



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: Jennifer N. Cassidy Escambia, Florida
 Signature, Tax Collector or Designee 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

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> <small>Signature, Clerk of Court or Designee</small>	

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

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



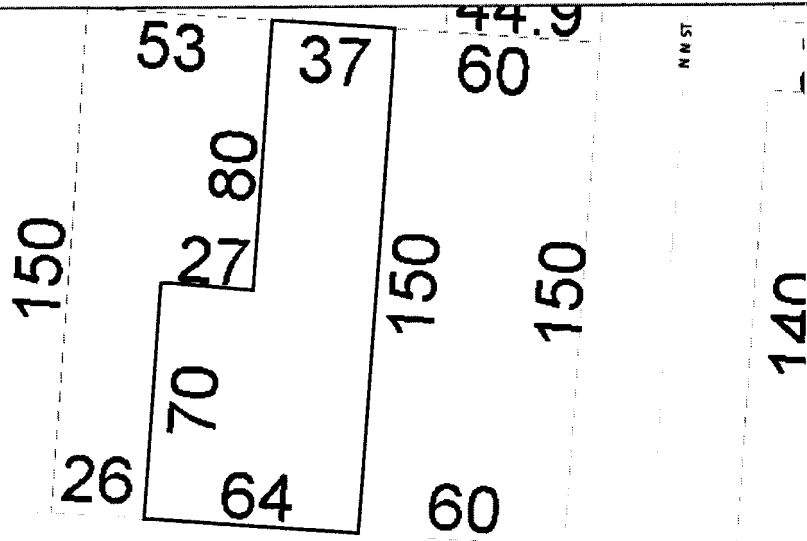
Approx.
Acreage:
0.1646

Zoned:
HC/LI
HC/LI
HC/LI

Evacuation
& Flood
Information
Open
Report



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

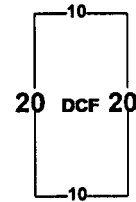


Buildings

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

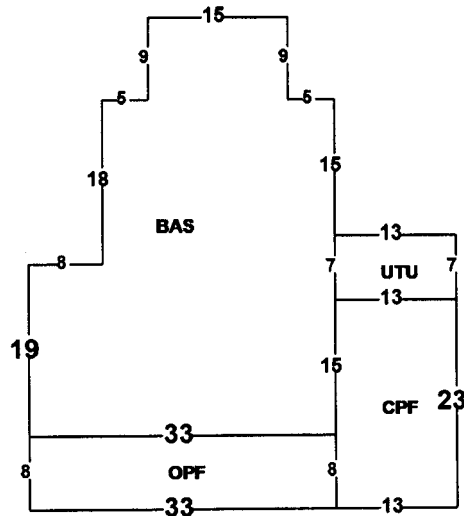
Structural Elements

- 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.

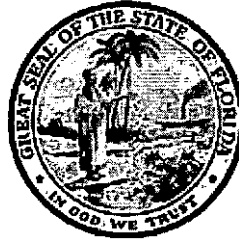
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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

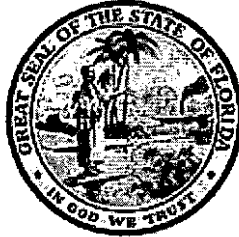
\$3361.15

\$3378.15

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

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

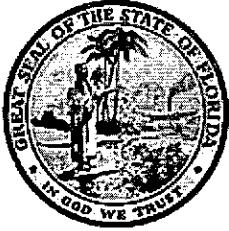
Clerk's Total = TAXDEED	\$490.20	\$3,866.57 \$3,361.15
Due Tax Collector = TAXDEED	\$3,466.57	
Postage = TD2	\$100.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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"/> <i>JK</i>
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"/> <i>CH</i>
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 30th 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.**

6-10-74
1050

ABSTRACTOR'S NOTE: THIS LEGAL DESCRIPTION IS
THE LOT NEXT DOOR ASSESSED UNDER 06-1053-100

843 PAGE 15

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 in
payment of taxes due on Class
Property,
Escambia Statutes.

JOE A. FLOWERS,
Comptroller
Escambia County, Fla.

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

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. Bruce
NOTARY PUBLIC
MY COMMISSION EXPIRES:

5-25-76
(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 082930
STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE OCT 11 '74 P.B. 11600 04.50

LEGAL DESCRIPTION ON THIS DEED IS CORRECT FOR
OUR TAX ID# AS SHOWN ON MAP

4000
6000
60,50

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.)

REC 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.

ESCAMBIA COUNTY 08203
ESCAMBIA COUNTY 05178

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
OCT 11 1974
\$ 45.00

FLORIDA
DOCUMENTARY SUR TAX
DEPT. OF REVENUE
OCT 11 1974
\$ 16.50

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. New Langley
Anne K. Blase

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. Blase
Notary Public
My commission expires 5/25/76

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

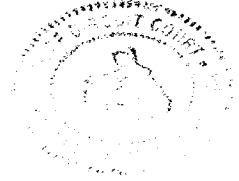
** Property previously assessed to: EST OF ABRAHAM POE 1/3 INT, EST OF MARY POE 1/3 INT, EST OF CURTIS RAMSEY 1/3 INT

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



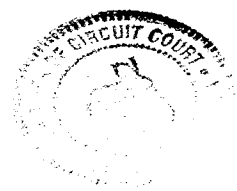
State of Florida
County of Escambia

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 1st day of January 2017, **TRC-SPE LLC US BANK, 50 South 16th 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 FLAT DB 70 P 258 OR 843 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 _____

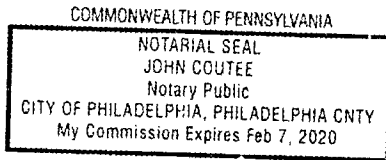
County of Philadelphia

COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this 10th 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 Cantee (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:

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.: 172S30I000013029**

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

[Signature]
Print Witness Name: Tiffany Cone

[Signature]
Print Witness Name: Kailey Cone

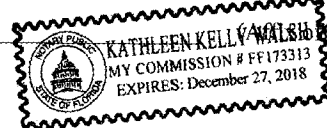
[Signature]
By: John J. Alley as Attorney in Fact for Jeff White, President of TRC-SPE, LLC

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 13th day of December 2021.

Signed, sealed and delivered in the presence of:

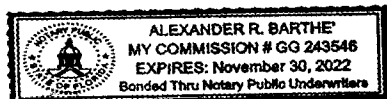
Adele P. Barthe
Name Adele P. Barthe

David William
David William

Devin
Name Devin

STATE OF FL, COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 13th 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 31st 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.

[Signature]
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

[Signature]
Witness's Signature
Laquonia Justice
Witness's Name

[Signature]
Witness's Signature
Priscilla Asby
Witness's Name

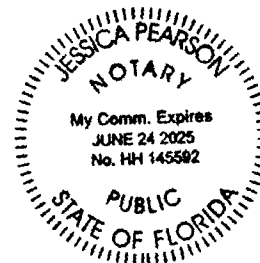
STATE OF FLORIDA)
COUNTY OF Escambia)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st 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 ACCT.NO. 06 1053 000 000
SMITH JAMES EST OF
POE ABRAHAM & MARY AMOUNT \$218.40
2020 W HERNANDEZ ST
PENSACOLA FL 32501

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

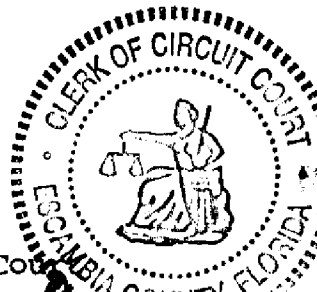
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$218.40. Evidence of discharge and satisfaction of this lien can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

