



# 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

0924-31

<b>Part 1: Tax Deed Application Information</b>			
Applicant Name Applicant Address	FNA DZ, LLC FNA DZ, LLC FBO WSFS 201 W LAKE ST #165 CHICAGO, IL 60606	Application date	Apr 03, 2024
Property description	JOSEY CYNTHIA M & SANDERSON BROOKS L JR 3751 WHISPERING PINES DR PENSACOLA, FL 32504 3751 WHISPERING PINES DR 01-1982-000 LT 10 BLK 6 SCENIC HEIGHTS UNIT NO 1 PB 4 P 65 OR 6669 P 411	Certificate #	2022 / 159
		Date certificate issued	06/01/2022

<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>				
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)
# 2022/159	06/01/2022	803.39	40.17	843.56
<b>→ Part 2: Total*</b>				<b>843.56</b>

<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
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)
# /					
<b>Part 3: Total*</b>					<b>0.00</b>

<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>	
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	843.56
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	781.82
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>2,000.38</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.

Escambia, Florida

Sign here: \_\_\_\_\_ Date April 15th, 2024

Signature, Tax Collector or Designee

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

+ #6.25

H

<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.	42,074.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09/04/2024</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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400049

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
FNA DZ, LLC  
FNA DZ, LLC FBO WSFS  
201 W LAKE ST #165  
CHICAGO, IL 60606,

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
01-1982-000	2022/159	06-01-2022	LT 10 BLK 6 SCENIC HEIGHTS UNIT NO 1 PB 4 P 65 OR 6669 P 411

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  
FNA DZ, LLC  
FNA DZ, LLC FBO WSFS  
201 W LAKE ST #165  
CHICAGO, IL 60606

04-03-2024  
Application Date

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



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode  Account  Parcel ID →

[Printer Friendly Version](#)

<b>General Information</b>		<b>Assessments</b>				
<b>Parcel ID:</b>	1115291000010006	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	011982000	2023	\$40,000	\$100,692	\$140,692	\$84,148
<b>Owners:</b>	JOSEY CYNTHIA M & SANDERSON BROOKS L JR	2022	\$30,000	\$89,847	\$119,847	\$81,698
<b>Mail:</b>	3751 WHISPERING PINES DR PENSACOLA, FL 32504	2021	\$30,000	\$70,743	\$100,743	\$79,319
<b>Situs:</b>	3751 WHISPERING PINES DR 32504	<b>Disclaimer</b>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS	<b>File for Exemption(s) Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>Report Storm Damage</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

<b>Sales Data</b>		<b>2023 Certified Roll Exemptions</b>				
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	HOMESTEAD EXEMPTION
12/13/2010	6669	411	\$100	CJ		<b>Legal Description</b>
01/1967	349	126	\$100	WD		LT 10 BLK 6 SCENIC HEIGHTS UNIT NO 1 PB 4 P 65 OR 6669 P 411
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<b>Extra Features</b>
						None

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

**Section Map Id:**  
11-1S-29-2

**Approx. Acreage:**  
0.2161

**Zoned:**  
R-1AAA  
R-1AAA  
R-1AAA

**Evacuation & Flood Information**  
[Open Report](#)

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

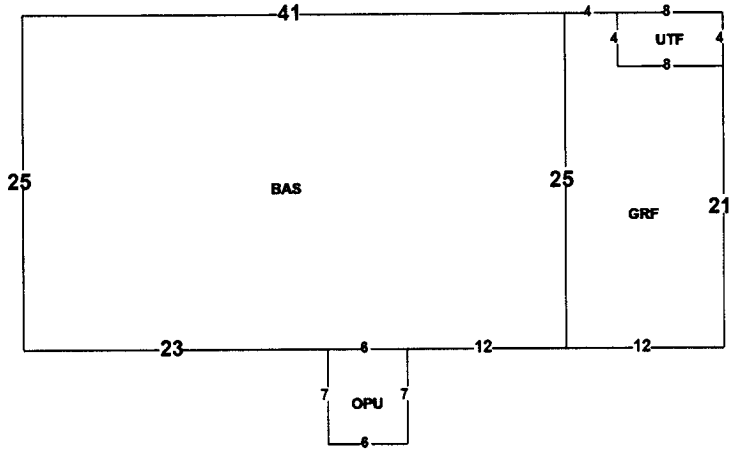
<b>Buildings</b>
Address: 3751 WHISPERING PINES DR, Year Built: 1959, Effective Year: 1959, PA Building ID#: 37826

Structural Elements

- DECOR/MILLWORK-AVERAGE
- DWELLING UNITS-1
- EXTERIOR WALL-BRICK-FACE/VENEER
- FLOOR COVER-CARPET
- FOUNDATION-WOOD/SUB FLOOR
- HEAT/AIR-CENTRAL H/AC
- INTERIOR WALL-DRYWALL-PLASTER
- NO. PLUMBING FIXTURES-5
- NO. STORIES-1
- ROOF COVER-DIMEN/ARCH SHNG
- ROOF FRAMING-GABLE
- STORY HEIGHT-0
- STRUCTURAL FRAME-WOOD FRAME

Areas - 1367 Total SF

- BASE AREA - 1025
- GARAGE FIN - 268
- OPEN PORCH UNF - 42
- UTILITY FIN - 32



Images



10/30/2023 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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FNA DZ LLC** holder of **Tax Certificate No. 00159**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 10 BLK 6 SCENIC HEIGHTS UNIT NO 1 PB 4 P 65 OR 6669 P 411**

**SECTION 11, TOWNSHIP 1 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 011982000 (0924-31)**

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

**CYNTHIA M JOSEY and BROOKS L SANDERSON JR**

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 September, which is the **4th day of September 2024**.

Dated this 18th day of April 2024.

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: 011982000 Certificate Number: 000159 of 2022**

**Payor: BROOKS L SANDERSON JR 3751 WHISPERING PINES DR PENSACOLA, FL 32504**  
**Date 5/9/2024**

Clerk's Check #	5508888549	Clerk's Total	\$490.20
Tax Collector Check #	1	Tax Collector's Total	\$2,176.66
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,763.86

~~\$2,176.66~~ **\$2,179.48**  
~~\$2,763.86~~ **\$2,196.48**

**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



**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**

**Case # 2022 TD 000159**  
**Redeemed Date 5/9/2024**

**Name BROOKS L SANDERSON JR 3751 WHISPERING PINES DR PENSACOLA, FL 32504**

Clerk's Total = TAXDEED	\$490.20 <del>\$2,179.48</del>
Due Tax Collector = TAXDEED	\$2,156.66
Postage = TD2	\$100.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

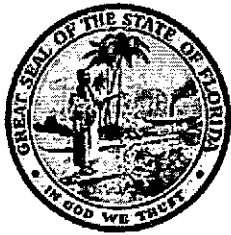
• For Office Use Only

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: 011982000 Certificate Number: 000159 of 2022**

Redemption  Yes   
 Application Date   
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="9/4/2024"/>	Redemption Date <input type="text" value="5/9/2024"/>
Months	5	1
Tax Collector	<input type="text" value="\$2,000.38"/>	<input type="text" value="\$2,000.38"/>
Tax Collector Interest	\$150.03	\$30.01
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,156.66	<input type="text" value="\$2,036.64"/> 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	\$34.20	<input type="text" value="\$6.84"/>
Total Clerk	\$490.20	<input type="text" value="\$462.84"/> 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="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,763.86	\$2,516.48
	Repayment Overpayment Refund Amount	\$247.38

## 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 9133, Page 1974, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00159, issued the 1st day of June, A.D., 2022

TAX ACCOUNT NUMBER: 011982000 (0924-31)

DESCRIPTION OF PROPERTY:

LT 10 BLK 6 SCENIC HEIGHTS UNIT NO 1 PB 4 P 65 OR 6669 P 411

SECTION 11, TOWNSHIP 1 S, RANGE 29 W

NAME IN WHICH ASSESSED: CYNTHIA M JOSEY and BROOKS L SANDERSON JR

Dated this 9th day of May 2024.



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 #: 01-1982-000 CERTIFICATE #: 2022-159

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: May 23, 2004 to and including May 23, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: May 31, 2024

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

May 31, 2024

Tax Account #: **01-1982-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CYNTHIA M JOSEY AND BROOKS LAMAR SANDERSON JR**

**By Virtue of Personal Representative's Distribution recorded 12/17/2010 in OR 6669/411**

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 Citizens Bank recorded 12/02/2004 – OR 5533/1298**
  - b. **Judgment in favor of American Express Centurion Bank recorded 03/04/2005 – OR 5586/858**

4. Taxes:

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

**Tax Account #: 01-1982-000**

**Assessed Value: \$84,148.00**

**Exemptions: HOMESTEAD EXEMPTION**

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:** SEPT 4, 2024

**TAX ACCOUNT #:** 01-1982-000

**CERTIFICATE #:** 2022-159

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2023</u> tax year.

**CYNTHIA M JOSEY AND  
BROOKS LAMAR SANDERSON, JR  
3751 WHISPERING PINES DR  
PENSACOLA, FL 32504**

**CYNTHIA JOSEY  
9138 SURREY DR  
PENSACOLA, FL 32534**

**AMERICAN EXPRESS CENTURION BANK  
777 AMERICAN EXPRESSWAY  
FT. LAUDERDALE, FL 33337**

**CITIZENS BANK  
327 N DALE MABRY HWY  
TAMPA, FL 33609**

**Certified and delivered to Escambia County Tax Collector, this 31<sup>st</sup> day of May, 2024.**

**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**

**May 31, 2024**

**Tax Account #:01-1982-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 10 BLK 6 SCENIC HEIGHTS UNIT NO 1 PB 4 P 65 OR 6669 P 411**

**SECTION 11, TOWNSHIP 1 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 01-1982-000 (0924-31)**

**PERSONAL REPRESENTATIVE'S RELEASE  
AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY**

The undersigned, John C. McLellan, Jr., whose post office address is 3307 Durney Drive, Cantonment, FL 32533, as personal representative of the estate of Ada Louise McLellan, deceased, hereby acknowledges that title to the real property located in Escambia County, Florida, owned by the decedent at the time of death, described as follows:

LOT TEN (10), BLOCK SIX (6), SCENIC HEIGHTS, UNIT #1,  
BEING A SUBDIVISION OF A PORTION OF SECTION 11,  
TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY,  
FLORIDA, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT  
BOOK 4, AT PAGE 65, OF THE PUBLIC RECORDS OF ESCAMBIA  
COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 11-1S-29-1000-0100-06

Property Appraiser's Parcel Identification Number 11-1S-29-1000-0100-06 (the "Property"), vested in CYNTHIA M. JOSEY and BROOKS LAMAR SANDERSON, JR. as "Joint Tenants with Rights of Survivorship" whose post office address is 3751 Whispering Pines Drive, Pensacola, FL 32514 (the "Beneficiary" or "Beneficiaries") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit for Escambia County, Florida, Probate Division, in File No. 2010-CP-000691, subject to the rights of the personal representative under Sections 733.607 and 733.608 of the Florida Probate Code to:

1. take possession or control of the Property;
2. to use, sell, encumber or otherwise exercise control over the Property:
  - a. for the payment of devises, family allowance, elective share, estate and inheritance taxes, claims, charges, and expenses of the administration and obligations of the decedent's estate;
  - b. to enforce contribution and equalize advancement;
  - c. for distribution.

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiary or Beneficiaries, the personal representative hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in CYNTHIA M. JOSEY & BROOKS LAMAR SANDERSON, JR. free of all rights of the personal representative.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of the decedent, has executed this instrument on 12/13, 2010.

Executed in the presence of:

Teresa R. Coffman  
Witness signature

Teresa R. Coffman  
[Print witness name]

Katrina Martello  
Witness signature

Katrina Martello  
[Print witness name]

John C. Mclellan

JOHN C. MCLELLAN  
As personal representative of the estate of  
ADA LOUISE R. MCLELLAN  
deceased

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on Dec. 13, 2010, by JOHN C. MCLELLAN as personal representative of the estate of ADA LOUISE R. MCLELLAN, deceased, who is personally known to me  or who produced \_\_\_\_\_ as identification.

NOTARY PUBLIC-STATE OF FLORIDA  
Teresa R. Coffman  
Commission # DD890517  
Expires: JULY 07, 2013  
BONDED THRU ATLANTIC BONDING CO., INC.

Teresa R. Coffman  
Teresa R. Coffman  
Notary Public, State of Florida  
(Affix notarial seal)

This instrument prepared by:

CARYN A. VAN MATRE, ESQUIRE  
425 E. Government Street  
Pensacola, FL 32502  
Fla. Bar #0991960  
(850) 444-9555



IN THE CIRCUIT COURT  
OF THE FIRST JUDICIAL CIRCUIT  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

UCN:  
Case No.: 04 CA 1657  
Division:

CITIZENS BANK,  
1 Citizens Drive,  
Riverside, RI 02915,

Plaintiff,

vs.

CYNTHIA JOSEY

Defendant.

OR BK 5533 PG1298  
Escambia County, Florida  
INSTRUMENT 2004-307571

RCD Dec 02, 2004 01:51 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-307571

OR BK 5522 PG1818  
Escambia County, Florida  
INSTRUMENT 2004-301197

2004 NOV -4 A 11:23  
CIRCUIT CIVIL DIVISION  
FILED & RECORDED  
ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

**DEFAULT FINAL JUDGMENT**

The Defendant failing to answer the Complaint filed in the above-styled action, and the Plaintiff filing the appropriate pleadings in this matter, it is

**ORDERED AND ADJUDGED** that Plaintiff, CITIZENS BANK, recovers from Defendant, CYNTHIA JOSEY the sum of \$39,900.54 on principal, pre-judgment interest of \$3,467.52, with costs in the sum of \$275.00, and attorney's fees of \$1,000.00, making a total of \$44,643.06, which shall accrue interest at a rate of seven percent (7%) per annum, for all of which let execution issue forthwith.

**DONE AND ORDERED** at Escambia County, Florida, this 3rd day of November, 2004.

*Ernie Lee Magaha*  
CIRCUIT JUDGE

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by United States Mail to CYNTHIA JOSEY Defendant, at, 9138 Surrey Drive, Pensacola FL 32534, and Ralph S. Marcadis, Esquire, Attorney for Plaintiff, at 4062 Henderson Boulevard, Tampa, Florida 33629, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

41020/39240/mo



\*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: *Ernie Lee Magaha*  
11/30/04

RCD Nov 12, 2004 10:29 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-301197

IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA  
CASE NO: 2004-SC-5024

AMERICAN EXPRESS CENTURION  
BANK, A DELAWARE BANKING  
INSTITUTION

Plaintiff

DEFAULT FINAL JUDGMENT

vs.

CYNTHIA JOSEY

Defendant(s)

THIS CAUSE having come to be heard 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 777 American Expressway Ft. Lauderdale FL 33337 shall  
recover from Defendant(s) CYNTHIA JOSEY the principal sum of \$2,686.19, court costs in the  
amount of \$275.00, interest in the amount of \$212.22, and attorneys' fees in the amount of \$500.00  
\_\_\_\_, that shall bear interest at the rate of 7% per annum, for all of which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete the Florida Small Claims Rules Form 7.343 (Fact  
Information Sheet) and return it to the Plaintiff's attorney, within 45 days from the date of this  
Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of  
appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the  
Defendant(s) to complete form 7.343 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 19<sup>th</sup>  
of January, 2005.

*Paola*  
COUNTY COURT JUDGE  
COUNTY CIVIL DIVISION  
FILED & RECORDED  
2005 JAN 19 A 9 18  
ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

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

CYNTHIA JOSEY  
9138 Surrey Dr.  
Pensacola Florida 32534  
04-06578-0 372268674371003

Certified to be a true copy of  
the original on file in this office

Witness my hand and official seal

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, Florida

By: *Ernie Lee Magaha*  
Date: 3/4/05

