



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

0725-25

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	BLACK CUB, LLC SB MUNI CUST FOR PO BOX 31191 TAMPA, FL 33631-3191	Application date	Apr 23, 2024
Property description	JOHNSON ANGELA MARIA WILKINS WALLY RANDOLF 19331 EUCLID PATH FARMINGTON, MN 55024 6107 LOUISVILLE AVE 04-1078-000 LTS 14 & 15 BLK 19 PENSACOLA HTS PB 1 P 1 OR 524 P 889 OR 6789 P 1009 OR 7006 P 1657 OR 7465 P 1699 (Full legal attached.)	Certificate #	2022 / 1553
		Date certificate issued	06/01/2022

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)
# 2022/1553	06/01/2022	1,539.61	76.98	1,616.59
→Part 2: Total*				1,616.59

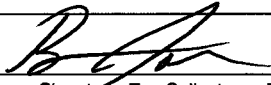
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# /					
Part 3: Total*					0.00

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)	1,616.59
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,991.59

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:  Escambia, Florida
Signature, Tax Collector or Designee Date April 25th, 2024

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

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>07/02/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

LTS 14 & 15 BLK 19 PENSACOLA HTS PB 1 P 1 OR 524 P 889 OR 6789 P 1009 OR 7006 P 1657 OR 7465 P 1699 SEC 1/13/39/42 1/2S 30/31W

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400754

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
BLACK CUB, LLC
SB MUNI CUST FOR
PO BOX 31191
TAMPA, FL 33631-3191,

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
04-1078-000	2022/1553	06-01-2022	LTS 14 & 15 BLK 19 PENSACOLA HTS PB 1 P 1 OR 524 P 889 OR 6789 P 1009 OR 7006 P 1657 OR 7465 P 1699 SEC 1/13/39/42 1/2S 30/31W

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
BLACK CUB, LLC
SB MUNI CUST FOR
PO BOX 31191
TAMPA, FL 33631-3191

04-23-2024
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](#)

General Information Parcel ID: 4215302101014019 Account: 041078000 Owners: JOHNSON ANGELA MARIA WILKINS WALLY RANDOLF Mail: 19331 EUCLID PATH FARMINGTON, MN 55024 Situs: 6107 LOUISVILLE AVE 32526 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>						Assessments <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>2023</td> <td>\$32,550</td> <td>\$100,890</td> <td>\$133,440</td> <td>\$109,271</td> </tr> <tr> <td>2022</td> <td>\$18,369</td> <td>\$91,368</td> <td>\$109,737</td> <td>\$99,338</td> </tr> <tr> <td>2021</td> <td>\$18,369</td> <td>\$71,939</td> <td>\$90,308</td> <td>\$90,308</td> </tr> </tbody> </table> <div>Disclaimer</div> <div>Tax Estimator</div> <div>File for Exemption(s) Online</div> <div>Report Storm Damage</div>					Year	Land	Imprv	Total	Cap Val	2023	\$32,550	\$100,890	\$133,440	\$109,271	2022	\$18,369	\$91,368	\$109,737	\$99,338	2021	\$18,369	\$71,939	\$90,308	\$90,308																						
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Sales Data <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>01/19/2016</td> <td>7465</td> <td>1699</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>04/25/2013</td> <td>7006</td> <td>1657</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>11/23/2011</td> <td>6789</td> <td>1009</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1970</td> <td>522</td> <td>109</td> <td>\$17,600</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1970</td> <td>514</td> <td>54</td> <td>\$2,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1970</td> <td>514</td> <td>52</td> <td>\$100</td> <td>WD</td> <td></td> </tr> </tbody> </table> <small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small>						Sale Date	Book	Page	Value	Type	Official Records (New Window)	01/19/2016	7465	1699	\$100	QC		04/25/2013	7006	1657	\$100	WD		11/23/2011	6789	1009	\$100	WD		01/1970	522	109	\$17,600	WD		01/1970	514	54	\$2,000	WD		01/1970	514	52	\$100	WD		2023 Certified Roll Exemptions None Legal Description LTS 14 & 15 BLK 19 PENSACOLA HTS PB 1 P 1 OR 524 P 889 OR 6789 P 1009 OR 7006 P 1657 OR 7465 P 1699 SEC 1/13/39/42... Extra Features METAL BUILDING				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																															
01/19/2016	7465	1699	\$100	QC																																																
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Parcel Information						Launch Interactive Map																																														

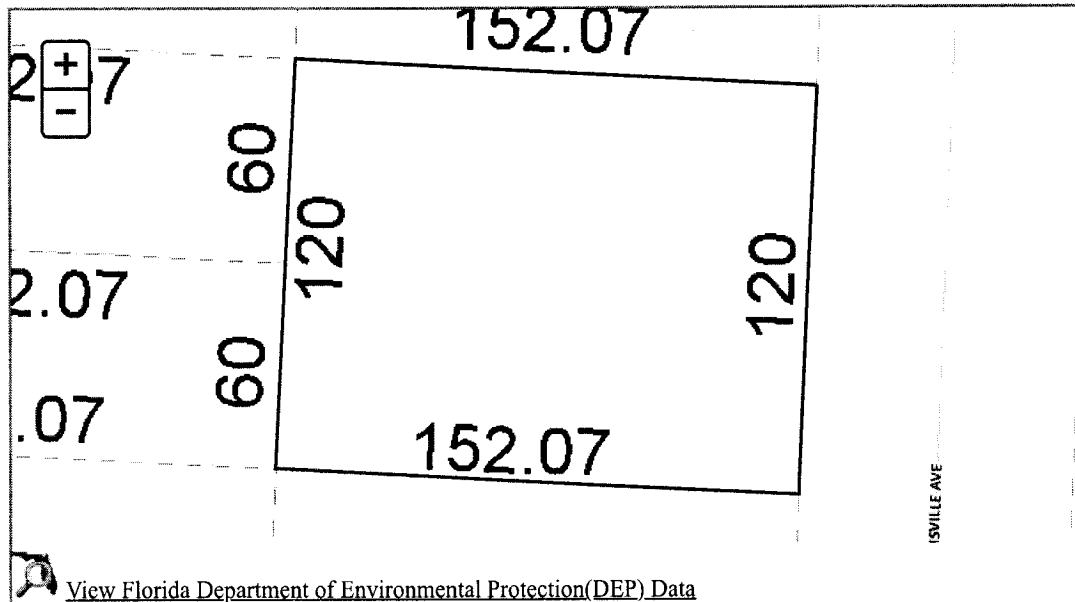
Section
Map Id:
42-1S-30-2

Approx.
Acreage:
0.4217

Zoned:

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



Buildings

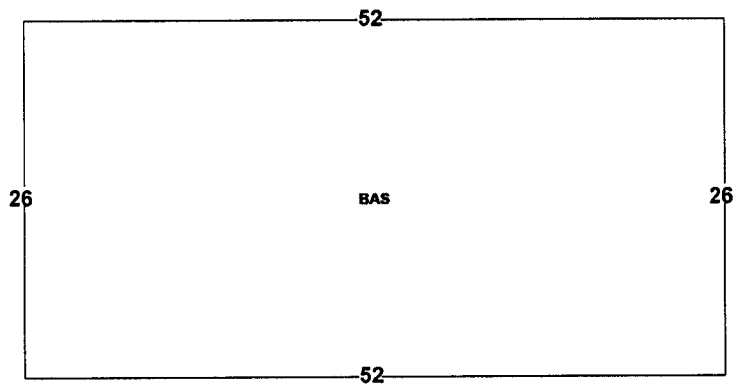
Address: 6107 LOUISVILLE AVE, Year Built: 1970, Effective Year: 1970, PA Building ID#: 66746

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-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1352 Total SF

BASE AREA - 1352



Images



2/5/2024 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.

Last Updated: 05/07/2024 (tc.7703)

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



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 041078000 Certificate Number: 001553 of 2022**

**Payor: ANGELA MARIA JOHNSON 19331 EUCLID PATH FARMINGTON, MN 55024 Date
5/14/2024**

Clerk's Check #	1	Clerk's Total	\$558.60
Tax Collector Check #	1	Tax Collector's Total	\$2,445.95
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,121.55

PAM CHILDERS

Clerk of the Circuit Court

Received By:
Deputy Clerk

~~\$2,170.55~~

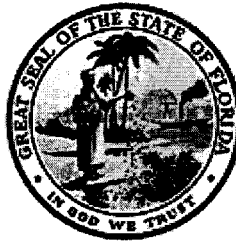
~~\$2,187.55~~

+76.56 card fee

~~\$2,264.11~~

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
 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 # 2022 TD 001553

Redeemed Date 5/14/2024

Name ANGELA MARIA JOHNSON 19331 EUCLID PATH FARMINGTON, MN 55024

Clerk's Total = TAXDEED	\$558.60 \$2,170.55
Due Tax Collector = TAXDEED	\$2,445.95
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
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 041078000 Certificate Number: 001553 of 2022

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="7/2/2025"/>	Redemption Date <input type="text" value="5/31/2024"/>
Months	15	1
Tax Collector	<input type="text" value="\$1,991.59"/>	<input type="text" value="\$1,991.59"/>
Tax Collector Interest	\$448.11	\$29.87
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,445.95	<input type="text" value="\$2,027.71"/> 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	\$102.60	<input type="text" value="\$6.84"/>
Total Clerk	\$558.60	<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	\$3,121.55	\$2,507.55
	Repayment Overpayment Refund Amount	\$614.00
Book/Page	<input type="text"/>	<input type="text"/>

Notes

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BLACK CUB LLC** holder of **Tax Certificate No. 01553**, 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:

LTS 14 & 15 BLK 19 PENSACOLA HTS PB 1 P 1 OR 524 P 889 OR 6789 P 1009 OR 7006 P 1657 OR 7465 P 1699 SEC 1/13/39/42 1/2S 30/31W

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041078000 (0725-25)

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

ANGELA MARIA JOHNSON and WALLY RANDOLF WILKINS

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 July, which is the **2nd day of July 2025**.

Dated this 14th day of May 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

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 9146, Page 1209, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01553, issued the 1st day of June, A.D., 2022

TAX ACCOUNT NUMBER: 041078000 (0725-25)

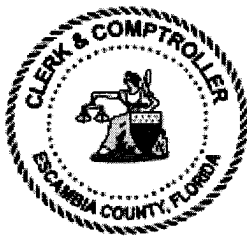
DESCRIPTION OF PROPERTY:

LTS 14 & 15 BLK 19 PENSACOLA HTS PB 1 P 1 OR 524 P 889 OR 6789 P 1009 OR 7006 P 1657 OR
7465 P 1699 SEC 1/13/39/42 1/2S 30/31W

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: ANGELA MARIA JOHNSON and WALLY RANDOLF WILKINS

Dated this 14th 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 #: 04-1078-000 CERTIFICATE #: 2022-1553

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: March 17, 2005 to and including March 17, 2025 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: March 20, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

March 20, 2025

Tax Account #: **04-1078-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ANGELA MARIA JOHNSON**

By Virtue of Survivorship Deed recorded 4/25/2013 in OR 7006/1657, Warranty Deed recorded 11/23/2011 in OR 6789/1009, Certification of Death for Wallace Randolph Wilkens aka Wally Randolph Wilkins recorded 7/15/2024 in OR 9174/1490 and Certification of Death for Virginia Lee Cooke recorded 1/24/2022 in OR 8706/1808

ABSTRACTOR'S NOTE: QUIT CLAIM DEED RECORDED 1/20/2016 IN OR 7465/1699 MAY HAVE BEEN INVALID AS ANGELA MARIA JOHNSON USED A POWER OF ATTORNEY OR 7465/1701 TO DEED TO HERSELF AND IT WAS LATER REVOKED BUT OUTCOME IS THE SAME.

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. **Notice of Lien in favor of Emerald Coast Utilities Authority recorded 6/23/2017 OR 7733/1122**
 - b. **Notice of Commencement in favor of Michael E Batchelor, Batchelor's Inc Roofing Contractors recorded 9/9/2024 OR 9200/1300**
 - c. **Judgment in favor of Escambia County recorded 10/13/2009 OR 6517/1963**
 - d. **Judgment in favor of Portfolio Recovery Associates LLC recorded 5/2/2024 OR 9140/1808**
 - e. **Judgment in favor of Consumer Financial Services recorded 8/31/2022 OR 8851/528**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 04-1078-000

Assessed Value: \$120,198.00

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: JUL 2, 2025

TAX ACCOUNT #: 04-1078-000

CERTIFICATE #: 2022-1553

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

ANGELA MARIA JOHNSON
6107 LOUISVILLE AVE
PENSACOLA, FL 32526

ANGELA MARIA JOHNSON
19331 EUCLID PATH
FARMINGTON, MN 55024

ANGELA JOHNSON
500 EAST FAIRFIELD DRIVE APT G4
PENSACOLA, FL 32503

ANGELA JOHNSON
920 W GREGORY ST
PENSACOLA, FL 32502

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT STREET
PENSACOLA, FLORIDA 32514-0311

ANGELA JOHNSON
C/O HOMESTEAD VILLAGE BUILDING D
7830 PINE FOREST RD
PENSACOLA, FL 32526

MICHAEL E BATCHELOR
BATCHELOR'S INC ROOFING CONTRACTORS
2107 W TOWN ST
PENSACOLA, FL 32505

CLERK OF CIRCUIT COURT
JUVENILE DIVISION
1800 ST MARY AVENUE
PENSACOLA, FL 32501

CONSUMER FINANCIAL SERVICES
6219 N PALAFOX STREET SUITE E
PENSACOLA, FL 32503

PORTFOLIO RECOVERY
ASSOCIATES LLC
120 CORPORATE BLVD
NORFOLK, VA 23502

Certified and delivered to Escambia County Tax Collector, this 19th day of March 2025.
PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

March 20, 2025

Tax Account #:04-1078-000

LEGAL DESCRIPTION EXHIBIT "A"

**LTS 14 & 15 BLK 19 PENSACOLA HTS PB 1 P 1 OR 6789 P 1009 OR 7006 P 1657 OR 7465 P 1699 OR
9174 P 1490 SEC 1/13/39/42 1/2S 30/31W**

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-1078-000(0725-25)

Prepared by and please return to:

Name Wally Randolph Wilkins ^{Aka} (Wilkins)
Address 6107 Louisville Ave
Pensacola, FL 32526

Rec. \$ _____
Doc.St. \$ _____

Property Appraiser's Parcel
ID No. 421S302101014019

WARRANTY DEED

THIS INDENTURE, made this 23 day of November, 2011, between:

Grantor: Wally Randolph Wilkins ^{Aka (Wilkins)}, whose street address is
6107 Louisville Ave Pensacola of the
County of Escambia, State of Florida.

AND

Grantees: Angela Maria JOHNSON, whose street address is
19331 Euclid Path Farmington 6107 Louisville Ave
of the
County of Dakota Escambia, State of Minnesota Florida; and
Wally Randolph Wilkins ^{Aka (Wilkins)}, whose street address is
6107 Louisville Ave Pensacola of the
County of Escambia, State of Florida.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantees, as joint tenants with the right of survivorship and not as tenants in common, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County Of Escambia, Florida, to-wit:

- ☐ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
☒ Legal Description:

Lots 14 and 15, Block 19, Pensacola Heights,
being a subdivision of a portion of Section 42,
Township 1 South, Range 30 West, according to Plat
filed in Plat Book 1, Page 1 Public Records of
Escambia County, Florida.

SUBJECT TO:

1. Ad valorem real property taxes for 20 11 and subsequent years.
2. _____
3. _____

and Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Marcia L. Schultz
Witness Signature
Marcia L. Schultz
Printed Name
Heather S. Mahoney
Witness Signature
Heather S. Mahoney
Printed Name

Wally Randolph Wilkins
Signature of Grantor
Wally Randolph Wilkins (Wilkins)
Printed Name
6107 Louisville Ave
Post Office Address
Pensacola, FL 32526
City, State and Zip

STATE OF FLORIDA, COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 23rd day of November, 20 11, by Wally Randolph Wilkins ☐ personally known or ☒ produced identification and type of identification produced: _____

Heather S. Mahoney
Notary Public
Heather S. Mahoney
(Print, type, or stamp commissioned name of Notary Public)
My commission expires: 7-26-15

Personally Known _____
OR Produced Identification ✓
Type of Identification Produced: FL DL



Recorded in Public Records 04/25/2013 at 12:09 PM OR Book 7006 Page 1657,
Instrument #2013029016, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00 Deed Stamps \$0.70

RETURN TO: Wally R. Wilkins

ADDRESS: 6107 Louisville Ave Pensacola, FL 32526

INSTRUMENT PREPARED BY: Law Depot

AS A NECESSARY INCIDENT TO THE FULFILLMENT OF CONDITIONS
CONTAINED IN A TITLE INSURANCE COMMITMENT ISSUED BY IT.

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER:
421S302101014019

Wally Randolph Wilkens (Aka Wilkins)- _____

Angela Maria Johnson- _____

Virginia Lee Cooke- _____

SURVIVORSHIP DEED

This Survivorship Deed made this 25th day of April, 2013, by Wally Randolph Wilkins, not married, of 6107 Louisville Ave Pensacola, FL 32526, and Angela Maria Johnson, not married, of 6107 Louisville Ave Pensacola, FL 32526 (collectively the "Grantor"), to Wally Randolph Wilkens (Aka Wilkins), not married, of 6107 Louisville Ave Pensacola, FL 32526, Angela Maria Johnson, not married, of 19331 Euclid Path Farmington, MN 55024 and Virginia Lee Cooke, not married, of 6107 Louisville Ave Pensacola, FL 32526, (collectively the "Grantee"), in the state of Florida.

WITNESSETH: That said Grantor, for and in consideration of the sum of 10.00 Dollars, and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys unto the Grantee as joint tenants with full right of survivorship, with general warranty covenants, unto all that certain land situated in Escambia County, Florida, viz:

Lots 14 and 15, Block 19, Pensacola Heights, Being a Subdivision of a portion of section 42, Township 1 South. Range 30 West, according to Plat filed in Plat Book 1, Page 1 Public Records of Escambia County, Florida.

Previously referenced as follows: Book/Volume 6789, Page 1009 of the Recorder of Escambia County.

This property is the homestead of the Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with the said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to the date of the transfer, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, the Grantor has executed this survivorship deed under seal on the date aforesaid.

BK: 7006 PG: 1659

Signed, Sealed and Delivered

In the Presence of:

Sign: Maria L. SchultzName: Maria L. SchultzSign: Kathy ByronName: Kathy ByronWally Randolph Wilkins

Wally Randolph Wilkins

Angela Maria Johnson

Angela Maria Johnson

IN WITNESS WHEREOF, the Grantee has executed this survivorship deed under seal on the date aforesaid.

Signed, Sealed and Delivered

In the Presence of:

Sign: Maria L. SchultzName: Maria L. SchultzSign: Kathy ByronName: Kathy ByronWally Randolph Wilkins

Wally Randolph Wilkins (Aka Wilkins)

Angela Maria Johnson

Angela Maria Johnson

Virginia Lee Cooke

Virginia Lee Cooke

BK: 7006 PG: 1660

GRANTOR ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 25th day of April, 2013, by Wally Randolph Wilkins, and Angela Maria Johnson, who is personally known to me or who has produced MVDL, FDL as identification.

Marcia Schultz

Notary Public

Marcia L. Schultz

(print name)

BK: 7006 PG: 1661 Last Page

GRANTEE ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 25th day of April, 2013, by Wally Randolph Wilkens (Aka Wilkins), Angela Maria Johnson, and Virginia Lee Cooke, who is personally known to me or who has produced MNDL, FLX FDL as identification.



Marcia Schultz
Notary Public
Marcia L. Schultz
(print name)

Page 5 of 5

This Instrument Prepared by:
Angela Maria Johnson
19331 Euclid Path, Farmington, MN 55024

Space Above this line for recording data

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 19th day of January, 2016 by Wally Randolph Wilkens (aka Wilkins), a widower, Angela Maria Johnson, a single woman and Virginia Lee Cooke, a single woman
Whose post office address is 6107 Louisville Ave, Pensacola, FL 32526, 19331 Euclid Path, Farmington, MN 55024 and 6107 Louisville Ave, Pensacola, FL 32526 **First Party.**

TO Wally Randolph Wilkens, a widower and Angela Maria Johnson, a single woman, As Joint Tenants With Rights Of Survivorship whose post office address is 6107 Louisville Ave, Pensacola, FL 32526 **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 Dollars)**

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# 42-1S-30-2101-014-019

LOTS 14 AND 15, BLOCK 19, PENSACOLA HEIGHTS, BEING A SUBDIVISION OF A PORTION OF SECTION 42, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ACCORDING TO PLAT FILED IN PLAT BOOK 1, PAGE 1, PUBLIC RECORDS ESCAMBA COUNTY, FLORIDA OR 524 P 889 OR 6789 P 1009 OR 7006 P 1657 SEC 1/13/39/42 1/2S 30/31W

Subject To all rights, reservations, restrictions, agreements and easements of record if any.

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:

Witness Signature (to Grantor)

Printed Name

JOHN ENGLISH

Witness Signature (to Grantor)

Printed Name

Lisa English

Witness Signature (to Grantor)

Printed Name

JOHN ENGLISH

Witness Signature (to Grantor)

Printed Name

Lisa English

Grantor

Wally Randolph Wilkens

Wally Randolph Wilkens

Grantor

Angela Maria Johnson

Angela Maria Johnson

[Signature]
Witness Signature (to Grantor)
Printed Name JOHN ENGLISH

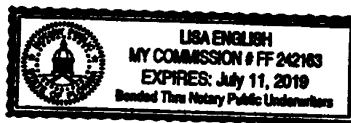
[Signature]
Witness Signature (to Grantor)
Printed Name Lisa English

Virginia Lee Cooke
Angela Maria Johnson (POA)
Grantor Virginia Lee Cooke
By Power Of Attorney Angela Maria Johnson

STATE OF FLORIDA
COUNTY OF ESCAMIBA

The foregoing Instrument was acknowledged before me this January 19, 2016, by Wally Randolph Wilkens, Angela Maria Johnson and Virginia Lee Cooke by Power of Attorney Angela Maria Johnson, Who is Personally known to me or who has produced a FL Drivers Licenses and Minnesota Drivers License and an unrecorded Power of Attorney as Identification.

[Signature]
Notary Signature



FLORIDA GENERAL DURABLE POWER OF ATTORNEY

THE POWERS YOU GRANT BELOW ARE EFFECTIVE EVEN IF YOU BECOME DISABLED OR INCOMPETENT

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE UNIFORM STATUTORY FORM POWER OF ATTORNEY ACT. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO. THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE TO BE EFFECTIVE EVEN IF YOU BECOME DISABLED, INCAPACITATED, OR INCOMPETENT.

I Virginia Lee Cooke

1717 W. Avery St. Pensacola, FL [insert your name and address] appoint

Angela Maria Johnson - (Sister) B2501

1937 Enclid Path Farmington, MN [insert the name and address of the person appointed] as my Agent (attorney-in-fact) to act for me in any lawful way with respect to the following initialed subjects:

TO GRANT ALL OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF (N) AND IGNORE THE LINES IN FRONT OF THE OTHER POWERS.

TO GRANT ONE OR MORE, BUT FEWER THAN ALL, OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF EACH POWER YOU ARE GRANTING.

TO WITHHOLD A POWER, DO NOT INITIAL THE LINE IN FRONT OF IT. YOU MAY, BUT NEED NOT, CROSS OUT EACH POWER WITHHELD.

Note: If you initial Item A or Item B, which follow, a notarized signature will be required on behalf of the Principal.

INITIAL

_____ (A) **Real property transactions.** To lease, sell, mortgage, purchase, exchange, and acquire, and to agree, bargain, and contract for the lease, sale, purchase, exchange, and acquisition of, and to accept, take, receive, and possess any interest in real property whatsoever, on such terms and conditions, and under such covenants, as my Agent shall deem proper; and to maintain, repair, tear down, alter, rebuild, improve manage, insure, move, rent, lease, sell, convey, subject to liens, mortgages, and security deeds, and in any way or manner deal with all or any part of any interest in real property whatsoever, including specifically, but without limitation, real property lying and being situated in the State of Florida, under such terms and conditions, and under such covenants, as my Agent shall deem proper and may for all deferred payments accept purchase money notes payable to me and secured by mortgages or deeds to secure debt, and may from time to time collect and cancel any of said notes, mortgages, security interests, or deeds to secure debt.

_____ (B) **Tangible personal property transactions.** To lease, sell, mortgage, purchase,

exchange, and acquire, and to agree, bargain, and contract for the lease, sale, purchase, exchange, and acquisition of, and to accept, take, receive, and possess any personal property whatsoever, tangible or intangible, or interest thereto, on such terms and conditions, and under such covenants, as my Agent shall deem proper; and to maintain, repair, improve, manage, insure, rent, lease, sell, convey, subject to liens or mortgages, or to take any other security interests in said property which are recognized under the Uniform Commercial Code as adopted at that time under the laws of the State of Florida or any applicable state, or otherwise hypothecate (pledge), and in any way or manner deal with all or any part of any real or personal property whatsoever, tangible or intangible, or any interest therein, that I own at the time of execution or may thereafter acquire, under such terms and conditions, and under such covenants, as my Agent shall deem proper.

_____ **(C) Stock and bond transactions.** To purchase, sell, exchange, surrender, assign, redeem, vote at any meeting, or otherwise transfer any and all shares of stock, bonds, or other securities in any business, association, corporation, partnership, or other legal entity, whether private or public, now or hereafter belonging to me.

_____ **(D) Commodity and option transactions.** To organize or continue and conduct any business which term includes, without limitation, any farming, manufacturing, service, mining, retailing or other type of business operation in any form, whether as a proprietorship, joint venture, partnership, corporation, trust or other legal entity; operate, buy, sell, expand, contract, terminate or liquidate any business; direct, control, supervise, manage or participate in the operation of any business and engage, compensate and discharge business managers, employees, agents, attorneys, accountants and consultants; and, in general, exercise all powers with respect to business interests and operations which the principal could if present and under no disability.

_____ **(E) Banking and other financial institution transactions.** To make, receive, sign, endorse, execute, acknowledge, deliver and possess checks, drafts, bills of exchange, letters of credit, notes, stock certificates, withdrawal receipts and deposit instruments relating to accounts or deposits in, or certificates of deposit of banks, savings and loans, credit unions, or other institutions or associations. To pay all sums of money, at any time or times, that may hereafter be owing by me upon any account, bill of exchange, check, draft, purchase, contract, note, or trade acceptance made, executed, endorsed, accepted, and delivered by me or for me in my name, by my Agent. To borrow from time to time such sums of money as my Agent may deem proper and execute promissory notes, security deeds or agreements, financing statements, or other security instruments in such form as the lender may request and renew said notes and security instruments from time to time in whole or in part. To have free access at any time or times to any safe deposit box or vault to which I might have access.

_____ **(F) Business operating transactions.** To conduct, engage in, and otherwise transact the affairs of any and all lawful business ventures of whatever nature or kind that I may now or hereafter be involved in.

_____ **(G) Insurance and annuity transactions.** To exercise or perform any act, power, duty, right, or obligation, in regard to any contract of life, accident, health, disability, liability, or other type of insurance or any combination of insurance; and to procure new or additional contracts of insurance for me and to designate the beneficiary of same; provided, however, that my Agent cannot designate himself or herself as beneficiary of any such insurance contracts.

_____ **(H) Estate, trust, and other beneficiary transactions.** To accept, receipt for, exercise, release, reject, renounce, assign, disclaim, demand, sue for, claim and recover any legacy, bequest, devise, gift or other property interest or payment due or payable to or for the principal; assert any interest in and exercise any power over any trust, estate or property subject to fiduciary control; establish a revocable trust solely for the benefit of the principal that terminates at the death of the principal and is then distributable to the legal representative of the estate of the principal; and, in general, exercise all powers with respect to estates and trusts which the principal could exercise if present and under no disability; provided, however, that the Agent may not make or change a will and may not revoke or amend a trust revocable or amendable by the principal or require the trustee of any trust for the benefit of the principal to pay income or principal to the Agent unless specific authority to that end is given.

_____ **(I) Claims and litigation.** To commence, prosecute, discontinue, or defend all actions or other legal proceedings touching my property, real or personal, or any part thereof, or touching any matter in which I or my property, real or personal, may be in any way concerned. To defend, settle, adjust, make allowances, compound, submit to arbitration, and compromise all accounts, reckonings, claims, and demands whatsoever that now are, or hereafter shall be, pending between me and any person, firm, corporation, or other legal entity, in such manner and in all respects as my Agent shall deem proper.

_____ **(J) Personal and family maintenance.** To hire accountants, attorneys at law, consultants, clerks, physicians, nurses, agents, servants, workmen, and others and to remove them, and to appoint others in their place, and to pay and allow the persons so employed such salaries, wages, or other remunerations, as my Agent shall deem proper.

_____ **(K) Benefits from Social Security, Medicare, Medicaid, or other governmental programs, or military service.** To prepare, sign and file any claim or application for Social Security, unemployment or military service benefits; sue for, settle or abandon any claims to any benefit or assistance under any federal, state, local or foreign statute or regulation; control, deposit to any account, collect, receipt for, and take title to and hold all benefits under any Social Security, unemployment, military service or other state, federal, local or foreign statute or regulation; and, in general, exercise all powers with respect to Social Security, unemployment, military service, and governmental benefits, including but not limited to Medicare and Medicaid, which the principal could exercise if present and under no disability.

_____ **(L) Retirement plan transactions.** To contribute to, withdraw from and deposit funds in any type of retirement plan (which term includes, without limitation, any tax qualified or nonqualified pension, profit sharing, stock bonus, employee savings and other retirement plan, individual retirement account, deferred compensation plan and any other type of employee benefit plan); select and change payment options for the principal under any retirement plan; make rollover contributions from any retirement plan to other retirement plans or individual retirement accounts; exercise all investment powers available under any type of self-directed retirement plan; and, in general, exercise all powers with respect to retirement plans and retirement plan account balances which the principal could if present and under no disability.

_____ **(M) Tax matters.** To prepare, to make elections, to execute and to file all tax, social security, unemployment insurance, and informational returns required by the laws of the United States, or of any state or subdivision thereof, or of any foreign government; to prepare, to

execute, and to file all other papers and instruments which the Agent shall think to be desirable or necessary for safeguarding of me against excess or illegal taxation or against penalties imposed for claimed violation of any law or other governmental regulation; and to pay, to compromise, or to contest or to apply for refunds in connection with any taxes or assessments for which I am or may be liable.

WLC (N) ALL OF THE POWERS LISTED ABOVE. YOU NEED NOT INITIAL ANY OTHER LINES IF YOU INITIAL LINE (N).

SPECIAL INSTRUCTIONS:

ON THE FOLLOWING LINES YOU MAY GIVE SPECIAL INSTRUCTIONS LIMITING OR EXTENDING THE POWERS GRANTED TO YOUR AGENT.

To also act as my healthcare decisions maker

THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.

THIS POWER OF ATTORNEY SHALL BE CONSTRUED AS A GENERAL DURABLE POWER OF ATTORNEY AND SHALL CONTINUE TO BE EFFECTIVE EVEN IF I BECOME DISABLED, INCAPACITATED, OR INCOMPETENT.

(YOUR AGENT WILL HAVE AUTHORITY TO EMPLOY OTHER PERSONS AS NECESSARY TO ENABLE THE AGENT TO PROPERLY EXERCISE THE POWERS GRANTED IN THIS FORM, BUT YOUR AGENT WILL HAVE TO MAKE ALL DISCRETIONARY DECISIONS. IF YOU WANT TO GIVE YOUR AGENT THE RIGHT TO DELEGATE DISCRETIONARY DECISION-MAKING POWERS TO OTHERS, YOU SHOULD KEEP THE NEXT SENTENCE, OTHERWISE IT SHOULD BE STRICKEN.)

Authority to Delegate. My Agent shall have the right by written instrument to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons whom my Agent may select, but such delegation may be amended or revoked by any agent (including any successor) named by me who is acting under this power of attorney at the time of reference.

(YOUR AGENT WILL BE ENTITLED TO REIMBURSEMENT FOR ALL REASONABLE EXPENSES INCURRED IN ACTING UNDER THIS POWER OF ATTORNEY. STRIKE OUT THE NEXT SENTENCE IF YOU DO NOT WANT YOUR AGENT TO ALSO BE ENTITLED TO REASONABLE COMPENSATION FOR SERVICES AS AGENT.)

Right to Compensation. My Agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

(IF YOU WISH TO NAME SUCCESSOR AGENTS, INSERT THE NAME(S) AND ADDRESS(ES) OF SUCH SUCCESSOR(S) IN THE FOLLOWING PARAGRAPH.)

Successor Agent. If any Agent named by me shall die, become incompetent, resign or refuse to accept the office of Agent, I name the following (each to act alone and successively, in the order named) as successor(s) to such Agent:

Christina Fatochos

Choice of Law. THIS POWER OF ATTORNEY WILL BE GOVERNED BY THE LAWS OF THE STATE OF FLORIDA WITHOUT REGARD FOR CONFLICTS OF LAWS PRINCIPLES. IT WAS EXECUTED IN THE STATE OF FLORIDA AND IS INTENDED TO BE VALID IN ALL JURISDICTIONS OF THE UNITED STATES OF AMERICA AND ALL FOREIGN NATIONS.

I am fully informed as to all the contents of this form and understand the full import of this grant of powers to my Agent.

I agree that any third party who receives a copy of this document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party learns of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

Signed this 9th day of June, 2015

Virginia Lee Cooke
[Your Signature]

Virginia Lee Cooke

[REDACTED]
[Your Social Security Number]

STATEMENT OF WITNESS

On the date written above, the principal declared to me in my presence that this instrument is his general durable power of attorney and that he or she had willingly signed or directed another to sign for him or her, and that he or she executed it as his or her free and voluntary act for the purposes therein expressed.


STEVE THOMAS

[Signature of Witness #1]

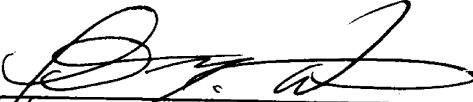
[Printed or typed name of Witness #1]

19331 EVOLIN PATH

[Address of Witness #1, Line 1]

SARASOTA FL 34234

[Address of Witness #1, Line 2]


Silvana M. Abernethy
3902 N. 9th Ave
Pensacola, FL 32503

[Signature of Witness #2]

[Printed or typed name of Witness #2]

[Address of Witness #2, Line 1]

[Address of Witness #2, Line 2]

A Note About Selecting Witnesses: The agent (attorney-in-fact) may not also serve as a witness. Each witness must be present at the time that principal signs the Power of Attorney in front of the notary. Each witness must be a mentally competent adult. Witnesses should ideally reside close by, so that they will be easily accessible in the event they are one day needed to affirm this document's validity.

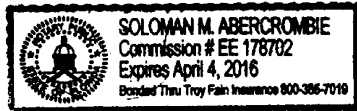
CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF FLORIDA

COUNTY OF ESCAMBIA

This document was acknowledged before me on 9 June 2015 [Date] by
Virginia Lee Cooke [name of principal].

[Notary Seal, if any]:



[Signature]
(Signature of Notarial Officer)

Notary Public for the State of Florida

My commission expires:
April 4, 2016

ACKNOWLEDGMENT OF AGENT

BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, THE AGENT ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

Angela Maria Johnson
[Typed or Printed Name of Agent]

[Signature]
[Signature of Agent]

PREPARATION STATEMENT

This document was prepared by the following individual:

Virginia Lee Cooke
[Typed or Printed Name]

[Signature]
[Signature]



Notice of Revocation of Power of Attorney

I, Virginia Lee Cooke, of Pensacola, FL
revoke the power of attorney dated 5/7/2018.

Empowering Angela Maria Johnson to act as my attorney-in-fact.

I revoke and withdraw all power and authority granted under that power of attorney. [if applicable:]

That power of attorney was recorded on 4/25/2013 in Book 7006, at Page 1659, of
the Official Records, County of Escambia, State of FL, 74657C.M.J. 17017-108

Signed: This 25 day of April, 2013
20 years JANUARY 2016

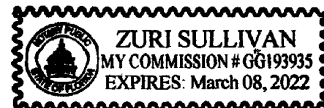
Signature: Virginia Lee Cooke
Principal

Certificate of Acknowledgment of Notary Public

State of Florida }
County of Escambia }

On 5-07-2018, ~~at~~ before me, Zuri Sullivan, a notary public in and for said state, personally
appeared Virginia Cooke, personally known to me or provided to me a
FL Drivers License as identification as proof to be the person whose name is subscribed to the within
instrument, and acknowledged to me that he or she executed the same in his or her authorized capacity and that by his or
her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.
WITNESS my hand and official seal.

Zuri Sullivan
Notary Signature



(SEAL)

Recorded in Public Records 6/23/2017 9:46 AM OR Book 7733 Page 1122,
Instrument #2017047720, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:
PROCESS INC
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LTS 14 & 15 BLK 19 PENSACOLA HTS PB 1 P 1 OR 524 P 889 OR 6789 P 1009 OR 7006 P 1657 OR 7465 P 1699 SEC 1/13/39/42...

Customer: wally randolf wilkins

Account Number: 16046-12976

Amount of Lien: \$129.23, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

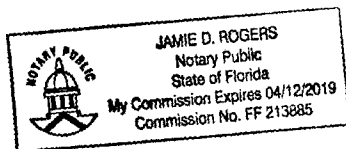
Dated: 06/21/17

EMERALD COAST UTILITIES AUTHORITY

BY: B. Carol Merritt

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21st day of JUNE, 2017, by B. CAROL MERRITT of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie D. Rogers
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

PREPARED BY:

Name: MICHAEL E. BATCHELOR
Address: 2107 W. TOWN ST.
PENSACOLA, FL. 32505

STATE OF FLORIDA
COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number 2408251657BD Parcel ID Number 4215302101014019

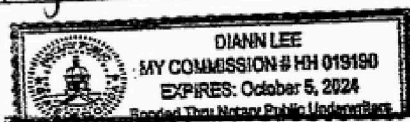
THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

- DESCRIPTION OF PROPERTY: (Legal description of the property, and street address if available. Attach a separate if necessary.)
LOTS 14 & 15 BLK 19 PENSACOLA HTS PB 1 PL 02 0189 P 1009 OR 7006 PL 057...
- GENERAL DESCRIPTION OF IMPROVEMENT:
Re-roof
- OWNER INFORMATION:
Name and address: Angela Johnson 1607 Louisville Ave. Pensacola FL 32510
Interest in property: _____
Name and address of fee simple titleholder (if other than Owner): _____
- CONTRACTOR: (name, address, and phone number): MICHAEL E. BATCHELOR Batchelors Inc.
RED FLY CONTRACTORS 2107 W. TOWN ST. PEN. FL. 32505 850-432-4004
- SURETY (if applicable):
Name, address, and phone number: N/A
Amount of bond \$ N/A
- LENDER: (name, address, and phone number) _____
- Persons within the State of Florida designated by Owner upon whom notices, or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address, and phone number) N/A
- In addition to him/herself, owner designates N/A of _____ receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
- Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE SITE OF THE IMPROVEMENT BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 9 day of September 2024
by Angela Johnson



[Signature]
SIGNATURE OF OWNER

[Signature]
SIGNATURE OF NOTARY PUBLIC

DIANN LEE
TYPED NAME OF NOTARY PUBLIC

Personally Known ✓
Produced Identification _____
Type of Identification Produced _____

**IN THE CIRCUIT COURT OF
ESCAMBIA COUNTY, FLORIDA**

STATE OF FLORIDA

CASE NO: 2007 CJ 002004 A
2007 CJ 002005 A
FAMILY ID: 45368
DIVISION: G

VS

K.T.J., A CHILD
500 EAST FAIRFIELD DRIVE, APT G4
PENSACOLA FL 32503

B/F DOB: 08/02/1993

2009 OCT -8 P 4:12
JUVENILE DIVISION
FILED & RECORDED
ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

JUDGMENT AGAINST PARENT OF CHILD FOR ATTORNEY'S FEES AND COSTS

It is hereby ordered and adjudged that ANGELA JOHNSON, the mother, individual, shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ 100.00 , which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel to the child and for taxable costs in this cause, plus an additional \$ 50.00 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 150.00 .

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 parent of the child and her estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in §.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, Juvenile Division, 1800 St Mary Avenue, Pensacola, FL 32501.

DONE AND ORDERED this 21st day of September, 2009.


CIRCUIT JUDGE, DIVISION O

ANGELA JOHNSON
500 EAST JOHNSON DRIVE, APT G4, PENSACOLA FL 32503

Case: 2007 CJ 002004 A


00004230353

Dkt: CJ392 Pg#: /

Recorded in Public Records 5/2/2024 3:25 PM OR Book 9140 Page 1808,
Instrument #2024033423, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 197478040 E-Filed 05/02/2024 11:39:02 AM

IN THE SMALL CLAIMS COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

CASE NO.: 2024 SC 001251

PORTFOLIO RECOVERY ASSOCIATES, LLC,
Plaintiff,

vs.

ANGELA JOHNSON,
Defendant.

_____ /

DEFAULT FINAL JUDGMENT

At a Small Claims Pre-Trial Conference on April 10, 2024, the Plaintiff appeared but the Defendant did NOT, after proper service. Therefore, the Plaintiff is entitled to a Final Judgement, and it is hereby,

ORDERED AND ADJUDGED that there is now due and owing to plaintiff, PORTFOLIO RECOVERY ASSOCIATES, LLC, 120 Corporate Blvd, Norfolk, VA, 23502, from the Defendant, ANGELA JOHNSON, 920 W GREGORY ST, PENSACOLA, FL 32502-4629, the principal sum of \$1,800.75, plus costs of \$245.30, for a total sum of \$2,046.05, for which sum let execution issue. Jurisdiction of this case is retained to enter further orders that are proper.

DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida.


05/02/2024 09:37:26
2024 SC 001251
Signed by: JUDGE SCOTT RITCHIE, JUDGE SCOTT RITCHIE, JUDGE SCOTT RITCHIE, JUDGE SCOTT RITCHIE, JUDGE SCOTT RITCHIE
Judge Scott Ritchie

Per Administrative Directive ESCAD2021-03, "In cases wherein one party is unrepresented (pro se), it is the responsibility of the sole attorney in the case to serve within five business days this [order or judgment] upon any pro se party who does not have access to and is not a registered user of the Florida Courts e-Filing Portal."

Copies Furnished to:

John Bacus De Jesus, Esq., 120 Corporate Blvd, Norfolk, VA, 23502
ANGELA JOHNSON, 920 W GREGORY ST, PENSACOLA, FL
32502-4629

Recorded in Public Records 8/31/2022 4:26 PM OR Book 8851 Page 528,
Instrument #2022088794, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 156294156 E-Filed 08/29/2022 11:15:28 AM

**IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA**

**CONSUMER FINANCIAL SERVICES
6219 N PALAFOX STREET, SUITE E
PENSACOLA, FL 32503
cfsopensacola@yahoo.com**

Plaintiff,

Vs.

**Case No. 2019 SC 003761
Division 5**

**ANGELA JOHNSON
C/O HOMESTEAD VILLAGE BUILDING D
7830 PINE FOREST RD
PENSACOLA, FL 32526
angieboo923@gmail.com**

Defendant.

FINAL JUDGMENT

At a small claims pretrial conference on September 11, 2019, the parties entered into a mediated agreement. The plaintiff notified the court that the defendant failed to pay as agreed. As a result, the plaintiff is entitled to a final judgment, and it is therefore

ORDERED AND ADJUDGED that the plaintiff shall recover from the defendant \$871.69 which shall accrue interest at the rate of 4.34% per annum for which let execution issue.

Done and ordered in chambers, Pensacola, Escambia County, Florida.


e-Filed by COUNTY COURT JUDGE PAT KINSEY
on 08/28/2022 14:59:42 yoz2zEgon

cc: Plaintiff
Defendant