



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0224.44 DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ATCF II FLORIDA-B LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 27, 2023
Property description	EZELL MARGARET A 1/6 INT EZELL ARLESTER 1/6 INT PO BOX 198 GONZALEZ, FL 32560 OFF MCKENZIE RD 12-0664-400 BEG AT NW COR OF SW1/4 OF NW1/4 OF SEC SLY ALG W LI OF SEC 630 FT 90 DEG 46 MIN LEFT AND ELY 374 83/ (Full legal attached.)	Certificate #	2021 / 5788
		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)
# 2021/5788	06/01/2021	364.48	75.10	439.58
<b>→Part 2: Total*</b>				<b>439.58</b>

## 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)
# 2022/6302	06/01/2022	386.88	6.25	19.34	412.47
<b>Part 3: Total*</b>					<b>412.47</b>

## 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)	852.05
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	328.51
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. <b>Total Paid (Lines 1-6)</b>	<b>1,555.56</b>

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: Jennifer N. Cassidy Escambia, Florida  
Signature, Tax Collector or Designee Date June 7th, 2023

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

+ \$6.25

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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>2-7-2024</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 NW COR OF SW1/4 OF NW1/4 OF SEC SLY ALG W LI OF SEC 630 FT 90 DEG 46 MIN LEFT AND ELY 374 83/100 FT TO POB CONT ALG SAME LI 253 83/100 FT 90 DEG 46 MIN RIGHT AND SLY 360 FT 89 DEG 14 MIN RIGHT AND WLY 253 83/100 FT 90 DEG 46 MIN RIGHT AND NLY 360 FT TO POB OR 2078 P 929 OR 4620 P 870 OR 6121 P 287/290 DOCKET #13 P 403 OR 6369 P 918 OR 6407 P 663

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300458

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
ATCF II FLORIDA-B LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239,

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
12-0664-400	2021/5788	06-01-2021	BEG AT NW COR OF SW1/4 OF NW1/4 OF SEC SLY ALG W LI OF SEC 630 FT 90 DEG 46 MIN LEFT AND ELY 374 83/100 FT TO POB CONT ALG SAME LI 253 83/100 FT 90 DEG 46 MIN RIGHT AND SLY 360 FT 89 DEG 14 MIN RIGHT AND WLY 253 83/100 FT 90 DEG 46 MIN RIGHT AND NLY 360 FT TO POB OR 2078 P 929 OR 4620 P 870 OR 6121 P 287/290 DOCKET #13 P 403 OR 6369 P 918 OR 6407 P 663

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  
ATCF II FLORIDA-B LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239

04-27-2023  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode  Account  Parcel ID →

[Printer Friendly Version](#)


<b>General Information</b> <b>Parcel ID:</b> 362N312301003001 <b>Account:</b> 120664400 <b>Owners:</b> EZELL MARGARET A 1/6 INT EZELL ARLESTER 1/6 INT EZELL NAT EST OF 2/6 INT EZELL JOHN L 1/6 INT... <b>Mail:</b> PO BOX 198 GONZALEZ, FL 32560 <b>Situs:</b> OFF MCKENZIE RD 32533 <b>Use Code:</b> VACANT RESIDENTIAL <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>\$22,680</td> <td>\$0</td> <td>\$22,680</td> <td>\$22,680</td> </tr> <tr> <td>2021</td> <td>\$22,680</td> <td>\$0</td> <td>\$22,680</td> <td>\$22,207</td> </tr> <tr> <td>2020</td> <td>\$22,680</td> <td>\$0</td> <td>\$22,680</td> <td>\$20,189</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"><b>File for New Homestead Exemption Online</b></p>	Year	Land	Imprv	Total	Cap Val	2022	\$22,680	\$0	\$22,680	\$22,680	2021	\$22,680	\$0	\$22,680	\$22,207	2020	\$22,680	\$0	\$22,680	\$20,189
Year	Land	Imprv	Total	Cap Val																	
2022	\$22,680	\$0	\$22,680	\$22,680																	
2021	\$22,680	\$0	\$22,680	\$22,207																	
2020	\$22,680	\$0	\$22,680	\$20,189																	

<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>12/18/2008</td> <td>6407</td> <td>663</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>08/27/2008</td> <td>6369</td> <td>918</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>03/2007</td> <td>6121</td> <td>290</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>03/2007</td> <td>6121</td> <td>287</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>10/2000</td> <td>4620</td> <td>870</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>11/1983</td> <td>2078</td> <td>929</td> <td>\$100</td> <td>QC</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers  Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/18/2008	6407	663	\$100	CJ		08/27/2008	6369	918	\$100	OT		03/2007	6121	290	\$100	QC		03/2007	6121	287	\$100	QC		10/2000	4620	870	\$100	OT		11/1983	2078	929	\$100	QC		<b>2022 Certified Roll Exemptions</b> None <hr/> <b>Legal Description</b> BEG AT NW COR OF SW1/4 OF NW1/4 OF SEC SLY ALG W LI OF SEC 630 FT 90 DEG 46 MIN LEFT AND ELY 374 83/100 FT TO POB... <hr/> <b>Extra Features</b> None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																						
12/18/2008	6407	663	\$100	CJ																																							
08/27/2008	6369	918	\$100	OT																																							
03/2007	6121	290	\$100	QC																																							
03/2007	6121	287	\$100	QC																																							
10/2000	4620	870	\$100	OT																																							
11/1983	2078	929	\$100	QC																																							

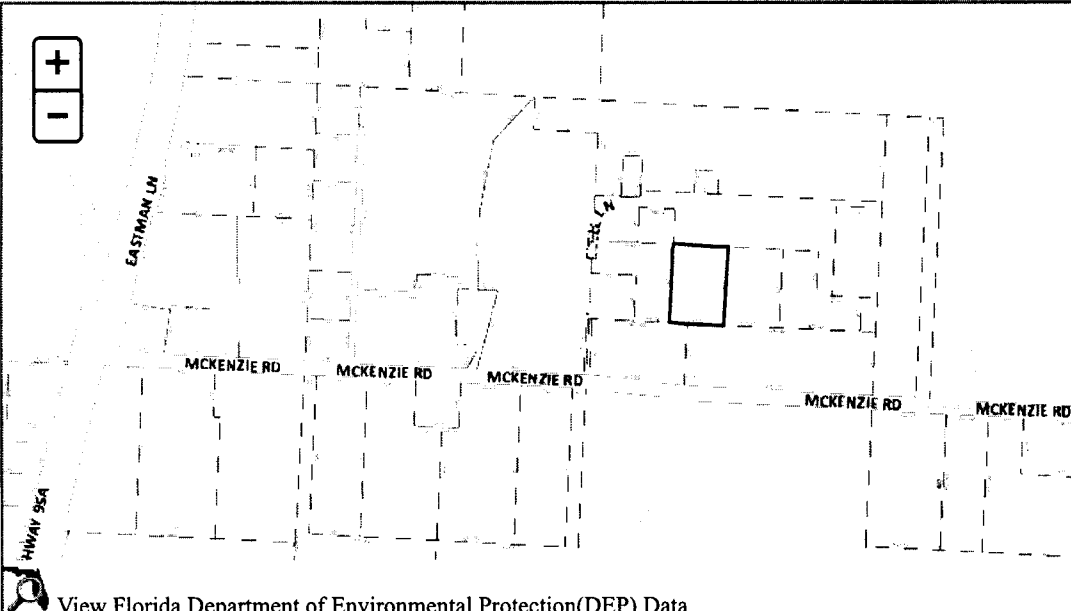
**Parcel Information** [Launch Interactive Map](#)

Section  
Map Id:  
36-2N-31

Approx.  
Acreage:  
2.0978

Zoned:   
LDR  
LDR

Evacuation  
& Flood  
Information  
Open  
Report



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

Buildings

Images

None

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:06/07/2023 (tc.7341)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA - B LLC holder of Tax Certificate No. 05788, 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 NW COR OF SW1/4 OF NW1/4 OF SEC SLY ALG W LI OF SEC 630 FT 90 DEG 46 MIN LEFT AND ELY 374 83/100 FT TO POB CONT ALG SAME LI 253 83/100 FT 90 DEG 46 MIN RIGHT AND SLY 360 FT 89 DEG 14 MIN RIGHT AND WLY 253 83/100 FT 90 DEG 46 MIN RIGHT AND NLY 360 FT TO POB OR 2078 P 929 OR 4620 P 870 OR 6121 P 287/290 DOCKET #13 P 403 OR 6369 P 918 OR 6407 P 663**

**SECTION 36, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120664400 (0224-44)**

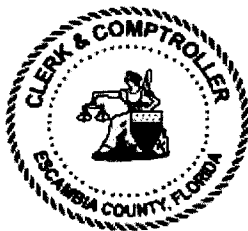
The assessment of the said property under the said certificate issued was in the name of

**MARGARET A EZELL and ARLESTER EZELL and EST OF NAT EZELL and JOHN L EZELL and ARNETTE EZELL**

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 February, which is the **7th** day of February 2024.

Dated this 12th day of June 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: 120664400 Certificate Number: 005788 of 2021**

**Payor: DAVID THOMPkins PO BOX 846 GONZALEZ FL 32560      Date 8/14/2023**

Clerk's Check #	1	Clerk's Total	<del>\$524.40</del> <b>\$1818.50</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$1795.14</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,396.54</del>

**\$1835.50**  
 + 64.24 fee  
**\$1,899.74**

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:  
 Deputy Clerk

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 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 # 2021 TD 005788**

**Redeemed Date 8/14/2023**

**Name DAVID THOMPkins PO BOX 846 GONZALEZ FL 32560**

Clerk's Total = TAXDEED	\$524.40	<del>\$1818.50</del>
Due Tax Collector = TAXDEED	\$1,795.14	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

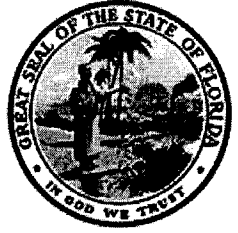
• For Office Use Only

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**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**  
**Account: 120664400 Certificate Number: 005788 of 2021**

Redemption  Yes  No     
 Application Date      
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="2/7/2024"/>	Redemption Date <input type="text" value="8/14/2023"/> 
Months	10	4
Tax Collector	<input type="text" value="\$1,555.56"/>	<input type="text" value="\$1,555.56"/>
Tax Collector Interest	\$233.33	\$93.33
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,795.14	<input type="text" value="\$1,655.14"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$68.40	\$27.36
Total Clerk	\$524.40	<input type="text" value="\$483.36"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,396.54	\$2,155.50
	Repayment Overpayment Refund Amount	\$241.04

## 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 8992, Page 850, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05788, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 120664400 (0224-44)

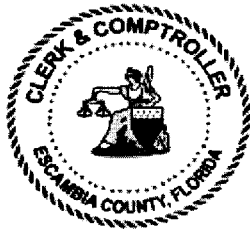
### DESCRIPTION OF PROPERTY:

**BEG AT NW COR OF SW1/4 OF NW1/4 OF SEC SLY ALG W LI OF SEC 630 FT 90 DEG 46 MIN  
LEFT AND ELY 374 83/100 FT TO POB CONT ALG SAME LI 253 83/100 FT 90 DEG 46 MIN RIGHT  
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OR 6407 P 663**

**SECTION 36, TOWNSHIP 2 N, RANGE 31 W**

NAME IN WHICH ASSESSED: MARGARET A EZELL and ARLESTER EZELL and EST OF NAT EZELL  
and JOHN L EZELL and ARNETTE EZELL

Dated this 14th day of August 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 #: 12-0664-400 CERTIFICATE #: 2021-5788

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: November 8, 2003 to and including November 8, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: November 28, 2023

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

November 28, 2023

Tax Account #: **12-0664-400**

The Grantee(s) of the last deed(s) of record is/are: **DAVID L THOMPkins JR, ESTATE OF NAT EZELL, JOHN LEE EZELL, ARLESTER EZELL AND ARNETTE EZELL**

**By Virtue of Quit Claim Deed recorded 8/15/2023 in OR 9023/1657, Quit Claim Deed recorded 6/19/1985 in OR 2078/929, Petition for Summary Administration of the Estate of Nat Ezell recorded 10/4/1994 and Order of Final Discharge of Administration of Estate of Mattie B Ezell filed 7/14/1960 in Docket #13 Page 403**

**ABSTRACTOR'S NOTE: THE ESTATE OF NAT EZELL CASE #92-1208-CP-03 WAS NEVER COMPLETED. THE HEIRS WERE NAMED IN THE PETITION FOR SUMMARY ADMINISTRATION.**

1. The land covered by this Report is: **See Attached Exhibit "A"**
2. 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 10/8/1998 OR 4321/1768**
  - b. **MSBU Lien in favor of Escambia County recorded 9/20/1999 OR 4470/337**
  - c. **Certificate of Delinquency recorded 1/17/2008 OR 6276/369**
  - d. **Certificate of Delinquency recorded 12/8/2003 OR 5302/794**
  - e. **Certificate of Delinquency recorded 3/20/2012 OR 6833/1878**
  - f. **Judgment in favor of Twin City Federal Financial Services Inc recorded 1/16/2004 OR 5327/1718**
  - g. **Judgment in favor of Capital One Bank recorded 3/18/2008 OR 6301/1563**
  - h. **Civil Restitution Lien in favor of Escambia County recorded 11/1/2004**
  - i. **Judgment in favor of Escambia County recorded 11/29/2004 OR 5530/1524**
  - j. **Judgment in favor of State Farm Mutual Automobile Insurance Company and Julie Johnson recorded 4/26/2010 OR 6583/1903**

3. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 12-0664-400**

**Assessed Value: \$22,680.00**

**Exemptions: NONE**

4. 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:** FEB 7, 2024

**TAX ACCOUNT #:** 12-0664-400

**CERTIFICATE #:** 2021-5788

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.

<b>YES</b>	<b>NO</b>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

**DAVID L THOMPkins JR**  
**PO BOX 846**  
**GONZALEZ, FL 32560**

**ARLESTER EZELL AKA JAMES**  
**ARLESTER EZELL**  
**PO BOX 308**  
**MOLINO, FL 32577**

**ARNETTE EZELL FOUNTAIN AND JOHN**  
**LEE EZELL NKA JOHN LEE BROOKS**  
**6501 HWY 98 W APT 123**  
**PENSACOLA, FL 32506**

**ESTATE OF NAT EZELL, JOHN L EZELL**  
**ARNETTE EZELL AND ARLESTER EZELL**  
**C/O PO BOX 940**  
**CANTONMENT, FL 32533**

**ESTATE OF NAT EZELL, JOHN L EZELL,**  
**ARNETTE EZELL AND ARLESTER EZELL**  
**5524 SUNBURST LN**  
**PENSACOLA, FL 32507-8704**

**ARNETTE EZELL FOUNTAIN**  
**PO BOX 3725**  
**LA CROSSE, WI 54601**

**JAMES A EZELL**  
**HWY 95 A CHIPPER RD**  
**CANTONMENT, FL 32533**

**JONATHAN BROOKS**  
**4618 GLADSTONE DR**  
**PENSACOLA, FL 32514**

**JOHN L EZELL**  
**1139 MEDFORD AVE**  
**PENSACOLA, FL 32505**

**JAMES A EZELL**  
**51 EAST GREGORY STREET**  
**PENSACOLA, FL 32501**

**CONTINUED ON PAGE 4**

**CONTINUED FROM PAGE 3**

**JAMES ARLESTER EZELL  
1348 TATE SCHOOL ROAD  
CANTONMENT, FL 32533**

**DOR CHILD SUPPORT DOMESTIC RELATIONS  
3670B NORTH "L" STREET  
PENSACOLA, FL 32505**

**STATE FARM MUTUAL AUTOMOBILE  
INSURANCE COMPANY AND JULIE JOHNSON  
7401 CYPRESS GARDENS BOULEVARD  
WINTER HAVEN, FL 33888**

**CLERK OF CIRCUIT COURT  
DIVISION ENFORCEMENT  
1800 WEST ST MARY'S ST  
PENSACOLA, FL 32501**

**CAPITAL ONE BANK  
PO BOX 6700  
NORCROSS, GA 30091-6700**

**TWIN CITY FEDERAL FINANCIAL  
SERVICES, INC  
ADDRESS UNKNOWN**

**Certified and delivered to Escambia County Tax Collector, this                      day of November, 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**

**November 28, 2023**

**Tax Account #:12-0664-400**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT NW COR OF SW1/4 OF NW1/4 OF SEC SLY ALG W LI OF SEC 630 FT 90 DEG 46 MIN  
LEFT AND ELY 374 83/100 FT TO POB CONT ALG SAME LI 253 83/100 FT 90 DEG 46 MIN RIGHT  
AND SLY 360 FT 89 DEG 14 MIN RIGHT AND WLY 253 83/100 FT 90 DEG 46 MIN RIGHT AND  
NLY 360 FT TO POB DOCKET #13 P 403 OR 2078 P 929 OR 4620 P 870 OR 9023 P 1657**

**SECTION 36, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-0664-400(0224-44)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY. PROPERTY APPEARS TO HAVE NO ACCESS.**

Recorded in Public Records 8/15/2023 12:09 PM OR Book 9023 Page 1657,  
Instrument #2023065044, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00 Deed Stamps \$0.70

**Prepared By:**  
Margaret Ann Ezell  
2250 Ezell Lane  
Cantonment, FL 32533

**STATE OF FLORIDA**  
**COUNTY OF ESCAMBIA**

**Quit Claim Deed**

**Parcel I.D. #: 362N312301003001**  
**Tax Account Number: 12-0664-400**

Made this 14<sup>th</sup> day of August, 2023 by **Margaret A. Ezell**, a widowed women at the time of acquisition of the subject property (hereinafter Grantor), whose address is: 2250 Ezell lane, Cantonment, FL 32533, for and consideration of Ten dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, has granted, bargained quitclaimed unto **David L. Thompkins Jr.**, a divorced man (hereinafter Grantee) whose mailing address is: P.O. Box 846 Gonzalez, FL 32560, all of Grantor's interest in the flowing described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Tax ID number: 12-0664-400

BEG AT NW COR OF SW1/4 OF NW1/4 OF SEC SLY ALG W LI OF SEC 630 FT 90 DEG 46 MIN LEFT AND ELY 374 83/100 FT TO POB CONT ALG SAME LI 253 83/100 FT 90 DEG 46 MIN RIGHT AND SLY 360 FT 89 DEG 14 MIN RIGHT AND WLY 253 83/100 FT 90 DEG 46 MIN RIGHT AND NLY 360 FT TO POB OR 2078 P 929 OR 4620 P 870 OR 6121 P 287/290 DOCKET #13 P 403 OR 6369 P 918 OR 6407 P 663

Commonly Known as: OFF MCKENZIE RD, Cantonment FL 32533

This conveyance is subject to all easements of records, if any, and ad valorem real property taxes for all previous and subsequent years.

**To Have and to hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit, and profit of the said grantee forever.

**In Witness Whereof**, the said grantor has signed and sealed these presents the 14<sup>th</sup> day of August 2023. Signed, sealed and delivered in presence of:

Witnesses:

Witness Signature: Charity Tedder

Witness Print Name: Charity Tedder

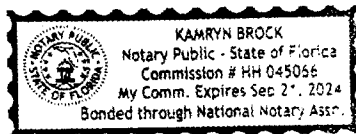
Witness Signature: Traci Williamson

Witness Print Name: Traci Williamson

Margaret A. Ezell  
Margaret A. Ezell

**STATE OF FLORIDA**  
**COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me on the 14<sup>th</sup> day of August 2023, by Margaret A. Ezell, who produced valid Florida Driver's Licensed and did not take an oath.



Kamryn Brock  
Notary Public



CLK's Rec. Fee 17.00  
Sc. Sec. Stamp Tax 1.45  
Total 18.45

This instrument was prepared by:  
E. Larry Harris, of  
MCMANUS, SHEPPARD & CONNOR  
Attorneys at Law  
718 Floor, Sun Bank Tower  
Post Office Drawer 1271  
Tallahassee, Florida 32306

STATE OF FLORIDA )  
                          ) ✓  
COUNTY OF ESCAMBIA )

Our File No. 3075 N. 13th Ave. 32503

KNOW ALL MEN BY THESE PRESENTS, That We, Mabel Gray, Lucinda McQueen, Jessie Ezell and Charles Ezell, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, to remise, release, convey and quit claim unto John Lee Ezell, Arnette Ezell, Alfred Ezell, and Arlester Ezell, their heirs, executors, administrators, successors and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

PARCEL "A"

"Commencing at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township-2-North, Range-31-West, Escambia County, Florida; thence run Southerly along the West line of said Section 36 for 630 feet to the Point of Beginning; thence continue along the same line for 151.29 feet, thence 90°-46' left and Easterly for 208.71 feet, thence 90°-46' right and Southerly for 208.71 feet, thence 90°-46' left and Easterly for 166.12 feet, thence 89°-14' left and Northerly for 360 feet, thence 90°-46' left and Westerly for 376.83 feet to the Point of Beginning, subject to a 30-foot ingress--egress easement on the North."

PARCEL "B"

"Commencing at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township-2-North, Range-31-West, Escambia County, Florida; thence run Southerly along the West line of said Section 36 for 630 feet, thence 90°-46' left and Easterly for 376.83 feet to the Point of Beginning; thence continue along the same line for 253.83 feet, thence 90°-46' right and Southerly for 360 feet, thence 89°-14' right and Westerly for 253.83 feet, thence 90°-46' right and Northerly for 360 feet to the Point of Beginning, subject to a 30-foot ingress--egress easement on the North."

PARCEL "C"

"Commencing at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township-2-North, Range-31-West, Escambia County, Florida; thence run Southerly along the West line of said Section 36 for 630 feet, thence 90°-46' left and Easterly for 628.86 feet to the Point of Beginning; thence continue along the same line for 253.83 feet, thence 90°-46' right and Southerly for 360 feet, thence 89°-14' right and Westerly for 253.83 feet, thence 90°-46' right and Northerly for 360 feet to the Point of Beginning, subject to a 30-foot ingress--egress easement on the North."

PARCEL "D"

"Commencing at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township-2-North, Range-31-West, Escambia County, Florida; thence run Southerly along the West line of said Section 36 for 630 feet, thence 90°-46' left and Easterly for 482.49 feet to the Point of Beginning; thence continue along the same line for 159.49 feet, thence 90°-46' right and

RECORDED  
DATE 1-11-78  
BY: [Signature]  
COUNTY CLERK  
TALLAHASSEE, FLORIDA

Southerly for 200 feet, thence 90°-45' left and Easterly for 210 feet, thence 90°-45' right and Southerly for 160 feet, thence 89°-14' right and Westerly for 178.49 feet, thence 90°-45' right and Northerly for 360 feet to the point of Beginning, subject to a 30-foot ingress--egress easement on the North."

To have and to hold unto the said grantees, John Lee Ezell, Arnette Ezell, Alfred Ezell, and Arlester Ezell, their heirs, successors, and assigns, forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23 day of Nov 1983.

Signed, sealed and delivered in the presence of:

*Mabel N. Gray* (SHE)

Stephen L. Suthall  
Marion Cook

STATE OF FLORIDA, COUNTY OF ESCAMBIA:

The foregoing instrument was acknowledged before me this 23 day of Nov 1983, by Mabel Gray.



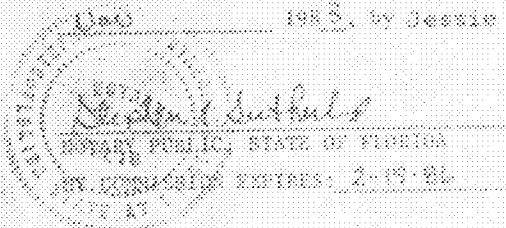
Signed, sealed and delivered in the presence of:

*Jessie L. Ezell* (SHE)

Stephen L. Suthall  
Marion Cook

STATE OF FLORIDA, COUNTY OF ESCAMBIA:

The foregoing instrument was acknowledged before me this 23 day of Nov 1983, by Jessie L. Ezell.



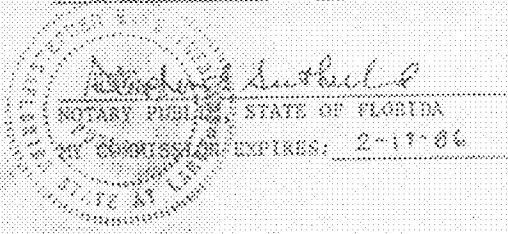
Signed, sealed and delivered in the presence of:

Charles Ezell (SEAL)

Stephen Sutherland  
James Lake

STATE OF FLORIDA, COUNTY OF ESCAMBIA:

The foregoing instrument was acknowledged before me this 23 day of Nov 1983, by Charles Ezell.



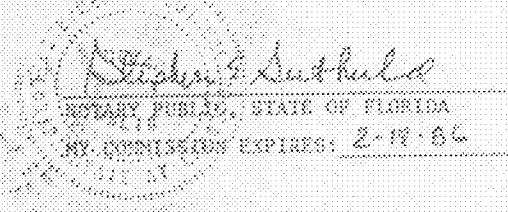
Signed, sealed and delivered in the presence of:

Lucinda McGowan (SEAL)

Stephen Sutherland  
James Lake

STATE OF FLORIDA, COUNTY OF ESCAMBIA:

The foregoing instrument was acknowledged before me this 23 day of Nov 1983, by Lucinda McGowan.



377203  
FILED AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA  
JAN 19 8 40 AM '85  
NOTARY PUBLIC  
STEPHEN SUTHERLAND

OR BK 4321 PG1768  
Escambia County, Florida  
INSTRUMENT 98-540769

RCD Oct 08, 1998 08:26 am  
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-540769

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: EZELL NAT EST OF 1/3 INT	ACCT.NO. 12 0664 400 000
EZELL JOHN L 1/6 EZELL	
ARNETTE 1/6 EZELL ALFRED	AMOUNT \$51.22
1/6 EZELL ARLESTER 1/6 INT	
5524 SUNBURST LN	
PENSACOLA FL 32507-8704	

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:

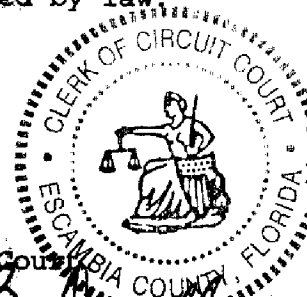
BEG AT NW COR OF SW1/4 OF  
NW1/4 OF SEC SLY ALG W LI  
OF SEC 630 FT 90 DEG 46

PROP.NO. 36 2N 31 2301 003 001

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 \$51.22. 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

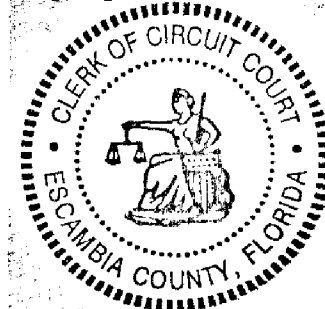


Ernie Lee Magaha  
Clerk of the Circuit Court

Wanda M. McBrearty  
Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court

by: *[Signature]*  
Deputy Clerk



DR BK 4470 P60337  
Escambia County, Florida  
INSTRUMENT 99-663309

RCD Sep 20, 1999 07:56 am  
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-663309

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: EZELL NAT EST OF 1/3 INT	ACCT.NO. 12 0664 400 000
EZELL JOHN L 1/6 EZELL	
ARNETTE 1/6 EZELL ALFRED	AMOUNT \$9.01
1/6 EZELL ARLESTER 1/6 INT	
C/O P O BOX 940	
CANTONMENT FL 32533	

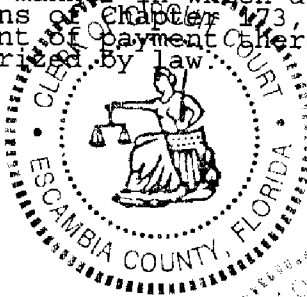
THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

BEG AT NW COR OF SW1/4 OF  
NW1/4 OF SEC SLY ALG W LI  
OF SEC 630 FT 90 DEG 46  
MIN LEFT AND ELY 374 83/100  
FT TO POB CONT ALG SAME  
LI 253 83/100 FT 90 DEG 46  
PROP.NO. 36 2N 31 2301 003 001

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 \$9.01. 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 fore-close 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: 05/24/1999

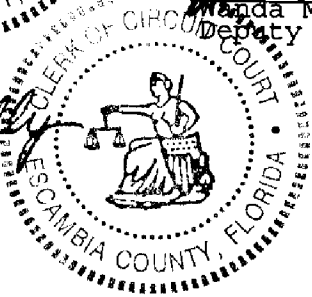


Ernie Lee Magaha  
Clerk of the Circuit Court

by: *[Signature]*  
Wanda M. McBrarty  
Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court

by: *[Signature]*  
Deputy Clerk



IN THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA

EDWELDE MAGANA  
CIRCUIT COURT  
2004

2004 JAN 14 P 3:40

TWIN CITY FEDERAL FINANCIAL )  
SERVICES, INC., )  
 )  
Plaintiff, )  
 )  
v. )  
 )  
ALFRED EZELL AND MARGARET EZELL, )  
 )  
Defendants. )

CIVIL ACTION FILE # 02-CA-2465  
FILED & RECORDED

OR BK 5327 PG1718  
Escambia County, Florida  
INSTRUMENT 2004-195819

DEFAULT JUDGMENT

The Complaint for Recovery on Consumer Loan and Security Agreement (the "Complaint"), which is the subject of the Motion for Entry of Default Judgment, was filed on November 21, 2002, and was served on the Defendants Alfred Ezell on December 13, 2002 and Margaret Ezell on June 18, 2003. Because of the Defendants failure to answer the Complaint within thirty (30) days from the date of service, the Defendants are in default.

WHEREFORE, the Court, having considered the pleadings, evidence and arguments of counsel, concludes as follows:

(a) The Plaintiff is entitled to judgment as if every item and paragraph of the Complaint was supported by proper evidence;

(b) All legal prerequisites to the bringing of this action and the recovery of the damages as stated in the Complaint have been met or waived by Defendant's default;

(c) On or about November 14, 1996, the Defendants executed and delivered to Twin City a Consumer Loan and Security Agreement (the "Contract") in the original principal amount of \$11,634.33. Pursuant to the terms of said Contract, the Defendants promised to repay said principal amount, accruing interest at a yearly rate of

OR BK 5327 PG1719  
Escambia County, Florida  
INSTRUMENT 2004-195819

18.00%.

(d) The Defendants failed to make payments due on the Contract as required by its terms; consequently, the Defendants have defaulted and remains in default on the payments due on the Contract.

(e) The Plaintiff is entitled to recover liquidated damages in the principal amount of \$6,491.15;

(f) The Plaintiff is entitled to recover prejudgment interest on the over due principal at the rate of 18.00% per annum, said amount totaling \$7,010.44 from December 3, 1997 thru January 13, 2004;

(g) ~~Twin City is entitled to recover reasonable attorney's fees, in the amount of \$500.00;~~ w/drawn JS

(h) That the Court grant such other and further relief as it deems just and proper; It is therefore

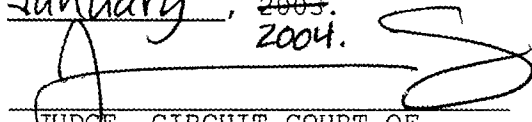
ORDERED AND ADJUDGED that the Plaintiff shall have judgment against Defendants for the principal amount of \$6,491.15, plus prejudgment interest at the rate of 18.00% per annum totaling \$7,141.64 from December 3, 1997, through January 13, 2003; it is further

ORDERED AND ADJUDGED that Plaintiff is entitled to recover ~~reasonable attorneys' fees from the Defendants in the amount of \$500.00 together with costs;~~ w/drawn JS it is further

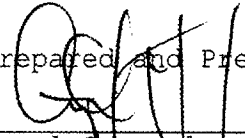
ORDERED AND ADJUDGED that Plaintiff is entitled to recover post-judgment interest at the legal maximum rate;

IT IS FURTHER ORDERED that this is a final order with respect to the Defendants and claims hereto, for which let execution issue.

SO ORDERED this 13<sup>th</sup> day of January, ~~2003~~.  
2004.

  
\_\_\_\_\_  
JUDGE, CIRCUIT COURT OF  
ESCAMBIA COUNTY, FLORIDA

Prepared and Presented by:

  
\_\_\_\_\_  
Local Counsel  
Florida Bar No.: 107557

**OR BK 5327 PG1720**  
**Escambia County, Florida**  
**INSTRUMENT 2004-195819**

For:  
MORRIS, SCHNEIDER & PRIOR, L.L.C.  
3300 N.E. Expressway  
Building 8  
Atlanta, Georgia 30341  
(770) 234-9181 ext. 1275  
Ezell/029302FL/a0578643



DISTRIBUTION LIST

OR BK 5327 PG1721  
Escambia County, Florida  
INSTRUMENT 2004-195819

Erika M. Hedrick, Esq.  
Morris, Schneider & Prior, L.L.C.  
3300 N.E. Expressway  
Building 8  
Atlanta, GA 30341

RCD Jan 16, 2004 12:13 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-195819

Mr. Alfred Ezell  
594 McKenzie Road  
Catonment, Florida 32533

Ms. Margaret Ezell  
594 McKenzie Road  
Catonment, Florida 32533

Recorded in Public Records 03/18/2008 at 11:51 AM OR Book 6301 Page 1563,  
Instrument #2008020851, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT  
IN AND FOR ESCAMBIA  
COUNTY, FLORIDA

CASE NUMBER: 2007-SC-6272  
DIVISION: V

CAPITAL ONE BANK,  
a corporation,  
Plaintiff,

vs.

JOHN L EZELL,  
Defendant.

**FINAL JUDGMENT**

This cause came before the Court on Plaintiff's Motion for Summary Final Judgment and  
Attorney's Fees, and the Court finding that the Defendant is indebted to Plaintiff, it is:

ADJUDGED that Plaintiff, CAPITAL ONE BANK, a corporation, recover from the Defendant,  
JOHN L EZELL, the principal sum of \$4,040.28, costs of \$275.00, and attorney's fees of \$300.00, with  
pre-judgment interest of \$407.26, that shall bear interest at the rate of eleven percent (11%) a year, for  
which let execution issue.

DONE AND ORDERED at Pensacola, Escambia County, Florida this 11<sup>th</sup> day of

March, 2008.

  
\_\_\_\_\_  
JUDGE PAT KINSEY

Copies to:  
Patrick Sehrir Javier  
BRAY & LUNSFORD, P.A.  
Attorney for Plaintiff  
P. O. Box 53197  
Jacksonville, FL 32201

John L Ezell  
Defendant  
1139 Medford Ave  
Pensacola, FL 32505

PLAINTIFF'S ADDRESS  
Capital One Bank  
PO Box 6700  
Norcross, GA 30091-6700  
COUNTY CIVIL DIVISION  
FILED & RECORDED  
2008 MAR 11 P 3:15  
ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

Case: 2007 SC 006272



00066288415

Dkt: CC1036 Pg#:

*SL*

C

IN THE COUNTY COURT OF ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA  
Plaintiff,

CASE NO: 2003 MM 020144 A

vs.

DIVISION: V

OR BK 5516 PG1622  
Escambia County, Florida  
INSTRUMENT 2004-297807

RCD Nov 01, 2004 01:57 pm  
Escambia County, Florida

JAMES A EZELL  
Defendant.

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-297807

CIVIL RESTITUTION LIEN ORDER  
IN FAVOR OF ESCAMBIA COUNTY, FLORIDA

Pursuant to the provisions of the Florida Civil Restitution Lien and Crime Victims' Remedy Act of 1994,

IT IS ORDERED THAT a civil restitution lien is hereby entered against the above-named defendant in favor of Escambia County, Florida in the amount of \$9,250.00 that shall bear interest at the rate set forth in §55.03, Florida Statutes, for which let execution issue.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

ORDERED at Pensacola, Escambia County, Florida, the 21st day of Oct, 2004.

*[Signature]*  
COUNTY COURT JUDGE

Conformed Copy: JAMES A EZELL, Defendant  
51 EAST GREGORY STREET  
PENSACOLA, FL 32501  
DOB: 08/10/1951

Certified Copy: Clerk of Court, Recording

ERNE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2004 OCT 25 P 5:16  
COUNTY CLERK  
DIVISION  
RECORDED

IN THE CIRCUIT COURT OF  
ESCAMBIA COUNTY, FLORIDA

DR BK 5530 PG 1524  
Escambia County, Florida  
INSTRUMENT 2004-305919

STATE OF FLORIDA

CASE NO: 2004 CF 003818 A  
DIVISION: J

vs

RCD Nov 29, 2004 10:40 am  
Escambia County, Florida

JAMES A EZELL  
51 E GREGORY STREET  
PENSACOLA FL 32501

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-305919

ERNE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2004 NOV 10 P 10:51  
COURT DIVISION  
FILED & RECORDED

B/M DOB: 08/10/1951

\*\*\*\*\*  
JUDGMENT AGAINST DEFENDANT FOR ATTORNEY'S FEES AND COSTS

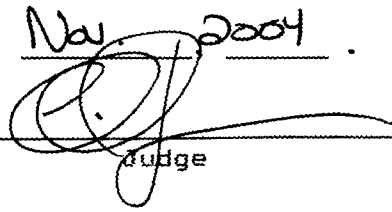
It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ 0, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional \$ 40.00 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 40.00.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Attn: Circuit Criminal Division, PO Box 333, Pensacola, FL 32592-0333.

Note: You have the right to have a hearing with respect to the appropriateness of the Public Defender fee imposed by the Court. If you wish to have a hearing, you must file a written request with the Court within ten days of the date hereof.

DONE AND ORDERED this 10 day of Nov, 2004.

  
\_\_\_\_\_  
Judge

Recorded in Public Records 04/26/2010 at 09:26 AM OR Book 6583 Page 1903, Instrument #2010025755, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

OR BK 4511 PG0420  
Escambia County, Florida  
INSTRUMENT 00-695879

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE FARM MUTUAL AUTOMOBILE  
INSURANCE COMPANY, and  
JULIE JOHNSON  
Plaintiffs,

v.

JAMES ARLESTER EZELL,  
Defendant.

CASE NO. 99-3459-SP-11

RCD Jan 05, 2000 01:16 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 00-695879

**DEFAULT FINAL JUDGMENT**

THIS CAUSE having come before the Court after entry of Default, it is hereby

ORDERED AND ADJUDGED as follows:

1. Defendant, JAMES ARLESTER EZELL, is held to be responsible for the automobile accident and damages that are at issue in this case.
2. Plaintiffs, State Farm Mutual Automobile Insurance Company, 7401 Cypress Gardens Boulevard, Winter Haven, Florida, 33888, and Julie Johnson, shall recover from Defendant \$3,718.69 in damages, \$400.00 in rental reimbursement, \$250.00 in deductible costs, \$425.00 in out of pocket expenses, \$126.23 in court costs and \$759.00 in prejudgment interest for a total of \$5,678.92, to be taxed at 10% per annum, for which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida, this 2 day of January, 2000.

*[Handwritten Signature]*  
County Court Judge

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

BY: *[Handwritten Signature]* D.C.

cc: Patricia Haight, Esq., PO Box 30062, Pensacola FL 32503  
James Arlester Ezell, 1348 Tate School Road, Cantonment FL 32533