



# 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

0924-05

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FNA DZ, LLC FNA DZ, LLC FBO WSFS 201 W LAKE ST #165 CHICAGO, IL 60606	Application date	Apr 03, 2024
Property description	CRUZ SEIRIN ZELENIA FONSECA 5 NEW MEXICO DR PENSACOLA, FL 32505 2020 W HERNANDEZ ST 06-1053-000 LTS 13 14 15 BLK 29 PARK PLACE PLAT DB 70 P 258 OR 7670 P 129 AND S1/2 OF VACATED ALLEY ADJOINING LT (Full legal attached.)	Certificate #	2022 / 2563
		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)
# 2022/2563	06/01/2022	1,036.65	51.83	1,088.48
→Part 2: Total*				1,088.48

## 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)	1,088.48
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,755.42
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,218.90

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:

Signature, Tax Collector or Designee

Escambia, Florida

Date April 15th, 2024

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

+ \$6.25

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>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.

LTS 13 14 15 BLK 29 PARK PLACE PLAT DB 70 P 258 OR 7670 P 129 AND S1/2 OF VACATED ALLEY ADJOINING LTS MB 19 P 77 LESS CASE #78-1041 HARRIS

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400023

To: Tax Collector of ESCAMBIA COUNTY, Florida

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

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

Account Number	Certificate No.	Date	Legal Description
06-1053-000	2022/2563	06-01-2022	LTS 13 14 15 BLK 29 PARK PLACE PLAT DB 70 P 258 OR 7670 P 129 AND S1/2 OF VACATED ALLEY ADJOINING LTS MB 19 P 77 LESS CASE #78-1041 HARRIS

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
FNA DZ, LLC  
FNA DZ, LLC FBO WSFS  
201 W LAKE ST #165  
CHICAGO, IL 60606

04-03-2024  
Application Date

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



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)


General Information						Assessments				
Parcel ID:	172S301000013029					Year	Land	Imprv	Total	Cap Val
Account:	061053000					2023	\$7,440	\$111,598	\$119,038	\$119,038
Owners:	CRUZ SEIRIN ZELENIA FONSECA					2022	\$7,440	\$0	\$7,440	\$7,440
Mail:	5 NEW MEXICO DR PENSACOLA, FL 32505					2021	\$7,440	\$50,410	\$57,850	\$56,756
Situs:	2020 W HERNANDEZ ST 32501					Disclaimer				
Use Code:	SINGLE FAMILY RESID					Tax Estimator				
Taxing Authority:	COUNTY MSTU					File for Exemption(s) Online				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>					Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data    MLS Listing #632916						2023 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None				
05/31/2022	8794	534	\$100	QC						
12/13/2021	8708	829	\$33,000	QC		Legal Description				
02/07/2017	7670	129	\$5,000	QC		LTS 13 14 15 BLK 29 PARK PLACE PLAT DB 70 P 258 OR 8708				
01/10/2017	7667	986	\$100	QC		P 829 OR 8794 P 534 AND S1/2 OF VACATED ALLEY...				
12/31/2013	7122	1940	\$6,700	TD						
01/1974	843	17	\$15,000	WD		Extra Features				
01/1974	843	15	\$1,500	SC		None				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller										

**Parcel Information**

[Launch Interactive Map](#)

Section  
Map Id:  
17-2S-30-2

Approx.  
Acreage:  
0.1646

Zoned:   
HC/LI  
HC/LI  
HC/LI

Evacuation  
& Flood  
Information  
[Open  
Report](#)



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

#### Buildings

Address: 2020 W HERNANDEZ ST, Year Built: 1940, Effective Year: 1990, PA Building ID#: 78796

##### Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-CARPET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

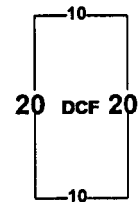
NO. STORIES-1


ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME



 Areas - 2066 Total SF

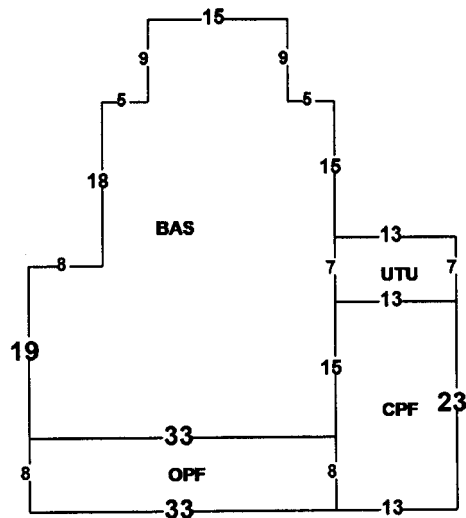
BASE AREA - 1212

CARPORT FIN - 299

DET CARPORT FIN - 200

OPEN PORCH FIN - 264

UTILITY UNF - 91



#### Images



10/26/2022 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FNA DZ LLC** holder of **Tax Certificate No. 02563**, 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 13 14 15 BLK 29 PARK PLACE PLAT DB 70 P 258 OR 7670 P 129 AND S1/2 OF VACATED ALLEY ADJOINING LTS MB 19 P 77 LESS CASE #78-1041 HARRIS**

**SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 061053000 (0924-05)**

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

**SEIRIN ZELENIA FONSECA CRUZ**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of September, which is the **4th day of September 2024**.

Dated this 18th day of April 2024.

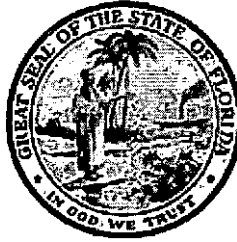
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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



**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

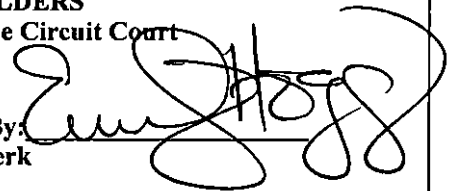
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 061053000 Certificate Number: 002563 of 2022**

**Payor: MANUEL ANGEL PINEDA CARVAJAL 1115 GERMAIN ST PENSACOLA FL 32534 Date**  
**4/26/2024**

Clerk's Check #	406800422	Clerk's Total	\$490.20
Tax Collector Check #	1	Tax Collector's Total	\$3,466.57
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,073.77

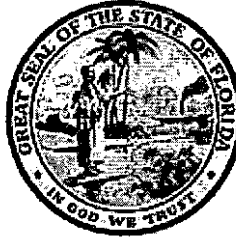
~~\$490.20~~ ~~\$3,466.57~~ ~~\$100.00~~ ~~\$0.00~~ ~~\$10.00~~ ~~\$7.00~~ ~~\$4,073.77~~  
**\$3361.15**  
**\$3378.15**

**PAM CHILDERS**  
Clerk of the Circuit Court

Received By:   
Deputy Clerk

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

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 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 002563  
 Redeemed Date 4/26/2024**

**Name MANUEL ANGEL PINEDA CARVAJAL 1115 GERMAIN ST PENSACOLA FL 32534**

Clerk's Total = TAXDEED	\$490.20	<b>\$3,861.15</b>
Due Tax Collector = TAXDEED	\$3,466.57	
Postage = TD2	\$100.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

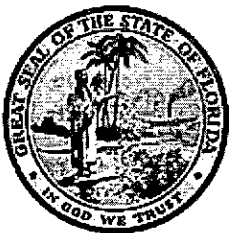
**• For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets





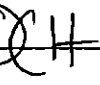


**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 061053000 Certificate Number: 002563 of 2022**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="9/4/2024"/>	Redemption Date <input type="text" value="4/26/2024"/> 
Months	5	0
Tax Collector	<input type="text" value="\$3,218.90"/>	<input type="text" value="\$3,218.90"/>
Tax Collector Interest	\$241.42	\$0.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,466.57	<input type="text" value="\$3,225.15"/> 
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$34.20	\$0.00
Total Clerk	\$490.20	<input type="text" value="\$456.00"/> 
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	\$4,073.77	\$3,698.15
	Repayment Overpayment Refund Amount	\$375.62
Book/Page	<input type="text" value="9133"/>	<input type="text" value="1881"/>

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9133, Page 1881, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02563, issued the 1st day of June, A.D., 2022

TAX ACCOUNT NUMBER: 061053000 (0924-05)

DESCRIPTION OF PROPERTY:

**LTS 13 14 15 BLK 29 PARK PLACE PLAT DB 70 P 258 OR 7670 P 129 AND S1/2 OF VACATED  
ALLEY ADJOINING LTS MB 19 P 77 LESS CASE #78-1041 HARRIS**

**SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: SEIRIN ZELENIA FONSECA CRUZ

Dated this 26th day of April 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 #: 06-1053-000 CERTIFICATE #: 2022-2563

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 02, 2004 to and including May 02, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,  
As President  
Dated: May 30, 2024

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

May 30, 2024

Tax Account #: **06-1053-000**

1. The Grantee(s) of the last deed(s) of record is/are: **SEIRIN ZELENIA FONSECA CRUZ**

**By Virtue of Quit Claim Deed recorded 5/31/2022 in OR 8794/534**

**ABSTRACTORS NOTE: WE FIND LEGAL DESCRIPTIONS IN THIS ENTIRE CHAIN COVER PROPERTY IN TWO TAX ID #'S 06-1053-000 AND 06-1053-100. TAX DEED IN 7122/1940 APPEARS TO SELL 1/3 INTEREST. WE THINK THE LEGAL NEEDS TO BE CORRECTED ON THE TAX ROLL BEFORE ANY TAX DEED CAN BE SOLD TO LESS OUT PROPERTY IN 06-1053-100 PROPERLY. WE HAVE CONTACTED THE PROPERTY APPRAISER AND THEY AGREE. YOU SHOULD NOTIFY ALL THE SAME PEOPLE THAT WERE NOTIFIED ON THE FIRST TAX DEED AND CORRECT THE LEGAL TO HAVE A GOOD NOTICE THIS TIME**

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. **MSBU Lien in favor of Escambia County recorded 10/05/1998 OR 4316/18**

4. Taxes:

**Taxes for the year(s) 2021-2023 are delinquent.**

**Tax Account #: 06-1053-000**

**Assessed Value: \$119,038.00**

**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 #:** 06-1053-000

**CERTIFICATE #:** 2022-2563

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>2023</u> tax year.

**SEIRIN ZELENIA FONSECA CRUZ**  
**5 NEW MEXICO DR**  
**PENSACOLA FL 32505**

**ESTATE OF ABRAHAM POE**  
**ESTATE OF MARY POE**  
**ESTATE OF CURTIS RAMSEY**  
**ESTATE OF JAMES SMITH**  
**C/O BETHENIA POTTER**  
**1527 E BAARS ST.**

**SEIRIN ZELENIA FONSECA CRUZ**  
**ESTATE OF ABRAHAM POE**  
**ESTATE OF MARY POE**  
**ESTATE OF CURTIS RAMSEY**  
**ESTATE OF JAME SMITH**  
**2020 W HERNANDEZ ST**  
**PENSACOLA, FL 32501**

**Certified and delivered to Escambia County Tax Collector, this 30<sup>th</sup> day of May, 2024.**

**PERDIDO TITLE & ABSTRACT, INC.**



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

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

## **PROPERTY INFORMATION REPORT**

**May 30, 2024**

**Tax Account #:06-1053-000**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**LTS 13 14 15 BLK 29 PARK PLACE PLAT DB 70 P 258 OR 7670 P 129 AND S1/2 OF VACATED  
ALLEY ADJOINING LTS MB 19 P 77 LESS CASE #78-1041 HARRIS**

**SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 06-1053-000(0924-05)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY. WE FIND LEGAL ABOVE IS INCORRECT AND SHOULD  
LESS OUT LEGAL DESCRIPTION IN OR 843 PAGE 15 AS IT DESCRIBES THE PROPERTY NEXT  
DOOR ASSESSED UNDER TAX ID # 06-1053-100.**

CONTRACT FOR SALE

THIS INDENTURE, entered into this 4th day of October, 1974,  
between PAUL J. HARRIS and I. B. HARRIS, husband and wife, party  
of the first part, and CURTIS RAMSEY, JAMES SMITH, ABRAHAM  
POE and MARY POE, parties of the second part,

W I T N E S S E T H:

That the said party of the first part, agrees to sell to the  
parties of the second part, the following described real estate, situate,  
lying and being in Escambia County, State of Florida, to-wit:

A portion of Lots 14 and 15, Block 29, Park Place  
S/D, according to the map of The City of Pensacola,  
Florida, copyrighted by Thomas C. Watson in 1906,  
more particularly described as follows:

Commencing at the Southeast corner of said Block  
29, thence run West along the North right-of-way  
line of Hernandez St. (55' R/W) for 124.0 feet to  
the point of beginning, thence continue along same  
line for 26.0 feet, thence North along the West line  
of said Lot 15 and an extension thereof for 150.0  
feet, thence East and parallel to the North line of  
said Lot 15 for 53.0 feet; thence run South parallel  
to the East line of said Lot 15 for 80.0 feet, thence  
West parallel to the North line of said Lot 15 for  
27.0 feet, thence South and parallel to the East line  
of said Lot 15 for 70.0 feet to the point of beginning,

for the price of Three Thousand Dollars (\$3,000.00), and have given  
their promissory note, of even date herewith, in the sum of Three  
Thousand Dollars, payable at the rate of Sixty-Two and 50/100 Dollars  
(\$62.50) per month and with interest payable monthly, at the rate of  
9% per annum, from date hereof until paid in full, interest to be paid  
on the full amount due at the beginning of each year, and deductions  
from the principal to be made at the end of each year.

The said party of the second part agrees, and hereby covenants  
to pay all taxes for the current year, and afterwards, and other govern-  
mental improvement taxes and assessments, which may be assessed  
against the said property, and also to keep the improvements upon said  
property insured in the name of said party of the first part in the sum  
of not less than Three Thousand Dollars, at cost of the party of the  
second part.

Received 6.00 in  
payment of Taxes due on Class  
"C" of Escambia County Property,  
per Ord. of Escambia Statutes.  
JOE A. FLOWERS,  
Comptroller  
Escambia County, Fla.

FILED & RECORDED  
IN THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLA.  
OCT 9 4 33 PM '74  
JOE A. B. CLERK

638056

The said party of the second part further agrees hereby covenants that upon failure to do and perform any of the agreements and covenants herein agreed to be done or performed, or upon failure to pay any of said notes at maturity, or any installments of interest thereon, then, and in that event, the said party of the second part shall forfeit all rights whatsoever under this Indenture, and any and all payments made on account of said property shall be considered and treated as a reasonable rental of same up to the date of said default or non-payment, and the said party of the second part shall become, as to the property hereinbefore described, the tenant at will of said party of the first part, and will vacate same and deliver up possession thereof to the said party of the first part, upon three day's notice in writing.

The party of the first part upon payment of all of said note according to its tenor and effect, and upon the due and faithful performance of the agreements and covenants herein agreed to be done or performed, shall execute and deliver to the said party of the second part a good and sufficient deed of conveyance to said property, at the cost and expense of the party of the second part.

IN TESTIMONY WHEREOF, the parties hereto have set their hands and seals this 4th day of October, 1974.

Signed, sealed and delivered in the presence of:

M. H. Flack  
John Langley

SWORN TO AND SUBSCRIBED before me, this 4th day of October, 1974.  
David A. Buss  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 5-23-76  
(SEAL)

Paul J. Harris (SEAL)  
PAUL J. HARRIS

I. B. Harris (SEAL)  
I. B. HARRIS

Curtis Ramsey (SEAL)  
CURTIS RAMSEY

James E. Smith (SEAL)  
JAMES SMITH

Abraham Poe (SEAL)  
ABRAHAM POE

Mary Poe (SEAL)  
MARY POE

ESCAMBIA COUNTY  
STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
OCT 11 1974  
\$ 04.50



executive line

FORM 104 WARRANTY DEED (Statutory Form)

This instrument prepared by  
ROBERT D. BELL of  
Fisher, Hertz & Bell  
119 W. Garden Street  
Pensacola, Florida 32501

# This Indenture,

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

OFFREC 843 PAGE 17

Made this 4th day of October 1974 Between

PAUL J. HARRIS and I. B. HARRIS, husband and wife,

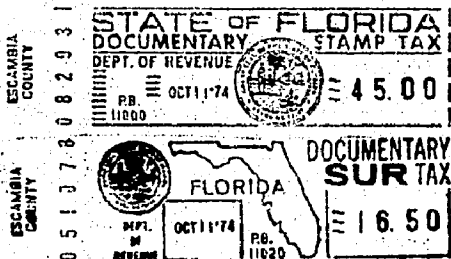
of the County of Escambia, State of Florida, grantor, and

CURTIS RAMSEY, JAMES SMITH, ABRAHAM POE and MARY POE,

whose post-office address is  
of the County of Escambia, State of Florida, grantee,

**Witnesseth:** That said grantor, for and in consideration of the sum of Ten and no/ 100 Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

A portion of Lots 12, 14 and 15, Block 29, Park Place S/D, according to the map of the City of Pensacola, Florida copyrighted by Thomas C. Watson in 1906, more particularly described as follows: Commencing at the Southeast corner of said Block 29, thence run West along the North right-of-way line of Hernandez St. (55'R/W) for 60.0 feet to the point of beginning, thence continue along same line for 64.0 feet, thence North parallel to the East line of said Lot 13 for 70.0 feet, thence East parallel to the North line of said Lot 13 for 27.0 feet, thence North parallel to the East line of said Lot 13 for 80.0 feet; thence run East parallel to the North line of said Lot 13 for 37.0 feet, thence run South along the East line of said Lot 13 and an extension thereof for 150.0 feet to the point of beginning.



OCT 9 4 33 PM '74  
638057

and said 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, Grantor has hereunto set grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

*G. Allen Langley*  
*Anne K. Blaise*

*Paul J. Harris* (Seal)  
PAUL J. HARRIS (Seal)

*I. B. Harris* (Seal)  
I. B. HARRIS (Seal)

STATE OF Florida  
COUNTY OF Escambia

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

PAUL J. HARRIS and I. B. HARRIS, husband and wife;

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of Oct, 1974.

*Anne K. Blaise*  
Notary Public  
My commission expires 5-15-76

This instrument was prepared by:  
Pam Childers, Clerk of the Circuit Court  
Escambia County Courthouse  
Pensacola, Florida

Tax Deed File No. 13-841  
Property Identification No. 172S30  
Tax Account No. 061053000

## TAX DEED

State of Florida  
County of Escambia

The following Tax Sale Certificate Numbered 03925 issued on June 1, 2010 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 9th day of December 2013, offered for sale as required by law for cash to the highest bidder and was sold to: **TRC-SPE LLC US BANK, 50 SOUTH 16TH STREET SUITE 195 PHILADELPHIA, PA 19102**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 9th day of December 2013, in the County of Escambia, State of Florida, in consideration of the sum of (\$6,641.85) SIX THOUSAND SIX HUNDRED FORTY ONE AND 85/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

**1/3 INT EACH IN LTS 13 14 15 BLK 29 AND S1/2 OF VACATED ALLEY ADJOINING LTS MB 19 P 77 PARK PLACE PLAT DB 70 P 258 OR 843 P 15/17 LESS CASE #78-1041 HARRIS**

**\*\* Property previously assessed to: EST OF ABRAHAM POE 1/3 INT, EST OF MARY POE 1/3 INT, EST OF CURTIS RAMSEY 1/3 INT**

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

*Pam Childers*

PAM CHILDERS, Clerk of the Circuit Court  
Escambia County, Florida

*Wanda Johnson*  
Witness  
*Emily Hogg*  
Witness

State of Florida  
County of Escambia

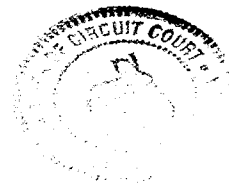
On this 31ST DAY OF DECEMBER 2013 before me Emily Hogg personally appeared Pam Childers, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

PAM CHILDERS, Clerk of the Circuit Court

By: *Emily Hogg*  
Emily Hogg, Deputy Clerk

THIS TAX DEED MAKES NO SENSE -  
PROPERTY WAS OWNED BY CURTIS RAMSEY,  
JAMES SMITH AND ABRAHAM POE AND  
MARY POE AND ALL WERE NOTIFIED - IT  
APPEARS THEY ARE SELLING 1/3 INTEREST  
IN BOTH PROPERTIES BUT WE DON'T KNOW  
WHAT CASE NO #78-1041 MEANS AS FAR AS  
LEGAL BEING LESSED OUT - THEY SHOULD  
HAVE LESSED OUT THE LEGAL IN OR 843/15  
AS IT IS THE LAND IN ACCOUNT #06-1053-100.  
THIS BAD LEGAL CARRIES ALL THE WAY  
FORWARD



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

**CERTIFICATE # 03925 of 2010**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby  
certify that I did on November 7, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EST OF ABRAHAM POE 1/3 INT C/O BETHENIA POTTER 1527 E BAARS ST PENSACOLA FL 32503	EST OF MARY POE 1/3 INT C/O BETHENIA POTTER 1527 E BAARS ST PENSACOLA FL 32503
EST OF CURTIS RAMSEY 1/3 INT C/O BETHENIA POTTER 1527 E BAARS ST PENSACOLA FL 32503	EST OF ABRAHAM POE OR TENANTS 2020 W HERNANDEZ ST PENSACOLA FL 32501
EST OF MARY POE OR TENANTS 2020 W HERNANDEZ ST PENSACOLA FL 32501	EST OF CURTIS RAMSEY OR TENANTS 2020 W HERNANDEZ ST PENSACOLA FL 32501
EST OF JAMES SMITH OR TENANTS 2020 W HERNANDEZ ST PENSACOLA FL 32501	PALISADES ACQUISITION V LLC 2101 W BEN WHITE BLVD #103 AUSTIN TX 78704
CAPITAL ONE BANK 5335 WISCONSIN AVE NW STE 360 WASHINGTON DC	EST OF JAMES SMITH C/O BETHENIA POTTER 1527 E BAARS ST PENSACOLA FL 32503
ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	NEIGHBORHOOD ENTERPRISES PO BOX 18178 PENSACOLA, FL 32523

WITNESS my official seal this 7th day of November 2013.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



---

**Prepared by:**  
REO America, Inc.  
940 Centre Circle, Suite 2005  
Altamonte Springs, FL 32714  
321-280-8024

---

**Return to:**  
REO America, Inc.  
940 Centre Circle, Suite 2005  
Altamonte Springs, FL 32714

**QUITCLAIM DEED AND ASSIGNMENT**

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

**FOR AND IN CONSIDERATION OF THE SUM OF** ten dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, this 1<sup>st</sup> day of January 2017, **TRC-SPE LLC US BANK, 50 South 16<sup>th</sup> Street Suite 195, Philadelphia, PA 19102** hereinafter referred to as Grantor, does hereby convey, assign and quitclaim unto **TRC-SPE LLC, 940 Centre Circle, Suite 2005, Altamonte Springs, FL 32714** hereinafter referred to as Grantee, all of its right, title and interest in that certain parcel situated in ESCAMBIA County, Florida, to wit:

---

**INDEXING INSTRUCTIONS:**

**LEGAL:**

**1/3 INT EACH IN LTS 13 14 15 BLK 29 AND 1/2 OF VACATED ALLEY ADJOINING LTS MB 19 P 77  
PARK PLACE PLAT DB 70 P 258 OR 143 P 15/17 LESS CASE #78-1041 HARRIS**

**PARCEL NO.: 172S301000013029**

also commonly known as **2020 W Hernandez St** (the "Property"), subject to existing restrictions of record, easements for public utilities and driveways, and zoning ordinances, if any

Such real property is not the homestead property of Grantor as defined by the Constitution of the State of Florida and Grantor does not reside on the property.

The purpose of this conveyance is to quitclaim "as is", "where is" any and all interests Grantor may hold in the above described property. Grantee herein assumes responsibility for any and all city and/or county property taxes due for subsequent tax years, as well as for any other taxes and/or assessments and/or special assessments and/or liens which may become due upon the above described parcel.

This Quitclaim Deed and Assignment is made subject to any outstanding property assessments, charges, back or current unpaid property taxes, other clouds of title not deriving from the Grantor. This Quitclaim is made subject to any and all valid, outstanding, and surviving oil, gas and mineral leases, exceptions, easements, reservations, conveyances, all power line easements, and/or other easements or rights of way of record in the office of the Chancery Clerk of the aforementioned state and county.

Grantee understands that the Grantor acquired the property through a tax sale for unpaid property taxes and has no knowledge of safety or condition of property.

The Grantee accepts the parcel, and its title along with any existing structures, improvements and appurtenances thereunto belonging, if any, and is purchasing same in "as is, "where is" condition, without any warranty whatsoever, except that Grantor has not encumbered the property title. In addition, Grantee understands that Grantor, its agents, successors and/or assigns, have not made any representations or warranties, either expressed or implied, regarding this parcel. Furthermore, Grantee understands that it is purchasing said parcel based on Grantee's sole judgment and diligent inquiry.

Grantor makes no representation, warranty, or certifications to the Grantee of any kind regarding ownership, possession of, title to, and/or suitability or fitness of the above described parcel, except that it was awarded a tax certificate and resulting tax title from the above referenced county and state.

The preparer of this instrument, as well as Grantor, assumes no liability for the state of the title or any inaccuracy of the legal description.

Signed, sealed and delivered in our presence:

TRC-SPE LLC US BANK

Niki Patel  
Print Witness Name: Niki Patel

Nicholas A. Caramanico  
By: Nicholas A. Caramanico  
Its: Vice President

Sean Lobley  
Print Witness Name: Sean Lobley

Commonwealth of Pennsylvania

STATE OF \_\_\_\_\_

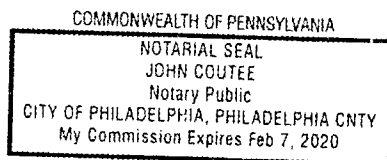
COUNTY OF \_\_\_\_\_

County of Philadelphia

Personally appeared before me, the undersigned authority in and for the said county and state, on this 10<sup>th</sup> day of January 2017, within my jurisdiction, the within named Nicholas A. Caramanico, who acknowledged that he is the Vice President of US BANK Custodian of TRC-SPE LLC and that for and on behalf of the said Company, and as its act and deed he executed and delivered the above and foregoing instrument, after first having been authorized so to do.

John Canteo (NOTARY PUBLIC)

My commission expires:



---

**Prepared by:**  
Kailey Cone  
REO America, Inc.  
940 Centre Circle, Suite 2005  
Altamonte Springs, FL 32714  
321-280-8033

**Return to:**  
David Williams  
1707 Hathaway Lane  
Pittsburg, PA 15241

**QUITCLAIM DEED AND ASSIGNMENT**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**FOR AND IN CONSIDERATION OF THE SUM OF** ten dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, this 7 day of February 2017, **TRC-SPE, LLC, whose address is 940 Centre Circle, Suite 2005, Altamonte Springs, FL 32714** hereinafter referred to as Grantor, does hereby convey, assign and quitclaim unto **David William, whose address is 1707 Hathaway Lane, Pittsburg, PA, 15241,** hereinafter referred to as Grantee, all of its right, title and interest in that certain parcel situated in Escambia County, Florida, to wit:

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**INDEXING INSTRUCTIONS:**

**LEGAL: 1/3 INT EACH IN LTS 13 14 15 BLK 29 AND S1/2 OF VACATED ADJOINING LTS MB 19 P 77  
PARK PLACE PLAT DB 70 P 228 OR 843 P 15/17 LESS CASE #78-1041 HARRIS  
PARCEL NO.: 172S301000013029**

also commonly known as **2020 W Hernandez Street, Pensacola, FL 32503** (the "Property"), subject to existing restrictions of record, easements for public utilities and driveways, and zoning ordinances, if any.

Such real property is not the homestead property of Grantor as defined by the Constitution of the State of Florida and Grantor does not reside on the property.

The purpose of this conveyance is to quitclaim "as is", "where is" any and all interests Grantor may hold in the above described property. Grantee herein assumes responsibility for any and all city and/or county property taxes due for subsequent tax years, as well as for any other taxes and/or assessments and/or special assessments and/or liens which may become due upon the above described parcel.

This Quitclaim Deed and Assignment is made subject to any outstanding property assessments, charges, back or current unpaid property taxes, other clouds of title not deriving from the Grantor. This Quitclaim is made subject to any and all valid, outstanding, and surviving oil, gas and mineral leases, exceptions, easements, reservations, conveyances, all power line easements, and/or other easements or rights of way of record in the office of the Chancery Clerk of the aforementioned state and county.

Grantee understands that the Grantor acquired the property through a tax sale for unpaid property taxes and has no knowledge of safety or condition of property.

The Grantee accepts the parcel, and its title along with any existing structures, improvements and appurtenances thereunto belonging, if any, and is purchasing same in "as is, "where is" condition, without any warranty whatsoever, except that Grantor has not encumbered the property title. In addition, Grantee understands that Grantor, its agents, successors and/or assigns, have not made any representations or warranties, either expressed or implied, regarding this parcel. Furthermore, Grantee understands that it is purchasing said parcel based on Grantee's sole judgment and diligent inquiry.

Grantor makes no representation, warranty, or certifications to the Grantee of any kind regarding ownership, possession of, title to, and/or suitability or fitness of the above described parcel, except that it was awarded a tax certificate and resulting tax title from the above referenced county and state.

The preparer of this instrument, as well as Grantor, assumes no liability for the state of the title or any inaccuracy of the legal description.

Signed by the Grantor, TRC-SPE, LLC, on this 7 Day of February, 2017.

*Signed, sealed and delivered in our presence:*

TRC-SPE, LLC

Print Witness Name: Tiffany Cone

Print Witness Name: Kailey Cone

By: John J. Alley as Attorney in Fact for Jeff White, President of TRC-SPE, LLC

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 7 day of February, 2017, within my jurisdiction, the within named John J. Alley, who acknowledged that he is Attorney in Fact for Jeff White, President of TRC-SPE, LLC and that for and on behalf of the said Company, and as its act and deed he executed and delivered the above and foregoing instrument, after first having been authorized so to do.

[Signature] (NOTARY PUBLIC)

My commission expires:





Prepared by: Pullum Real Estate Group  
8052 Navarre Parkway  
Navarre, Florida 32566

STATE OF FLORIDA

QUIT CLAIM DEED

SANTA ROSA COUNTY

KNOW ALL MEN BY THESE PRESENTS, that, David William, whose mailing address is 7055 W. Fairfield Drive, Pensacola, Florida 32506, **Grantor**, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, does remise, release, convey and quit claim unto Seirin Zelenia Fonseca Cruz, whose mailing address is 5 New Mexico Drive, Pensacola, Florida 32505, **Grantee**, Grantee's successors and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

LTS 13 14 15 BLK 29 PARK PLACE PLAT DB 70 P 258 OR 7670 P 129 AND S1/2  
OF VACATED ALLEY ADJOINING LTS... ("Subject Property")

To have and to hold unto the said Grantee, Grantee's successors and assigns, forever.

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

IN WITNESS WHEREOF, the undersigned has executed these presents this 13<sup>th</sup> day of December, 2021.

Signed, sealed and delivered  
in the presence of:

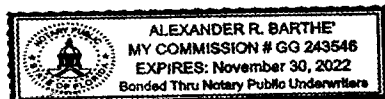
Adele P. Barthe  
Name Adele P. Barthe

David William  
David William

Devin M. Smith  
Name Devin M. Smith

STATE OF FL, COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 2021, by David William, who personally appeared before me and who is personally known to me or who produced NY DRIVERS LICENSE, as identification.



Alexander R. Barthe  
Notary Public, State of FLORIDA  
Name: Alexander R. Barthe  
Commission No: GG 243546  
Commission Expires: 11/30/2022  
(Notary Seal)

**Prepared By**

Name: David Clayton Williams  
Address: 7055 W. Fairfield Dr.  
Pensacola  
State: Florida Zip Code: 32506

**After Recording Return To**

Name: Seirin Zelenia Fonseca Cruz  
Address: 5 New Mexico Drive  
Pensacola  
State: Florida Zip Code: 32505

TAX PARCEL ID # 1725301000013029

Space Above This Line for Recorder's Use

**FLORIDA QUIT CLAIM DEED**

STATE OF FLORIDA

Escambia COUNTY

THIS QUIT CLAIM DEED, executed this 31<sup>st</sup> day of May, 2022,  
between first party, as Grantor, David Clayton Williams, a  
Single man, whose post office address is 7055 W. Fairfield Dr.,  
County of Escambia, City of Pensacola, State of Florida, and  
second party, as Grantee, Seirin Zelenia Fonseca Cruz, a Single woman,  
whose post office address is 5 New Mexico Drive, County of Escambia,  
City of Pensacola, State of Florida.

WITNESSETH, that Grantor, and in consideration of Ten Dollars  
(\$ 10.00), and other good and valuable consideration paid by the  
Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and  
forever quitclaim unto the Grantee, all the rights, title, interest, and claim in or to the  
following described parcel of land, and improvements and appurtenances thereto, in  
Escambia County, Florida, to-wit:

LTS 13 14 15 BLK 29 PARK PLACE PLAT DB 70 P 258 OR  
7670 P 129 AND 51/2 OF VACATED ALLEY ADJOINING LTS MB 19 P 77  
LESS CASE # 78-1041 HARRIS ("Subject Property")

**[INSERT LEGAL DESCRIPTION HERE OR ATTACH EXHIBIT A]**

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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Quit Claim Deed under seal as of the day and year first above written.

Grantor's Signature

David Clayton Williams

Grantor's Name

7055 W. Fairfield Dr.

Address

Pensacola, FL 32506

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

Lazara Tugge

Witness's Signature

Lazara Tugge

Witness's Name

P. A. B. E.

Witness's Signature

Priscilla Asbigne

Witness's Name

STATE OF FLORIDA)

COUNTY OF Escambia )

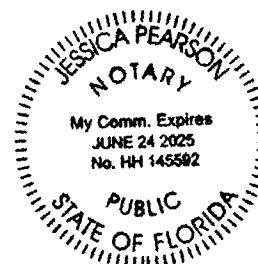
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31<sup>st</sup> day of May, 2022, by David Clayton Williams who is personally known to me or who has produced W452-103-77-452-0 as identification.

[Signature]

Notary Public

(SEAL)

My Commission Expires: 06-24-2025



RCD Oct 05, 1998 10:32 am  
Escambia County, Florida

NOTICE OF LIEN

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-530459

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: RAMSEY CURTIS EST OF  
SMITH JAMES EST OF  
POE ABRAHAM & MARY  
2020 W HERNANDEZ ST  
PENSACOLA FL 32501

ACCT.NO. 06 1053 000 000

AMOUNT \$218.40

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

1/3 INT EACH IN  
LTS 13 14 15 BLK 29  
AND S1/2 OF VACATED ALLEY  
ADJOINING LTS MB 19 P 77  
PARK PLACE PLAT DB 70 P 258  
OR 843 P 15/17  
PROP.NO. 17 2S 30 1000 013 029

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$218.40. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha  
Clerk of the Circuit Court

by *Burgess B. Donnelly*  
Deputy Clerk

Ernie Lee Magaha  
Clerk of the Circuit Court  
by *Randa M. McCreary*  
Deputy Finance Director

