

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300342

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
12-0577-706	2021/5760	06-01-2021	BEG AT SE COR OF LT 2 BLK C QUINTETTE ACRES S/D PB 6 P 68 WLY ALG S LI OF LT 2 100 82/100 FT N WITH AN INTERIOR ANG OF 93 DEG 44 MIN 208 52/100 FT TO N LI OF LT 2 ELY WITH AN INTERIOR ANG OF 91 DEG 03 MIN 250 53/100 FT TO WELCOME RD SWLY ALG W LI OF WELCOME RD 260 15/100 FT TO POB OR 1082 P 115 OR 2375 P 473 OR 8069 P 1684

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

04-26-2023
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>12/06/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT SE COR OF LT 2 BLK C QUINTETTE ACRES S/D PB 6 P 68 WLY ALG S LI OF LT 2 100 82/100 FT N WITH AN INTERIOR ANG OF 93 DEG 44 MIN 208 52/100 FT TO N LI OF LT 2 ELY WITH AN INTERIOR ANG OF 91 DEG 03 MIN 250 53/100 FT TO WELCOME RD SWLY ALG W LI OF WELCOME RD 260 15/100 FT TO POB OR 1082 P 115 OR 2375 P 473 OR 8069 P 1684



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

1223-52

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 26, 2023
Property description	BLOUNT ALICE F EST OF MITCHELL THALIA R 315 WELCOME CIR CANTONMENT, FL 32533 315 WELCOME CIR 12-0577-706 BEG AT SE COR OF LT 2 BLK C QUINTETTE ACRES S/D PB 6 P 68 WLY ALG S LI OF LT 2 100 82/100 FT N WITH (Full legal attached.)	Certificate #	2021 / 5760
		Date certificate issued	06/01/2021

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)
# 2021/5760	06/01/2021	596.43	29.82	626.25
→Part 2: Total*				626.25

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)
# 2022/6272	06/01/2022	605.23	6.25	30.26	641.74
Part 3: Total*					641.74

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)	1,267.99
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,614.77
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)	3,257.76

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: <u><i>Jennifer N. Cassidy</i></u> Signature, Tax Collector or Designee	Escambia, Florida Date <u>May 8th, 2023</u>
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Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

+ \$6.25



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:	342N311400021003	Year	Land	Imprv	Total	Cap Val
Account:	120577706	2022	\$9,856	\$97,809	\$107,665	\$107,665
Owners:	BLOUNT ALICE F EST OF MITCHELL THALIA R SIMMONS STEPHANIE M	2021	\$9,856	\$77,011	\$86,867	\$59,322
Mail:	315 WELCOME CIR CANTONMENT, FL 32533	2020	\$9,856	\$68,433	\$78,289	\$58,503
Situs:	315 WELCOME CIR 32533	Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
03/26/2019	8069	1684	\$100	QC	🔑	Legal Description 🔑 BEG AT SE COR OF LT 2 BLK C QUINTETTE ACRES S/D PB 6 P 68 WLY ALG S LI OF LT 2 100 82/100 FT N WITH AN INTERIOR...
03/1987	2375	473	\$22,300	WD	🔑	
02/1987	2353	743	\$100	CT	🔑	
01/1977	1082	115	\$18,900	WD	🔑	
01/1976	978	404	\$100	OT	🔑	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features FRAME SHED

Section Map Id:
34-2N-31

Approx. Acreage:
0.8688

Zoned: 🔑
LDR

Evacuation & Flood Information
[Open Report](#)

200

250.53

208.52

260.15

198.37

100.82

134.94

303.96

[Launch Interactive Map](#)


🔑 [View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

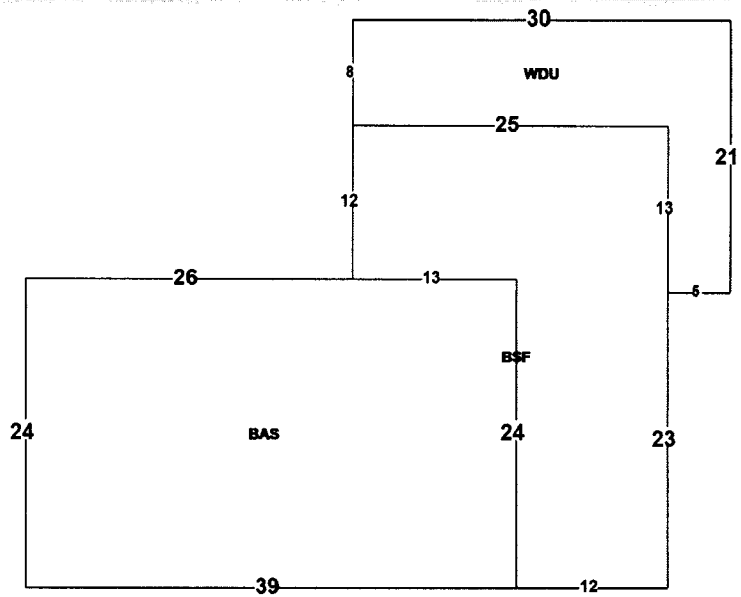
Address: 315 WELCOME CIR, Year Built: 1972, Effective Year: 1972, PA Building ID#: 13154

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
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-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1829 Total SF

BASE AREA - 936
BASE SEMI FIN - 588
WOOD DECK UNF - 305



Images



2/5/2019 12:00:00 AM

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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023037823 5/11/2023 4:14 PM
OFF REC BK: 8975 PG: 1927 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 05760**, issued the **1st day of June, A.D., 2021** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT SE COR OF LT 2 BLK C QUINTETTE ACRES S/D PB 6 P 68 WLY ALG S LI OF LT 2 100 82/100 FT N WITH AN INTERIOR ANG OF 93 DEG 44 MIN 208 52/100 FT TO N LI OF LT 2 ELY WITH AN INTERIOR ANG OF 91 DEG 03 MIN 250 53/100 FT TO WELCOME RD SWLY ALG W LI OF WELCOME RD 260 15/100 FT TO POB OR 1082 P 115 OR 2375 P 473 OR 8069 P 1684

SECTION 34, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120577706 (1223-52)

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

EST OF ALICE F BLOUNT and THALIA R MITCHELL and STEPHANIE M SIMMONS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of December, which is the **6th day of December 2023**.

Dated this 10th day of May 2023.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

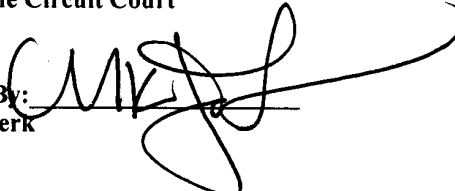
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 120577706 Certificate Number: 005760 of 2021

Payor: STEPHANIE SIMMONS 315 WELCOME CIR CANTONMENT, FL 32533 Date 6/26/2023

Clerk's Check #	457025940	Clerk's Total	\$555.52
Tax Collector Check #	1	Tax Collector's Total	\$3,654.94
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,287.46

REDUCED
\$ 3,529.62

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>

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023050757 6/26/2023 11:06 AM
OFF REC BK: 8998 PG: 1502 Doc Type: RTD

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 8975, Page 1927, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05760, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 120577706 (1223-52)

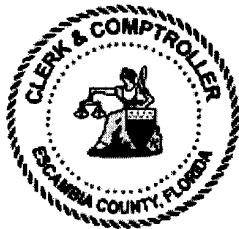
DESCRIPTION OF PROPERTY:

BEG AT SE COR OF LT 2 BLK C QUINTETTE ACRES S/D PB 6 P 68 WLY ALG S LI OF LT 2 100
82/100 FT N WITH AN INTERIOR ANG OF 93 DEG 44 MIN 208 52/100 FT TO N LI OF LT 2 ELY
WITH AN INTERIOR ANG OF 91 DEG 03 MIN 250 53/100 FT TO WELCOME RD SWLY ALG W LI
OF WELCOME RD 260 15/100 FT TO POB OR 1082 P 115 OR 2375 P 473 OR 8069 P 1684

SECTION 34, TOWNSHIP 2 N, RANGE 31 W

NAME IN WHICH ASSESSED: EST OF ALICE F BLOUNT and THALIA R MITCHELL and STEPHANIE
M SIMMONS

Dated this 26th day of June 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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 #: 12-0577-706 CERTIFICATE #: 2021-5760

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: September 22, 2003 to and including September 22, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: September 25, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 25, 2023

Tax Account #: **12-0577-706**

1. The Grantee(s) of the last deed(s) of record is/are: **ALICE F. BLOUNT, THALIA R. MITCHELL AND STEPHANIE M. SIMMONS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

By Virtue of Warranty Deed recorded 4/2/1987 in OR 2375/473 and Quit Claim Deed recorded 03/28/2019 - OR 8069/1684

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 Credit Acceptance Corporation recorded 03/19/2009 – OR 6438/1377 together with Final Judgment of Garnishment recorded 11/06/2014 - OR 7254/1585**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 12-0577-706

Assessed Value: \$107,665.00

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.

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: _____ **DEC 6, 2023**
TAX ACCOUNT #: _____ **12-0577-706**
CERTIFICATE #: _____ **2021-5760**

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 | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify City of Pensacola, P.O. Box 12910, 32521 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2022</u> tax year. |

ALICE BLOUNT
THALIA R MITCHELL
STEPHANIE M SIMMONS
315 WELCOME CIR
CANTONMENT, FL 32533

CREDIT ACCEPTANCE CORP
25505 W 12 MILE RD SUITE 3000
SOUTHFIELD, MI 48034

STEPHANIE SIMMONS
1201 HAWTHORN DR
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 25th day of September, 2023.

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

September 25, 2023

Tax Account #:12-0577-706

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT SE COR OF LT 2 BLK C QUINTETTE ACRES S/D PB 6 P 68 WLY ALG S LI OF LT 2 100
82/100 FT N WITH AN INTERIOR ANG OF 93 DEG 44 MIN 208 52/100 FT TO N LI OF LT 2 ELY
WITH AN INTERIOR ANG OF 91 DEG 03 MIN 250 53/100 FT TO WELCOME RD SWLY ALG W LI
OF WELCOME RD 260 15/100 FT TO POB OR 1082 P 115 OR 2375 P 473 OR 8069 P 1684**

SECTION 34, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-0577-706(1223-52)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

5.00 111.50
107.50
112.50

DRBOOK 2375R 473

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Grantee Address:
315 Welcome Circle
Pensacola, Florida

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That LANDMARK EQUITY CORPORATION OF FLORIDA, a corporation, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto ALICE F. BLOUNT, her heirs, personal representatives and assigns forever, the following described real property, situated, lying and being in the County of Escambia State of Florida: THE FOLLOWING DESCRIBED PROPERTY IS BEING SOLD AS IS:

5 3 4 6 7 6

Beginning at the SE corner of Lot 2, Block C Quintette Acres Subdivision, being a portion of the North 1/2 of the East 1/2 of Section 34, Township 2 North, Range 31 West, Plat Book 6 at page 68, Escambia County, Florida, thence Westerly along South line of Lot 2 a distance of 100.82 feet; thence North with an interior angle of 59° 44' a distance of 208.52 feet to the North line of said Lot 2, thence Easterly with an interior angle of 91° 03' a distance of 250.53 feet to Welcome Road, thence Southwesterly along the West line of Welcome Road a distance of 260.15 feet to the Point of Beginning. Also known as: 315 Welcome Circle, Cantonment, Florida.

FILED AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

APR 2 1987
IN BOOK 2375R PAGE 473
JOE A. FLOWERS, COMPTROLLER
ESCAMBIA COUNTY

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

And the corporation covenants that it is well seized of an indefeasible estate in fee simple in the said property and has a good right to convey the same; that it is free of lien or encumbrance, and that it, its successors and assigns, the said grantee, her heirs, personal representatives and assigns, in quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, the corporation, grantor, pursuant to due and legal action of its Board of Directors, has executed this deed by causing its name to be signed by its President, and its corporate seal to be affixed this 26th day of March, 1987.

Signed, sealed and delivered in the presence of:
Wendy S. Woodridge
Dianna J. Anderson
Witnesses

LANDMARK EQUITY CORPORATION OF FLORIDA
By: Harry E. Williams
Vice President

(CORPORATE SEAL)

STATE OF MARYLAND
COUNTY OF Montgomery

Before the subscriber personally appeared Harry E. Williams, Senior Vice President, known to me and known to me to be the individual described by that name who executed the foregoing instrument, and to be the Vice President of Landmark Equity Corporation of Florida, a corporation, and acknowledged and declared that he as President of the corporation, and being duly authorized by it, signed its name and affixed its seal to and executed the above instrument for it as its act and deed.

Given under my hand and official seal this 26th day of March, 1987.

This instrument prepared by:
Eric Eggen, of
Eggen & Rasmussen
Suite 13, 4300 Bayou Blvd.
Pensacola, Florida 32503

D. S. PD. 111.50
DATE 4-2-87
JOE A. FLOWERS, COMPTROLLER
BY: J. A. Flowers D.C.
CERT. REG. #59-2043328-27-01

Ninia E. [Signature]
NOTARY PUBLIC

My Commission Expires 4/1/90



This Instrument Prepared By:
Alice F. Blount
315 Welcome Circle
Cantonment, FL 32533

Space Above For Recording Data

QUIT CLAIM DEED

This Quit Claim Deed, Executed The 26th Day Of March, 2019
By Alice F. Blount, a single woman Whose Post Office Address Is 315 Welcome Circle, Cantonment, FL 32533 First Party.

TO Alice F. Blount, a single woman, Thalia R. Mitchell, a married woman and Stephanie M. Simmons, a single woman, As Joint Tenants With Rights of Survivorship Whose Post Office Address Is 315 Welcome Circle, Cantonment, FL 32533 Second Party. (Wherever Used Herein The Terms , First Party And , Second Party, Include All Parties To This Instrument And The Heirs, Legal Representatives, And The Successors And Assigns Of Corporations Wherever The Context So Admits Or Requires)

Witnesseth, That The First Party, For And In Consideration Of The Sum Of \$ 10.00 (Ten Dollar)
In Hand Paid By The Said Second Party, The Receipt Whereof Is Hereby Acknowledged, Does Hereby Remise, Release, And Quit Claim Unto The Second Party Forever, All The Right, Title, Interest, Claim And Demand Which The Said First Party Has In And To The Following Described Lot ,Piece Or Parcel Of Land, Situated, Lying And Being In The County Of Escambia, State Of Florida, To Wit:

PARCEL ID# 342N311400021003 KNOWN AS: 315 WELCOME CIRCLE, CANTONMENT, FL 32533
BEG AT SE COR OF LT 2 BLK C QUINTETTE ACRES S/D PB 6 P 68 WLY ALG S LI OF LT 2 100 82/100 FT N WITH AN INTERIOR ANG OF 93 DEG 44 MIN 208 52/100 FT TO N LI OF LT 2 ELY WITH AN INTERIOR ANG OF 91 DEG 03 MIN 250 53/100 FT TO WELCOME RD SWLY ALG W LI OF WELCOME RD 260 15/100 FT TO POB OR 1082 P 115 OR 2375 P 473

To Have And To Hold The Same Together With All And Singular The Appurtenances Thereunto Belonging Or In Anywise Appertaining, And All The Estate, Right, Title, Interest, Lien, Equity And Claim Whatsoever Of The Said First Party, Either In Law Or Equity To The Only Proper Use, Benefit And Behoof Of The Said Second Party Forever.

Signed, Sealed And Delivered In The Presence Of:

Edward J. Smith
Witness Signature (To Grantor)
Printed Name Edward J. Smith

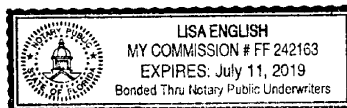
Alice F. Blount
Grantor Signature Alice F. Blount

Lisa English
Witness Signature (To Grantor)
Printed Name Lisa English

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

The Foregoing Instrument Was Acknowledged Before Me This March 26, 2019
By ALICE F. BLOUNT Who Is Personally Known To Me Or Who Has Produced A FLORIDA DRIVERS LICENSES As Identification.

Lisa English
Notary Signature



IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

CASE NO: 2008-CC-886

CREDIT ACCEPTANCE CORP.

Plaintiff

DEFAULT FINAL JUDGMENT

vs.

STEPHANIE SIMMONS

Defendant(s)

THIS CAUSE having coming on before me upon the motion of the Plaintiff herein, and the Court finding that a Default was entered, and being otherwise fully advised in the premises, it is:

ORDERED AND ADJUDGED that:

Plaintiff whose address is 25505 W. 12 Mile Road, Suite-3000, Southfield, MI 48034 shall recover from Defendant(s) STEPHANIE SIMMONS the principal sum of \$7,581.48, court costs in the amount of \$275.00, interest in the amount of \$984.96 and in addition attorney's fees in the amount of \$ 750, that shall bear interest at the rate of 11% per annum for all of the above let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete under oath the Fact Information Sheet (Florida Rules of Civil Procedure Form 1.977), and return it to the Plaintiff's attorney, within 45 days from the date of this Judgment, unless the Judgment is satisfied or a post judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney. The Fact Information Sheet need not be recorded in the Public Records.

DONE AND ORDERED at Pensacola, Escambia County, Florida on this the 6th day of August, 2008.

[Signature]
COUNTY COURT JUDGE

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"

BY: *[Signature]* D.C.

Copies furnished to:
HAYT, HAYT & LANDAU
7765 S.W. 87 Ave, Suite 101
Miami, FL 33173

XXX-XX-1451
STEPHANIE SIMMONS
1201 Hawthorn Dr
Pensacola, Florida, 32507
07-35084-0 2883537

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2008 NOV 25 P 3:34
COUNTY CIVIL DIVISION
FILED & RECORDED

Case: 2008 CC 000886
00074187503
Dkt: CC1033 Pg#: 1

CREDIT ACCEPTANCE CORP.
Plaintiff

vs.

STEPHANIE SIMMONS
Defendant

and

PENSACOLA SNF LLC
Garnishee

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

CASE NO: 2008-CC-886

FINAL JUDGMENT OF CONTINUING
WRIT OF GARNISHMENT

2014 NOV -5 - P 2 39
CLERK OF COURT
ESCAMBIA COUNTY, FL

THIS CAUSE having come to be heard on the Plaintiff's Motion for Final Judgment of Continuing Garnishment, and the Court finding the Garnishee is indebted to the Defendant it is hereby:

ORDERED AND ADJUDGED as follows:

1. That the above named Garnishee shall pay unto the above named Plaintiff the sum it has withheld from the Defendant's wages in accordance with the Continuing Writ of Garnishment since the date of service of the writ.

2. This Final Judgment of Garnishment shall act as a Continuing Writ of Garnishment to the judgment debtor's employer who shall continue to pay unto Plaintiff, that portion of Defendant's salary or wages not to exceed 25% of Defendant's disposable earnings for the workweek or the amount by which his/her disposable earnings for that week exceed 30 times the minimum wage under Section 6(a) (1) of the Fair Labor Act of 1938 (29 U.S.C. 206(a) (1), as amended, as same become due, whichever is less, until the judgment is satisfied or until otherwise provided by Court Order; Section 77.0305, Florida Statutes.

3. The total amount of the Final Judgment outstanding is \$14,567.55, which shall continue to accrue interest in accordance with Section 55.03, Florida Statutes.

4. The Clerk of the Court shall disburse the \$100.00 statutory fee that was deposited in the court registry pursuant to Florida Statute 77.28 unto the counsel for the Plaintiff. The Plaintiff's garnishment costs of \$128.00 are hereby taxed against the above named Defendant.

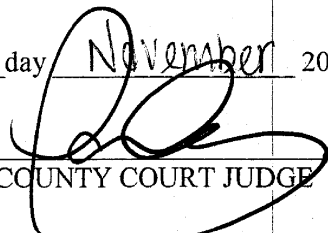
CASE NUMBER: 2008-CC-886
FINAL JUDGMENT OF CONTINUING
WRIT OF GARNISHMENT

5. Garnishee shall collect up to \$5.00 (Five Dollars) against the salary or wages of the Defendant for administrative costs for the first deduction and up to \$2.00 (Two Dollars) for each deduction thereafter.

6. Garnishee shall send payments to HAYT, HAYT & LANDAU, P.L., 7765 SW 87 Avenue, Suite 101 Miami, Florida 33173.

7. Garnishee is directed to notify the court and the Plaintiff in writing upon the termination of Defendant's employment.

DONE AND ORDERED on this 5th day November 2014.


COUNTY COURT JUDGE

Copies Furnished to:

HAYT, HAYT & LANDAU, P.L.
7765 SW 87 Avenue, Suite 101
Miami, Florida 33173 ✓

STEPHANIE SIMMONS
315 WELCOME CIR
CANTONMENT, FL 32533 ✓

PENSACOLA SNF LLC
c/o ORINE JOSEPH ✓
4512 FARRAGUT RD
BROOKLYN NY 11203

11-6-2014
(K)

HHL File No.: 65485



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

January 7, 2025

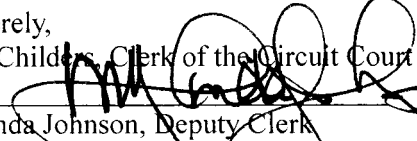
Stephanie Simmons
315 Welcome Cir
Cantonment FL 32533

To Whom it May Concern,

Our records indicate that a check was mailed to you in relation to a Tax Deed case. The Escambia County check referenced below has not been cashed. State law requires us to report and remit the funds to the State if you have not claimed your property. Please contact us no later than two weeks from the date of this letter. We can reissue the check upon request. You can contact me at 850-595-4813 or email me at taxdeeds@escambiaclerk.com.

Tax Deed case #:	Payable to:	Check #	Amount:
21TD05140	S. SIMMONS	9000 3565Z	\$1.20

If no response is received from you within two weeks from the date of this letter, we will report and remit your monies to the State of Florida Unclaimed Properties Division. If you have any questions, please contact Mylinda Johnson at 850-595-4813.

Sincerely,
Pam Childers, Clerk of the Circuit Court
By: 
Mylinda Johnson, Deputy Clerk