



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

0924-70

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 05, 2024
Property description	SIMON JOHN BURKE 10605 SE 204TH ST UNIT 733 KENT, WA 98031 BELAIR RD OFF OF 05-3860-000 TRACT C EASTMONT UNIT NO 1 PB 5 P 3 OR 8297 P 690 SEC 46/10 T 1/2S R 30 LESS OR 324 P 475 FOREHAND L (Full legal attached.)	Certificate #	2022 / 2210
		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)
# 2022/2210	06/01/2022	147.58	7.38	154.96
→Part 2: Total*				154.96

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)
# 2023/2192	06/01/2023	149.28	6.25	24.63	180.16
# 2021/2033	06/01/2021	135.98	6.25	31.73	173.96
Part 3: Total*					354.12

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)	509.08
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	130.74
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)	1,014.82

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 April 22nd, 2024

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

+ \$6.25

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>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.

TRACT C EASTMONT UNIT NO 1 PB 5 P 3 OR 8297 P 690 SEC 46/10 T 1/2S R 30 LESS OR 324 P 475 FOREHAND LESS OR 1684 P 575-ESCAMBIA CO UTILITIES

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400061

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173,

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

Account Number	Certificate No.	Date	Legal Description
05-3860-000	2022/2210	06-01-2022	TRACT C EASTMONT UNIT NO 1 PB 5 P 3 OR 8297 P 690 SEC 46/10 T 1/2S R 30 LESS OR 324 P 475 FOREHAND LESS OR 1684 P 575-ESCAMBIA CO UTILITIES

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
JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173

04-05-2024
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: 1025301001001030
Account: 053860000
Owners: SIMON JOHN BURKE
Mail: 10605 SE 204TH ST UNIT 733
 KENT, WA 98031
Situs: BELAIR RD OFF OF 32505
Use Code: VACANT RESIDENTIAL
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2023	\$10,200	\$0	\$10,200	\$7,315
2022	\$6,650	\$0	\$6,650	\$6,650
2021	\$6,650	\$0	\$6,650	\$6,650

[Disclaimer](#)

[Tax Estimator](#)

[File for Exemption\(s\) Online](#)

[Report Storm Damage](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/31/2020	8297	690	\$100	QC	
05/2002	4906	1623	\$2,000	WD	
03/1990	2834	539	\$1,500	WD	
01/1969	441	714	\$1,300	WD	
01/1966	282	141	\$1,000	WD	

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and
 Comptroller

2023 Certified Roll Exemptions

None

Legal Description

TRACT C EASTMONT UNIT NO 1 PB 5 P 3 OR 8297 P 690 SEC 46/10 T 1/2S R 30 LESS OR 324 P 475 FOREHAND LESS OR 1684 P...

Extra Features

None

Parcel Information

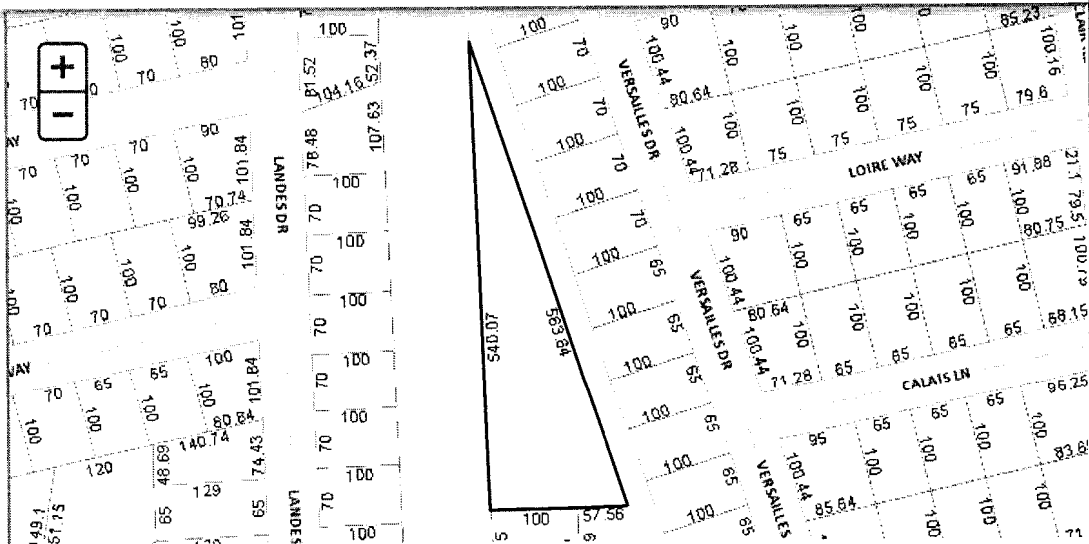
Section Map Id:
 46-1S-30-2

Approx. Acreage:
 1.0190

Zoned:

MDR
 MDR
 MDR
 MDR
 MDR
 MDR
 MDR

Evacuation & Flood Information



[Launch Interactive Map](#)

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

[Open](#)
[Report](#)

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: 04/25/2024 (tc.3400)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 02210**, 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:

TRACT C EASTMONT UNIT NO 1 PB 5 P 3 OR 8297 P 690 SEC 46/10 T 1/2S R 30 LESS OR 324 P 475 FOREHAND LESS OR 1684 P 575-ESCAMBIA CO UTILITIES

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053860000 (0924-70)

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

JOHN BURKE SIMON

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 26th 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



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 05-3860-000 CERTIFICATE #: 2022-2210

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 12, 2004 to and including May 12, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: May 26, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 26, 2024

Tax Account #: **05-3860-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ESTATE OF ARTHUR BURKE SIMON AND JOHN BURKE SIMON**

By Virtue of Warranty Deed recorded 5/20/2002 in OR 4906/1623 and Certification of Death recorded 8/9/2021 in OR 8593/578

ABTRACTOR'S NOTE: QUIT CLAIM DEED EXECUTED BY ARTHUR BURKE SIMON TO JOHN BURKE SIMON RECORDED 5/18/2020 IN OR 8297/690 MAY BE INVALID AS JOHN BURKE SIMON USED A POWER OF ATTORNEY RECORDED 06/26/2020 IN OR 8320/1502 TO DEED TO HIMSELF SO WE HAVE INCLUDED BOTH PARTIES FOR NOTICE.

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. **NONE**
4. Taxes:

Taxes for the year(s) 2020-2023 are delinquent.

Tax Account #: 05-3860-000

Assessed Value: \$7,315.00

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: SEPT 4, 2024

TAX ACCOUNT #: 05-3860-000

CERTIFICATE #: 2022-2210

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

ESTATE OF ARTHUR BURKE SIMON
686 SEAPINE CIRCLE
PENSACOLA, FL 32506

JOHN BURKE SIMON
10605 SE 204TH ST UNIT 733
KENT, WA 98031

Certified and delivered to Escambia County Tax Collector, this 26th 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 26, 2024

Tax Account #:05-3860-000

LEGAL DESCRIPTION EXHIBIT "A"

**TRACT C EASTMONT UNIT NO 1 PB 5 P 3 OR 8297 P 690 SEC 46/10 T 1/2S R 30 LESS OR 324 P 475
FOREHAND LESS OR 1684 P 575-ESCAMBIA CO UTILITIES**

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-3860-000(0924-70)

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

QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Prepared by: (WITHOUT
BENEFIT OF SURVEY OR
TITLE EXAMINATION)
Stephanie J. Quinnell
3298 Summit Blvd., Ste. 8A
Pensacola, FL 32503
(850) 432-4386, Ext. 2

KNOW ALL PERSONS BY THESE PRESENTS: That ARTHUR BURKE SIMON, a/k/a ARTHUR B. SIMON, Grantor, a divorced man, in consideration of the sum of ten dollars (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, remise, and quitclaim to: JOHN BURKE SIMON, Grantee, his heirs, executors, administrators and assigns, forever, all the Grantor's right, title and interest in and to the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Legal: See attached Exhibit "A"
Location: Belair Road
Parcel I.D. No.: 102S301001001030
Mailing address of Grantee: 10605 SE 204th St., Unit 733, Kent, WA 98031
SS No.: not available
This property is not the homestead of Grantor.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this January 31, 2020.

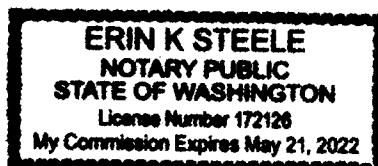
Signed, sealed and delivered in
the presence of:

John Corr
Name: JOHN CORR
Nancy Corr
Name: Nancy Corr

Arthur Burke Simon John Burke Simon
ARTHUR BURKE SIMON
By: JOHN BURKE SIMON, Power of Attorney

STATE OF WASHINGTON
COUNTY OF King

The foregoing instrument was acknowledged before me this January 31, 2020 by JOHN BURKE SIMON, as Power of Attorney for ARTHUR BURKE SIMON, who is personally known to me or who produced WA DL as identification.



Erin K Steele
Notary Public
Name: Erin K. Steele
Notary Public
State of WA

EXHIBIT "A"

Tract C, Eastmont Unit No. 1, according to the plat recorded in Plat Book 5, Page 3, of the public records of Escambia County, Florida; LESS and EXCEPT the following portion thereof, to-wit:

Begin at the Southwesterly corner of said Tract C, thence run Northerly along Westerly line of Tract C a distance of 101.15 feet; thence deflecting 90 degrees to the right, run Easterly a distance of 157.56 feet to a point on the Easterly line of Tract C, said point being 69.36 feet North of the Southeast corner of Tract C; thence along the Easterly line of Tract C, a distance of 69.36 feet to the Southeast corner of Tract C; thence Westerly along the Southerly line of Tract C a distance of 180.25 feet to the point of beginning.

~~the grantee by acceptance of this deed has knowledge that his/her access to the property described above, is~~
only across the present right-of-way of the gas company and the right-of-way of Gulf Power Company as shown on said plat of Eastmont Unit #1.

10.50
14.00

OR BK 4906 PG1623
Escambia County, Florida
INSTRUMENT 2002-966959

DEED DOC STAMPS PD @ ESC CO \$ 14.00
05/20/02 ERNIE LEE MAGNIA, CLERK
By: John Arnold

Space above this line for recording data

WARRANTY DEED

For good consideration, we Paul A. Josey (deceased) and Virginia M. Josey of 1315 Jasper Street, Cantonment, 32533 County of Escambia, State of Florida, hereby bargain, deed and convey to Arthur Burke Simon of 4505 Versailles Drive, Pensacola 32505 County of Escambia, State of Florida, the following described land in Escambia County, free and clear with WARRANTY COVENANTS; to wit:

Tract C, Eastmont Unit No. 1, according to the plat recorded in Plat Book 5, Page 3, of the public records of Escambia County, Florida; LESS and EXCEPT the following portion thereof, to-wit:

Begin at the Southwesterly corner of said Tract C, thence run Northerly along Westerly line of Tract C a distance of 101.15 feet; thence deflecting 90 degrees to the right, run Easterly a distance of 157.56 feet to a point on the Easterly line of Tract C, said point being 69.36 feet North of the Southeast corner of Tract C; thence along the Easterly line of Tract C, a distance of 69.36 feet to the Southeast corner of Tract C; thence Westerly along the Southerly line of Tract C a distance of 180.25 feet to the point of beginning.

the grantee by acceptance of this deed has knowledge that his/her access to the property described above, is only across the present right-of-way of the gas company and the right-of-way of Gulf Power Company as shown on said plat of Eastmont Unit #1.

THE PREPARER OF THIS DEED REPRESENTS THAT HE/SHE HAS PREPARED THIS DEED AT THE DIRECTION OF THE GRANTOR AND/OR GRANTEE; THAT HE/SHE HAS PREPARED THIS DEED BASED SOLELY UPON THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR AND/OR GRANTEE; THAT NO TITLE SEARCH OR SURVEY HAS BEEN PERFORMED BY THE PREPARER; THAT THE PREPARER HAS NOT EXAMINED THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY; AND THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATION, WARRANTIES OR GAURANTEES WHATSOEVER AS TO THE VALIDITY OF THE TITLE OR OWNERSHIP OF SAID REAL PROPERTY BEING CONVEYED HEREINABOVE.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to

convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantors by deed of Escambia County.

WITNESS the hands and seal of said Grantors this 20th day of May, 2002.

Lila Anne Stevens
Witness(to Grantor) Lila Anne Stevens

Virginia M. Josey
Grantor Virginia M. Josey

Lisa English
Witness(to Grantor) Lisa English

RCD May 20, 2002 05:00 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-966959

STATE OF FLORIDA
COUNTY OF ESCAMBIA

On May 20, 2002 before me, Lisa English personally appeared, Virginia M. Josey personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Lisa English

Affiant ☐ Known ☒ Produced ID

Type of ID FLA DL# J200-873-31-810-0

(Seal)

Prepared By:
Lisa English C/O: Bill Thompson's Office Equipment Company
103 South Baylen Street
Pensacola, Florida 32501
850-434-2365



Recorded in Public Records 6/26/2020 12:56 PM OR Book 8320 Page 1502,
Instrument #2020051807, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

DURABLE POWER OF ATTORNEY

STATE OF FLORIDA

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, that I, ARTHUR BURKE SIMON, of Escambia County, Florida, as authorized by Section 709.08, Florida Statutes, hereby appoint as my true and lawful attorney to act in, manage and conduct my affairs my son, JOHN BURKE SIMON.

This durable power of attorney shall not be affected by the disability of the principal (myself) except as provided by statute, and shall be exercisable from the date hereof, notwithstanding a later disability or incapacity of the principal unless otherwise provided by statute. All acts done by my attorney hereunder pursuant to the power hereby conferred during any period of disability or incompetence shall have the same effect and inure to the benefit of and bind me, my heirs, devisees and personal representatives as if I were competent and not disabled. This durable power of attorney shall be non-delegable and shall be valid and effective from the date hereof until such time as I shall die, revoke the power, or be adjudged incompetent by a court of competent jurisdiction.

The property subject to this durable family power of attorney shall include all real and personal property owned by me, my interest in all property held in joint tenancy, my interest in all non-homestead property held in tenancy by the entirety, and all property over which I hold power of appointment, and shall also include authority to sell, mortgage or convey my homestead property with the joinder of my spouse, if living, or the legal guardian or duly-appointed attorney of my spouse.

Without limiting the broad powers intended to be conferred by the preceding provisions, I expressly authorize my attorney acting hereunder to do and execute all or any of the following acts, deeds and things:

(1) To ask, demand, sue for, recover and receive all sums of money, bank deposits, chattels, and other real or personal property, tangible or intangible, of whatsoever nature or description that may be due, owing, payable or belonging to me, and to execute and deliver receipts, releases, cancellations or discharges.

BK: 8320 PG: 1503

(2) To settle any account or reckoning whatsoever wherein I now am or at any time hereafter shall be in anyway interested or concerned with any person whomsoever, and to pay or receive the balance thereof as the case may require.

(3) To enter any safe deposit or other place of safekeeping standing in my name with full authority to remove any and all contents thereof and to make additions, substitutions and replacements, specifically including any safe deposit box in my name jointly with my spouse or any other person.

(4) To borrow any sum or sums of money on such terms and with such security, whether real or personal property belonging to me, as my attorney may think fit, and to execute any and all notes, mortgages, and other instruments which my attorney may deem necessary or desirable.

(5) To draw, accept, make, endorse or otherwise deal with any checks, promissory notes, bills of exchange or other commercial or mercantile instruments, specifically including the right to make withdrawals from any savings account or building and loan deposits.

(6) To redeem or cash in any and all bonds issued by the United States government or any of its agencies, any other bonds, and any certificate of deposit or other similar assets or securities belonging to me.

(7) To sell all or any bonds, shares of stock, warrants, debentures, or other securities belonging to me, and to execute all assignments and other instruments necessary or proper for transferring the same to the purchaser or purchasers thereof, and to give good receipts and discharges for all moneys payable in respect thereof.

(8) To invest the proceeds of any redemption or sales aforesaid, and any other of my moneys, in such bonds, shares of stock and other securities as my attorney shall think fit, and from time to time to vary the said investments or any of them.

(9) To vote at all meetings of stockholders of any company or corporation, and otherwise to act as my attorney or proxy in respect of my shares of stock or other securities or investments which now or hereafter shall belong to me, and to appoint substitutes or proxies with respect to any such shares of stock.

(10) To sign and execute in my behalf any tax return, state or federal, relating to income, gift, ad valorem, intangible or other taxes, state or federal, and to act for me in any examinations, audits, hearings, conferences or litigation relating to any such taxes,

BK: 8320 PG: 1504

including authority to file and prosecute refund claims, and to enter into and effect any settlements.

(11) To sell, rent, lease for any term, or exchange any real estate or interests therein, for such considerations and upon such terms and conditions as my attorney may see fit; specifically including the power and authority to execute, acknowledge and deliver deeds, mortgages, leases and other instruments conveying or encumbering title to property owned by me alone as well as any owned by me and my spouse jointly.

(12) To commence, prosecute, discontinue or defend all actions or other legal proceedings touching my estate or any part thereof, or touching any matter in which I or my estate may be in anywise concerned.

(13) To purchase bonds issued by the United States government that can be applied at face or maturity value on account of estate tax liabilities, commonly known as "flower bonds."

(14) Health Care Decisions.

(a) To make health care decisions for me to the same extent that I could make such decisions for myself if I had the capacity to do so. In exercising this authority, my donee shall make health care decisions that are consistent with my desires as stated in this document or otherwise made known to my donee, including, but not limited to my desires concerning obtaining or refusing or withdrawing life prolonging care, treatment, services and procedures.

(b) In order to assist my donee in making said health care decisions, I hereby make the following additional authorizations and reservations:

(i) I hereby authorize all physicians and psychiatrists who have treated me, and all other providers of health care, including hospitals, to release to my donee all information contained in my medical records which my donee may request. I hereby waive all privileges attached to physician-patient relationship and to any communication, verbal or written, arising out of such a relationship. My donee is authorized to request, receive and review any information, verbal or written, pertaining to my physical or mental health, including medical and hospital records, and to execute any releases, waivers or other documents that may be required in order to obtain such information, and to disclose such information to such persons, organizations and health care providers as my donee shall deem appropriate. My donee is authorized to employ

BK: 8320 PG: 1505

and discharge health care providers, including physicians, psychiatrists, dentists, nurses, and therapists, as my donee shall deem appropriate for my physical, mental and emotional well-being. My donee is also authorized to pay reasonable fees and expenses for such services contracts.

(ii) My donee is authorized to apply for my admission to a medical, nursing, residential or other similar facility, execute any consent or admission forms required by such facility and enter into agreements for my care at such facility or elsewhere during my lifetime. My donee is authorized to arrange for and consent to medical, therapeutical and surgical procedures for me including the administration of drugs. The power to make health care decisions for me shall include the power to give consent, refuse consent, or withdraw consent to any care, treatment, service, or procedure to maintain, diagnose, or treat a physical or mental condition.

(iii) I reserve unto myself the right to revoke the authority granted to my donee hereunder to make health care decisions for me by notifying the treating physician, hospital, or other health care provider orally or in writing. Notwithstanding any provision herein to the contrary, I retain the right to make medical and other health care decisions for myself so long as I am able to give informed consent with respect to a particular decision. In addition, no treatment may be given to me over my objection, and health care necessary to keep me alive may not be stopped if I object.

(15) To make additions of funds and assets, real and personal, to any revocable trust established by me.

(16) In general, to do all other acts, deeds, matters and things whatsoever in or about my estate, property and affairs, or to concur with persons jointly interested with me therein in doing all acts, deeds, matters and things herein particularly or generally described, as fully and effectually to all intents and purposes as I could do myself.

(17) The powers herein conferred upon my attorney shall extend to and include all of my right, title and interest in and to any real and personal property, tangible and intangible, in which I have an interest jointly with my spouse or any other person, whether in any estate by the entirety, joint tenancy, tenancy in common, or in any other manner, including the power to sell homestead property.

(18) This instrument is executed by me in the State of Florida, but it is my intention that the powers and authority herein conferred upon my attorney, as authorized

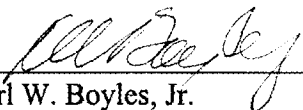
BK: 8320 PG: 1506 Last Page

by the laws of Florida now or hereinafter in force and effect, shall be exercisable in any other state or jurisdiction where I may have any property or assets.


I hereby ratify and confirm, and promise at all times to ratify and confirm, all and whatsoever my duly-authorized attorney hereunder shall lawfully do or cause to be done by virtue of these presents, including anything which shall be done between the revocation of this instrument by my death or in any other manner and notice of such revocation reaching my attorney; and I hereby declare that as against me and all persons claiming under me everything which my said attorney shall do or cause to be done in pursuance hereof after such revocation as aforesaid shall be valid and effectual in favor of any persons claiming the benefit thereof who, before the doing thereof, shall not have had notice of such revocation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of October, 1999.

Signed, sealed and
delivered in the presence of:


Karl W. Boyles, Jr.


ARTHUR BURKE SIMON


Debra M. Turi

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28th day of October, 1999 by ARTHUR BURKE SIMON, who is personally known to me and who did not take an oath.


NOTARY PUBLIC



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

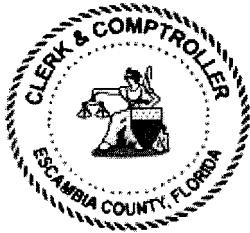
**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 02210 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 18, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JOHN BURKE SIMON	ESTATE OF ARTHUR BURKE SIMON
10605 SE 204TH ST UNIT 733	686 SEAPINE CIRCLE
KENT, WA 98031	PENSACOLA, FL 32506

WITNESS my official seal this 18th day of July 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 02210**, 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:

TRACT C EASTMONT UNIT NO 1 PB 5 P 3 OR 8297 P 690 SEC 46/10 T 1/2S R 30 LESS OR 324 P 475 FOREHAND LESS OR 1684 P 575-ESCAMBIA CO UTILITIES

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053860000 (0924-70)

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

JOHN BURKE SIMON

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 22nd day of July 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

JOHN BURKE SIMON [0924-70]
10605 SE 204TH ST UNIT 733
KENT, WA 98031

9171 9690 0935 0127 1824 88

ESTATE OF ARTHUR BURKE SIMON
[0924-70]
686 SEAPINE CIRCLE
PENSACOLA, FL 32506

9171 9690 0935 0127 1823 72

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Post Property:

BELAIR RD OFF OF 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0924-70

Document Number: ECSO24CIV025548NON

Agency Number: 24-008120

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02210 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JOHN BURKE SIMON

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/26/2024 at 8:45 AM and served same at 8:50 AM on 7/30/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

 929

R. REIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053860000 (0924-70)

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JOHN BURKE SIMON

*Map
attached*

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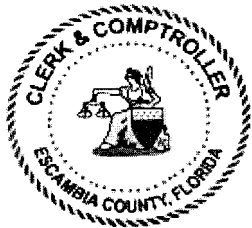
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Post Property:

BELAIR RD OFF OF 32505

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



By:
Emily Hogg
Deputy Clerk

[Faint, illegible handwritten notes or stamps]



17/11/17

TAX DEED SEARCH RESULTS

Tax Deed Clerk File No.: 0924-70 Acct# 05386000

Tax Certificate No.: 2022 TD 02210

☒ Individual

Titleholder: John Burke Simon

☐ Company

Address from certification: 10605 SE 204th St Unit 733, Kent, WA 98031

Same as deed? ☒ Yes ☐ No. If no, address(es) on deed: _____

Deed OR Book 8297 Page 690

Alternate addresses:

• Address: _____

• Address: _____

Source: _____

Source: _____

	Date Searched	Initials	
Escambia Property Appraiser's records	<u>8/20/2024</u>	<u>EBH</u>	<input checked="" type="checkbox"/> no new address
Escambia Tax Collector's records	<u>8/20/2024</u>	<u>EBH</u>	<input checked="" type="checkbox"/> no new address
Escambia County's most recent tax roll	<u>[REDACTED]</u>		<input type="checkbox"/> no new address
Escambia Clerk's tax deed records	<u>8/20/2024</u>	<u>EBH</u>	<input checked="" type="checkbox"/> no new address
Florida corporate record's search	<u>N/A</u>		<input type="checkbox"/> no new address
Escambia Official Records search	<u>8/20/2024</u>	<u>EBH</u>	<input checked="" type="checkbox"/> no new address
Escambia court records search	<u>8/20/2024</u>	<u>EBH</u>	<input checked="" type="checkbox"/> no new address
Google search	<u>8/20/2024</u>	<u>EBH</u>	<input type="checkbox"/> no <u>new address</u>

Additional notes:

Found John B Simon 934 Dewight St, Port Orchard, WA 98366,
Sent New Cert Mail

John B Simon

Age 57, Born January 1967

Lives in Port Orchard, WA

(907) 746-4733



Full Background Report Sponsored Link

- Arrest & Criminal Records
- Misdemeanors & Felonies
- Registered Sex Offender Check
- Warrants & Police Records
- Nationwide Court Records
- Evictions & Foreclosures
- Marriage & Divorce Records
- Bankruptcies, Liens & Judgments
- Assets & Properties
- Business Records
- Professional Licenses
- Social Media Records

[View Full Background Report](#)



Also Seen As

John Simon Burke



Current Address

934 Dwight St

Port Orchard, WA 98366

\$450,000 | 3 Bed | 1.5 Bath | 1010 Sq Ft | Built 1918

Kitsap County

(Jul 2022 - Aug 2024)

[Ad] [Streamline Property Owner Info Search](#)

Search Over 157 Million MLS and Public Record Properties. [PropertyReach](#) 7 Day FREE Trial.



Phone Numbers

(907) 746-4733 - Landline

Possible Primary Phone

Last reported Jul 2024

Matanuska Telephone Association

(413) 548-8082 - VOIP

Last reported Apr 2021

Terra Nova Telecom

(503) 587-7447 - Landline

Last reported Mar 2016

Qwest

(904) 484-5325 - Wireless

Last reported Mar 2016

DeltaCom

(907) 232-5909 - Wireless

Last reported Oct 2017

AT&T

(660) 815-1538 - Wireless

Last reported Apr 2021

AT&T

(850) 484-5325 - Landline

Last reported Mar 2016

Southern Bell Telephone & Telegraph



Full Background Report Sponsored Link

- Arrest Records
- Court Records
- Marriage & Divorce Records
- Birth & Death Records
- Police Records
- Search Warrants
- Criminal Records Data
- Property Records
- Current and Past Contact Info
- Reverse Phone Lookups
- AKAs, Age, Date of Birth
- Addresses and Phone Numbers
- Relatives and Associates
- Public Records Data
- Bankruptcies, Judgments, Liens
- Complete Background Check

[View Full Background Report](#)

Sponsored Link



Court Record: 4 Sources Found

[ReviewPublicRecords](#)

[Open >](#)



Email Addresses

john.simon@worldnet.att.net
drummer@mtaonline.net
vjohn.jsimon71@worldnet.att.net
adleysiennao@nokiamail.com
john.simon@att.net



Current Address Property Details

934 Dwight St

Port Orchard, WA 98366

Bedrooms	Bathrooms	Square Feet	Year Built
3	2	1,010	1918
Estimated Value	Estimated Equity	Last Sale Amount	Last Sale Date
\$450,000	\$82,990	\$475,000	07/10/2023
Occupancy Type	Ownership Type	Land Use	Property Class
Owner Occupied	Multiple	Single Family Residential	Residential
Subdivision	Lot Square Feet	APN	School District
First Addition To Sidney	7,405	4053-002-008-0006	South Kitsap School District



Previous Addresses

Belair Road Off Of
Pensacola, FL 32505

Escambia County
(Jan 2022)

10605 SE 204th St
Kent, WA 98031

King County
(Jan 2020)

686 Seapine Cir
Pensacola, FL 32506

Escambia County
(Jan 2019 - May 2021)

4505 Versailles Dr
Pensacola, FL 32505

Escambia County
(Jan 1977 - Oct 2021)

Belair Rd Off Of
Pensacola, FL 32505

Escambia County
(May 2002 - Jan 2020)

365 Anna St
Palmer, AK 99645

Matanuska Susitna County
(Jul 2005 - Jan 2018)



Criminal Records Report Sponsored Link

- Arrest & Criminal Records
- Misdemeanors & Felonies
- Registered Sex Offender Check
- Warrants & Police Records
- Nationwide Court Records
- Speeding Tickets

[View Criminal Records Report](#)

Sponsored Links



Possible Relatives

May include parents (mother, father), spouse (wife, husband), exes, brothers, sisters, children

[Cindy Simon](#)

Age 57

Possible Spouse

[Arthur Simon](#)

Age 80

[Christopher Simon](#)

Age 55

[Clemar Simon Jr](#)

Age 88

[Gloria Simon](#)

Age 77

[Jacob Simon](#)

Age 33

[Mark Simon](#)

Age 30

[Wendy Simon](#)

Age 52



Possible Associates

May include current and past roommates, friends, and extended family

[Michael Zupancic](#)

Age 47

[Irving Ling](#)

Age 57

[Lisiate Sisifa](#)

Age 35

[Tina Kanoa](#)

Age 58

[James Whitt Jr](#)

Age 83

[James Whitt](#)

Age 73

[Jamie Kaiser](#)

Age 55

[Melissa King](#)

Age 52

[Patricia Cloud](#)

Age 53

[Patricia Whitt](#)

Age 82

[Patricia Whitt](#)

Age 57

[Simon Winchester](#)

Age 51

[Terry Murray](#)

Age 48



Possible Business Ownership

Lost In Alaska Fishing

355 Anna St Palmer Ak 99645-6823

Lost In Alaska Fishing

355 Anna St Palmer Ak 99645



Education and Employment

Company

Mat-su School District

From

2010

College

University Of Alaska Anchorage

From

2007

Job Title

Big Lake Elementary

To

N/A

Degree

Masters In Educational Leadership

To

2009



Full Background Report Sponsored Link

- Arrest Records
- Court Records
- Marriage & Divorce Records
- Birth & Death Records
- Police Records
- Search Warrants
- Current and Past Contact Info
- Reverse Phone Lookups
- AKAs, Age, Date of Birth
- Addresses and Phone Numbers
- Relatives and Associates
- Public Records Data

[View Full Background Report](#)

advertisement

FAQ

Where does **John B Simon** live?

John B Simon's address is 934 Dwight St Port Orchard, WA 98366.

How old is **John B Simon**?

John B Simon's age is 57 years old.

What is **John B Simon's** phone number?

John B Simon's number is (907) 746-4733.

Is **John B Simon** married?

John B Simon is married to Cindy Simon.

TruePeopleSearch.com is not a Consumer Reporting Agency (CRA) as defined by the Fair Credit Reporting Act (FCRA). This site can't be used for employment, credit or tenant screening, or any related purpose.

Prepared by:
Christina A. Goza, an employee of
Anchor Title & Escrow, LLC
1331 Creighton Road, Ste. D
Pensacola, FL 32504
File Number: ATP1361A

General Warranty Deed

Made this October 6, 2021 By John Burke Simon, a single man, whose address is, 4214 W. Lake Sammamish Pkwy. NE, Unit 306, Redmond, WA 98052, hereinafter called the grantor, to Florida Homes 4 U, LLC, a Florida limited liability company, whose address is 6847 N. 9th Avenue, Suite A364, Pensacola, FL 32504, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 16, Block 2, Eastmont Unit No. 1, a subdivision according to the map or plat thereof, as recorded in Plat Book 5, Page 3, of the Public Records of Escambia County, Florida.

Parcel ID Number: 102S301001160002

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 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 the said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

John Burke Simon

In Witness Whereof, the said grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Printed Name: LEON GORAYA

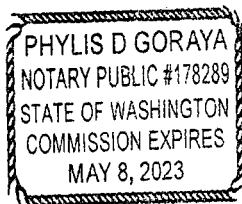
[Signature] (Seal)
John Burke Simon

Savithi Devi
Witness Printed Name: Savithi Devi

____ (Seal)

State of Washington
County of King

The foregoing instrument was acknowledged before me October 6, 2021, by John Burke Simon, a single man, who is/are personally known to me or who has produced driver license as identification.



Phylis D Goraya
Notary Public
Print Name: PHYLIS D GORAYA
My Commission Expires: 05-08-23

JOHN BURKE SIMON [0924-70]
10605 SE 204TH ST UNIT 733
KENT, WA 98031

9171 9690 0935 0127 1824 88

Attempted - Not Known

ESTATE OF ARTHUR BURKE SIMON
[0924-70]
686 SEAPINE CIRCLE
PENSACOLA, FL 32506

9171 9690 0935 0127 1823 72

Sent cell mail on 8/20/2024

JOHN B SIMON 0924-70
934 DWIGHT ST
PORT ORCHARD WA 98366

9171 9690 0935 0127 2270 28

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

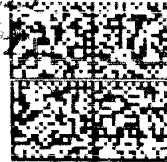
By:
Emily Hogg
Deputy Clerk

CERTIFIED MAIL™

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



SEATTLE WA 980
PENSACOLA FL 325
06 JUL 2024 PM 5



quadtent

FIRST-CLASS MAIL
IMI

\$008.16⁰

07/26/2024 ZIP 32502
046M31219251

9171 9690 0935 0127 1824 88

US POSTAGE

PAID BY ADDRESSEE
PAM CHILDE
CLERK OF CIRCUIT COURT
OFFICIAL RECORDS
221 PALAFOX PLACE
SUITE 110
PENSACOLA FL 32502
A 11:00
2024
JOHN BURKE SIMON [0924-70]
10605 SE 204TH ST UNIT 733
KENT WA 98031

2640

NO LONGER HERE
RETURN TO SENDER

NIXIE

550

72 1

0000/13/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

00000245820

BC: 3250245820

*2700-00200-20-00

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™

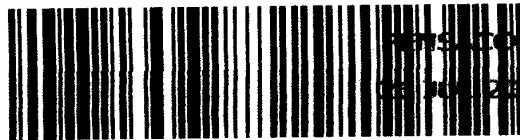
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 410

Pensacola, FL 32502



PENSACOLA FL 325

08/20/2024 PM 2:11

9171 9690 0935 0127 1823 72



quadrant

FIRST-CLASS MAIL
IMI

\$008.16⁰

07/20/2024 ZIP 32502
043M31219251

U.S. POSTAGE

CLERK OF THE CIRCUIT COURT

2024 AUG 22 AM 11:16

COMEDIA COURT

ESTATE OF ARTHUR BURKE SIMON

[0924-70]

686 SEAPINE CIRCLE

PENSACOLA, FL 32506

Handwritten signature and date 7/30

NEVER

SEE

DEPT

08/20/2024

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

IA

BC: 32502583333 32502-00098-26-36

32502583333
025000-025833

Postage paid by meter 043M31219251



Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE – 09-04-2024 – TAX CERTIFICATE #'S 02210

in the Court
was published in said newspaper in the issues of

AUGUST 1, 8, 15, 22, 2024

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2024.08.22 10:45:55 -05'00'

PUBLISHER

Sworn to and subscribed before me this 22ND day of AUGUST
A.D., 2024

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2024.08.22 10:55:19 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 02210, 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:

TRACT C EASTMONT UNIT NO 1 PB 5 P 3 OR 8297 P 690 SEC 46/10 T 1/2S R 30 LESS OR 324 P 475 FOREHAND LESS OR 1684 P 575-ESCAMBIA CO UTILITIES SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053860000 (0924-70)

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

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.

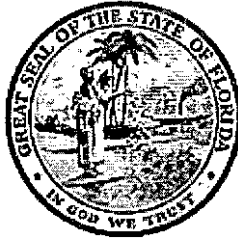
Dated this 25th day of July 2024.

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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-08-01-08-15-22-2024

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

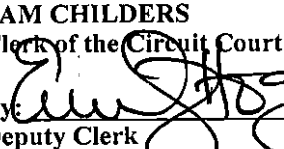
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
High Bid Tax Deed Sale

Cert # 002210 of 2022 Date 9/4/2024
Name JAMACHEL BRACEY

Cash Summary

Cash Deposit	\$285.00
Total Check	\$5,497.40
Grand Total	\$5,782.40

Purchase Price (high bid amount)	\$5,700.00	Total Check	\$5,497.40
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$39.90	Adv Doc. Stamps	\$39.90
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$1,603.78	Postage	\$16.40
		Researcher Copies	\$0.00
- postage	\$16.40		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$1,587.38	Registry of Court	\$1,587.38
Purchase Price (high bid)	\$5,700.00		
-Registry of Court	\$1,587.38	Overbid Amount	\$4,096.22
-advance recording (for mail certificate)	\$18.50		
-postage	\$16.40		
-Researcher Copies	\$0.00		
= Overbid Amount	\$4,096.22		

PAM CHILDERS
 Clerk of the Circuit Court
 By: 
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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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 002210

Sold Date 9/4/2024

Name JAMACHEL BRACEY

RegistryOfCourtT = TAXDEED	\$1,587.38
overbidamount = TAXDEED	\$4,096.22
PostageT = TD2	\$16.40
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$39.90
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 VIEW IMAGES
4/26/2024	0101	CASE FILED 04/26/2024 CASE NUMBER 2024 TD 000006	
4/26/2024	TD83	TAX COLLECTOR CERTIFICATION	
4/26/2024	TD84	PA INFO	
4/26/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024029765	
4/29/2024	TD84	NOTICE OF TDA	
6/5/2024	TD82	PROPERTY INFORMATION REPORT	
7/25/2024	TD81	CERTIFICATE OF MAILING	
8/2/2024	CheckVoided	CHECK (CHECKID 136090) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORY FIELD RD PENSACOLA, FL 32507	
8/2/2024	CheckMailed	CHECK PRINTED: CHECK # 900037475 - - REGISTRY CHECK	
8/6/2024	TD84	SHERIFF'S RETURN OF SERVICE	
8/21/2024	TD84	TAX DEED SEARCH RESULTS	
8/23/2024	TD84	PROOF OF PUBLICATION	
8/23/2024	CheckVoided	CHECK (CHECKID 136474) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501	
8/23/2024	CheckMailed	CHECK PRINTED: CHECK # 900037570 - - REGISTRY CHECK	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
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4/26/2024 9:53:27 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
4/26/2024 9:53:27 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
4/26/2024 9:53:27 AM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
4/26/2024 9:53:26 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
4/26/2024 9:53:27 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
4/26/2024 10:28:49 AM	2024029765	GREEN GULF GROUP CO	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
8/23/2024 1:02:52 PM	Check (outgoing)	101922952	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	40.00	900037570 CLEARED ON 8/23/2024
8/2/2024 9:58:16 AM	Check (outgoing)	101916860	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900037475 CLEARED ON 8/2/2024
4/26/2024 10:28:49 AM	Deposit	101888442	GREEN GULF GROUP CO		320.00	Deposit
Deposited			Used	Balance		
320.00			9,960.00	-9,640.00		

Auction Results Report

** Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale.

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fees	Rec Fees	EA Fee	POPR Fee	Doc ** Stamps	Total Due	Certificate Number	Name On Title	Title Address	
09/04/2024	2022 TD 00221	102S34									.00	\$39.90	\$5,497.40	02210	Bracey Estate	513 w Romana st
09/04/2024	2022 TD 00203	092S34									.00	\$223.30	\$30,570.80	02035	Queen of Housing	340 W 78th Rd Apt
09/04/2024	2019 TD 00716	075N3									.00	\$10.50	\$1,353.00	07161	Alan Charles Davis	111 state street pe

Edit Name on Title [X]

Name on Title:

Custom Fields:

Style:

Case Number: 2022 TD 002210

Result Date: 09/04/2024

Title Information:

Name:

Address1:

Address2:

City:

State:

Zip:

Cancel Update

?

Page 1 of 1

View 1 - 3 of 3

TOTALS: Items Count: 3 Balance: \$37,020.00 Clerk Fees: \$0.00 Rec Fees: \$127.50 Doc Stamps: \$273.70 Total Due: \$37,421.20

JaMachel Bracey

80337

\$5,700.00

Deposit
\$285.00



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

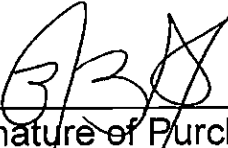
TAX DEED INFORMATION SHEET

Tax Certificate Number: 02210 of 2022

Date of Auction: 9/4/2024

Name and address of Grantee EXACTLY as it should appear on the tax deed:

Jamachel J. Bracey
513 W Romana St pensacola FL
32501


Signature of Purchaser

09/04/2024
Date

Jamachel J. Bracey
Printed Name of Purchaser

STATE OF FLORIDA
COUNTY OF ESCAMBIA

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 02210 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 18, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JOHN BURKE SIMON	ESTATE OF ARTHUR BURKE SIMON
10605 SE 204TH ST UNIT 733	686 SEAPINE CIRCLE
KENT, WA 98031	PENSACOLA, FL 32506

WITNESS my official seal this 18th day of July 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE in the matter of TAX DEED SALE

DATE - 09-04-2024 - TAX CERTIFICATE #'S 02210

in the Court was published in said newspaper in the issues of

AUGUST 1, 8, 15, 22, 2024

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2024.08.22 10:45:55 -05'00'

PUBLISHER

Sworn to and subscribed before me this 22ND day of AUGUST
A.D., 2024

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2024.08.22 10:55:19 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

Page 1 of 1

**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 02210, 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:

TRACT C EASTMONT UNIT NO 1 PB 5 P 3 OR 8297 P 690 SEC 46/10 T 1/2S R 30 LESS OR 324 P 475 FOREHAND LESS OR 1684 P 575-ESCAMBIA CO UTILITIES SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053860000 (0924-70)

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

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 25th day of July 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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-08-01-08-15-22-2024

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024069352 9/10/2024 2:52 PM
OFF REC BK: 9201 PG: 1551 Doc Type: TXD
Recording \$10.00 Deed Stamps \$39.90

Tax deed file number 0924-70

Parcel ID number 102S301001001030

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 02210 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 4th day of September 2024, the land was offered for sale. It was sold to **JaMachel J Bracey**, 513 w Romana St Pensacola FL 32501, who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

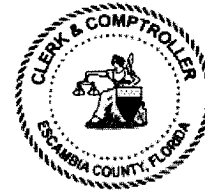
Description of lands: TRACT C EASTMONT UNIT NO 1 PB 5 P 3 OR 8297 P 690 SEC 46/10 T 1/2S R 30 LESS OR 324 P 475 FOREHAND LESS OR 1684 P 575-ESCAMBIA CO UTILITIES SECTION 10, TOWNSHIP 2 S, RANGE 30 W

**** Property previously assessed to: JOHN BURKE SIMON**

On 4th day of September 2024, in Escambia County, Florida, for the sum of (\$5,700.00) FIVE THOUSAND SEVEN HUNDRED AND 00/100 Dollars, the amount paid as required by law.

Mylinda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502

Pam Childers
Clerk of Court and Comptroller
Escambia County, Florida



Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502

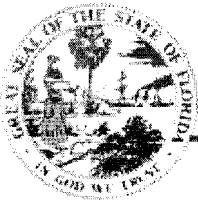
On this 4th day of September, 2024, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

Emily Hogg



Emily Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ESTATE OF ARTHUR BURKE SIMON
686 SEAPINE CIRCLE
PENSACOLA, FL 32506

Tax Deed File # 0924-70
Certificate # 02210 of 2022
Account # 053860000

Property legal description:

TRACT C EASTMONT UNIT NO 1 PB 5 P 3 OR 8297 P 690 SEC 46/10 T 1/2S R 30 LESS OR 324 P 475 FOREHAND LESS OR 1684 P 575-ESCAMBIA CO UTILITIES

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **September 4, 2024**, and a surplus of **\$4,017.28** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 11th day of September 2024.

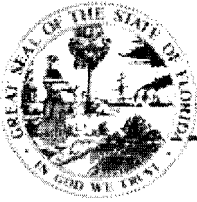


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0128 1819 16



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

JOHN B SIMON
934 DWIGHT ST
PORT ORCHARD WA 98366

Tax Deed File # 0924-70
Certificate # 02210 of 2022
Account # 053860000

Property legal description:

TRACT C EASTMONT UNIT NO 1 PB 5 P 3 OR 8297 P 690 SEC 46/10 T 1/2S R 30 LESS OR 324 P 475 FOREHAND LESS OR 1684 P 575-ESCAMBIA CO UTILITIES

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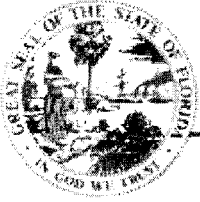


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0128 1819 23



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

JOHN BURKE SIMON
10605 SE 204TH ST UNIT 733
KENT, WA 98031

Tax Deed File # 0924-70
Certificate # 02210 of 2022
Account # 053860000

Property legal description:

TRACT C EASTMONT UNIT NO 1 PB 5 P 3 OR 8297 P 690 SEC 46/10 T 1/2S R 30 LESS OR 324 P 475 FOREHAND LESS OR 1684 P 575-ESCAMBIA CO UTILITIES

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Dated this 11th day of September 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0128 1819 30

Tax Certificate #	2022 TD 002210
Account #	053860000
Property Owner	John Burke Simon
Property Address	Belar Rd off of 3250S
SOLD TO:	Ja Machel Bracey \$ 5,700.00

Disbursed to/for:	Amount Pd:	Balance:
Recording Fees (from TXD receipt)	\$ 68.40 ✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 78.94 ✓	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓	\$
Certificate holder/taxes & app fees	\$ 1,581.13 ✓	\$
Refund High Bidder unused sheriff fees	\$ 80.00 ✓	\$
Additional taxes	\$ 0	\$ 4,017.28
Postage final notices	\$ 24.60	\$ 3,992.68
	\$	\$
	\$	\$
	\$	\$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

Lien Information:	
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$

Post sale process:	Notes:
Tax Deed Results Report to Tax Collector	✓
Print Deed/Send to Admin for signature	✓
Request check for recording fees/doc stamps	✓
Request check for Clerk Registry fee/fee due clerk	✓
Request check for Tax Collector fee (\$6.25 etc)	✓
Request check for certificate holder refund/taxes & app fees	✓
Request check for any unused sheriff fees to high bidder	✓
Print Final notices to all lienholders/owners	✓
Request check for postage fees for final notices	✓
Determine government liens of record/ amounts due	✓
Record Tax Deed/Certificate of Mailing	✓
Copy of Deed for file and to Tax Collector	✓

CERTIFIED MAIL™

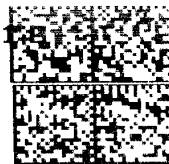
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0128 1819 16

PENSACOLA FL 325

SEP 2024 PM 1:31



quadrant

FIRST-CLASS MAIL
IMI

\$008.16⁰

09/11/2024 ZIP 32502
043M31219251

US POSTAGE

EST. D
A 10:59
COUNTY, FL

ESTATE OF ARTHUR BURKE SIMON
686 SEAPINE CIRCLE
PENSACOLA, FL 32506

Tax Deed File # 0924-70
Certificate # 02210 of 2022

UTF

NIXIE

322 FE 1

0009/22/24

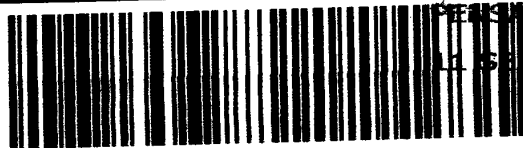
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

32506-022400
32502-5883

BC: 32502583335 *2638-00586-21-36

Pam Childers
Clerk of the Circuit Court & Comptr
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

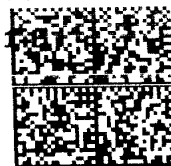
CERTIFIED MAIL™



9171 9690 0935 0128 1819 30

PENSACOLA FL 325

11 SEP 2024 PM 1:14



quadiant

FIRST-CLASS MAIL

IM1

\$008.16⁰

09/11/2024 ZIP 32502
043M31219251

US POSTAGE

CO. 11:07
COUNTY, FL

JOHN BURKE SIMON
10605 SE 204TH ST UNIT 733
KENT, WA 98031

Tax Deed File # 0924-70
Certificate # 02210 of 2022
IA K1: 9333190356

ANK
98031 9333190356

**NO LONGER HERE
RETURN TO SENDER**

NIXIE 888 FE 1 8888/11/24
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 32502583335 *1695-01042-21-36

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

***Claims must be filed within 120 days of the date of the surplus notice or they are barred.

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account # 053860000 Certificate # 02210 of 2022 Sale Date: Sep 4, 2024
Property Address: Track C Eastmont Unit No 1 PB5P3 or 8297 P 690 Sec 46/10 T 1/2 S R 30
Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.
Claimant's Name: John B Simon Lessor 324 P
Contact Name, if Applicable: _____
Address: 934 Dwight St Port Orchard 475 Forehand
Telephone Number: 253-656-1006 Less or 1684 P
Email Address: 4johnsimone@gmail.com 575-Escambia
I am a (check one): ☐ Lienholder ☒ Titleholder ☐ Other 66 Co Utilities

Select ONE:

- ☒ I claim surplus proceeds resulting from the above tax deed sale.
☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

Type of Lien: ☐ Mortgage; ☐ Court Judgment; ☐ Condo/HSA lien;
☐ Government lien; ☐ Other

Describe other: _____

Recording Date: _____ Book #: _____ Page #: _____

Lien Amount: _____ Amount Due: _____

Recording Date: _____ Book #: _____ Page #: _____

Lien Amount: _____ Amount Due: _____

**Include additional sheet if needed: ☐

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property.)

Nature of Title: ☒ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: 5/18/20 Book #: 8297 Page #: 690

Amount of surplus tax deed sale proceeds claimed: \$ 3,992.68

Does the titleholder claim the subject property was homestead property: _____

3. I request payment of any surplus funds due to me be mailed to:

934 Dwight St. Port Orchard, WA 98366

4. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: John Simon

Print: John Simon

STATE OF Washington

COUNTY OF Kitsap

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 13 day of OCTOBER, 2024, by John Burke Simon.

NOTARY PUBLIC
STATE OF WASHINGTON
BENJAMIN VENABLE
MY COMMISSION EXPIRES
MARCH 24, 2027

Signature-Notary Public, State of Florida Washington
Benjamin Venable
Print Commissioned Name of Notary Public

Personally known ☒ OR Produced Identification ☒ Type of Identification Produced Washington Driver License



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

JOHN B SIMON
934 DWIGHT ST
PORT ORCHARD WA 98366

Tax Deed File # 0924-70
Certificate # 02210 of 2022
Account # 053860000

Property legal description:

TRACT C EASTMONT UNIT NO 1 PB 5 P 3 OR 8297 P 690 SEC 46/10 T 1/2S R 30 LESS OR 324 P 475 FOREHAND LESS OR 1684 P 575-ESCAMBIA CO UTILITIES

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **September 4, 2024**, and a surplus of **\$4,017.28** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 11th day of September 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0128 1819 23

Mylanda Johnson (COC)

From: Mylanda Johnson (COC)
Sent: Monday, January 6, 2025 12:36 PM
To: '4johnsimon@gmail.com'
Cc: Emily Hogg (COC)
Subject: Tax Deed claim - 2022 TD 02210 - JOHN BURKE SIMON

Good afternoon,

I'm preparing to request a check in relation to the surplus claim from the sale of property off Belair Rd.
Can you please email me a copy of your photo ID for the file?

Thanks,
Mylanda



Mylanda Johnson

Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
221 S. Palafox Street, Suite 110, Pensacola, FL 32502
www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

January 14, 2025

John Burke Simon
934 Dwight St
St Port Orchard WA 98366

Re: Tax Certificate 2022 TD 02210

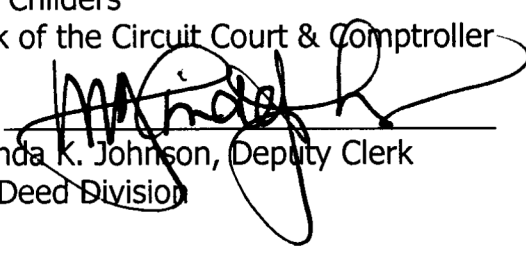
Dear Mr. Simon,

Please find enclosed check # 900038133 in the amount of \$3,992.68.
This amount represents payment of the claim for the surplus funds being held by the
Clerk's office as a result of the tax deed sale of the real property referenced below.

2022 TD 02210
BELAIR RD OFF OF 32505

Total \$3,992.68

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By: 
Mylinda K. Johnson, Deputy Clerk
Tax Deed Division

/mkj
Enclosures

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
 P.O. BOX 333
 PENSACOLA, FL 32591-0333
 (850) 595-4140
REGISTRY ACCOUNT

Bank of America



PENSACOLA, FLORIDA

 63-27
 631

900038133

VOID AFTER 6 MONTHS

PAY

*THREE THOUSAND NINE HUNDRED NINETY-TWO AND 68/100

JOHN B. SIMON

DATE

AMOUNT

TO THE
ORDER
OF
 JOHN B. SIMON
 934 DWIGHT ST
 PORT ORCHARD, WA 98366

01/10/2025

\$3,992.68


Pam Childers

PAM CHILDERS, CLERK OF COURT & COMPTROLLER

MP

PAM CHILDERS**CLERK OF CIRCUIT COURT & COMPTROLLER**

900038133

 01/10/2025 2022 TD 002210
 SIMON, JOHN BURKE

Case # 2022 TD 002210 Registry Check

3,992.68

900038133

01/10/2025 JOHN B. SIMON

\$3,992.68