file and the affidavit of non-payment/non-compliance

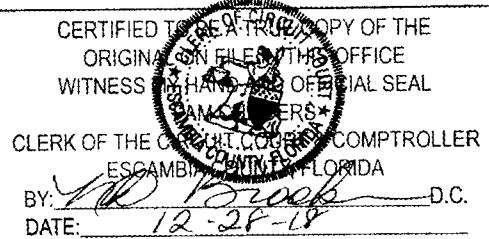
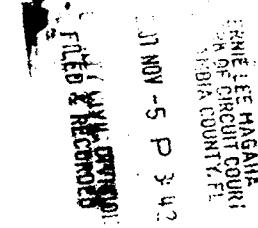
IT IS ORDERED AND ADJUDGED that final judgment is hereby entered in
 favor of Plaintiff, ASSET ACCEPTANCE LLC, P.O. Box 2036, Warren, MI, 48090,
 and against defendant, ANA M JOHNSON,
 5786 PINE RIDGE DR MILTON, FL 32570-7741
 in the sum of \$4749.36 on principal, \$4192.50 as prejudgment
 interest, \$0.00 for attorneys fees with costs of \$280.00,
 less \$1902.77 in payments, plus re-open fee of \$50.00, for a total
 sum of \$7369.09 which shall bear interest at the rate of ~~11%~~ 11%
 per year for all of which let execution issue.

DONE AND ORDERED in chambers at ESCAMBIA County, Florida on
 this 5 day of November, 2007.


 COUNTY COURT JUDGE

cc: ASSET ACCEPTANCE LLC, c/o Rodolfo J. Miro, P.O. Box 9065, Brandon, FL
 33509, Bar - 0103799

ANA M JOHNSON, 5786 PINE RIDGE DR
 MILTON, FL 32570-7741



Case: 2006 SC 007102
 00054487224
 Dkt: CC1033 Pg#:

11/40
11/40
17/80 State of Florida
Escambia County

Prepared by JOHN L. REESE,

ATTORNEY AT LAW,

321 South Palafox Street, Pensacola, Florida.

Form 148
PRINTED AND FOR SALE
MAYER PRINTING CO.
PENSACOLA, FLA.

WARRANTY DEED

REC
BOOK 587 PAGE 915

3000 N. Goliad Avenue

Know All Men by These Presents: That We, ROBERT O. SNOWDEN and ANNIE RUTH SNOWDEN, husband and wife

for and in consideration of Ten Dollars and other good and valuable considerations.

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto ANNIE MAE MORRISON, for the term of her natural life, with the right to hold, occupy or rent or lease to others, and at her death the remainder to JERIKA EDWINA MCCLAIN, and DOUGLAS BERRY DUCKWORTH, as joint tenants with the right of the survivor of them to take the share of the one predeceasing the other. their 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:

Lots 40 and 41, Block 17, Unit No. 2, North Pensacola, according to a Plat filed in Plat Book 2 at Page 6 of the Records of Escambia County, Florida.

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DRAFT OF REVENUE
1971

11-40



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

And We covenant that we 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 encumbrance, and that we & our heirs, executors and administrators, the said grantee & their 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 this 25th day of August A.D. 1971.

Signed, sealed and delivered in the presence of

John Kelly
Robert Snowden
Annie Ruth Snowden

(SEAL)
(SEAL)
(SEAL)

RECEIVED
THE PUBLIC RECORDS OF
THE STATE OF FLORIDA
JAN 20 1972
JOE ASIMEN'S CLERK
CIRCUIT COURT
11-40
434

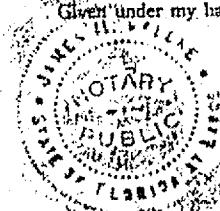
State of Florida
Escambia County

Before the subscriber personally appeared
ROBERT O. SNOWDEN

and ANNIE RUTH SNOWDEN

his wife, known to me, and known to me to be the individual so 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 25th day of August 1971.



James M. Greene
Notary Public

My commission expires Feb 1997

PROPERTY INFORMATION REPORT

April 24, 2022
Tax Account #:05-1039-000

LEGAL DESCRIPTION
EXHIBIT "A"

LTS 40 41 BLK 17 OR 587 P 915 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-1039-000(0722-16)

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: JULY 5, 2022

TAX ACCOUNT #: 05-1039-000

CERTIFICATE #: 2019-2045

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 2021 tax year.

ANNIE MAE JOHNSON AND
DOUGLAS BERRY DUCKWORTH
JERISA EDWINA MCCLAIN
3000 N GUILLEMARD ST
PENSACOLA, FL 32503

ANA M JOHNSON
5786 PINE RIDGE DR
MILTON, FL 32570-7741

ASSET ACCEPTANCE LLC
PO BOX 2036
WARREN, MI 48090

Certified and delivered to Escambia County Tax Collector, this 24th day of April, 2022.

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**

April 24, 2022

Tax Account #: **05-1039-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ANNIE MAE JOHNSON LIFE ESTATE AND JERISA EDWINA MCCLAIN AND DOUGLAS BERRY DUCKWORTH AS JOINT TENANTS WITH RIGHT OF SUVISORSHIP**

By Virtue of Warranty Deed recorded 1/20/1972 in OR 587/915

ABSTRACTOR'S NOTE: WE HAVE FOUND TWO DEATH CERTIFICATES FOR AN ANNIE MAE JOHNSON RECORDED IN OR 4895/1247 AND IN OR 1970/890 BUT WE HAVE NO WAY TO VERIFY IF THIS IS ONE IN THE SAME AS THE INDIVIDUAL WHO HOLDS TITLE. WE FIND NO EVIDENCE OF DEATH FOR JERISA EDWINA MCCLAIN OR DOUGLAS BERRY DUCKWORTH RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

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 Asset Acceptance LLC recorded 12/31/2018 – OR 8023/1893 together with Garnishment recorded 1/16/2008 – OR 6275/1842 and Garnishment Order recorded 5/12/2008 – OR 6326/636**
4. Taxes:

Taxes for the year(s) NONE are delinquent.
Tax Account #: 05-1039-000
Assessed Value: \$89,211.00
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 #: 05-1039-000 CERTIFICATE #: 2019-2045

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: April 01, 2002 to and including April 01, 2022 Abstractor: Ashley McDonald

BY

Michael A. Campbell,
As President
Dated: April 24, 2022