



# 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

0125.44

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	WILLIS JAMES H & WILLIS JAMES H & 6117 TONAWANDA DR PENSACOLA, FL 32506 2606 W JORDAN ST 06-1430-000 S 50 FT OF LTS 13 14 BLK 46 HAZLEHURST PLAT DB 55 P 262 OR 4815 P 1147 OR 6596 P 1748 SEC 17/31 T 2S (Full legal attached.)	Certificate #	2022 / 2615
		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)
# 2022/2615	06/01/2022	530.45	26.52	556.97
<b>→Part 2: Total*</b>				<b>556.97</b>

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/2611	06/01/2023	578.70	6.25	51.72	636.67
# 2021/2416	06/01/2021	488.99	6.25	82.01	577.25
<b>Part 3: Total*</b>					<b>1,213.92</b>

## 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)	1,770.89
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	557.66
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
<b>7. Total Paid (Lines 1-6)</b>	<b>2,703.55</b>

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Escambia, Florida

Sign here: \_\_\_\_\_ Date April 25th, 2024

Signature, Tax Collector or Designee

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

16.25

<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>01/08/2025</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.

S 50 FT OF LTS 13 14 BLK 46 HAZLEHURST PLAT DB 55 P 262 OR 4815 P 1147 OR 6596 P 1748 SEC 17/31 T 2S R 30

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400319

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #204  
MIAMI, FL 33126,

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
06-1430-000	2022/2615	06-01-2022	S 50 FT OF LTS 13 14 BLK 46 HAZLEHURST PLAT DB 55 P 262 OR 4815 P 1147 OR 6596 P 1748 SEC 17/31 T 2S R 30

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  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #204  
MIAMI, FL 33126

04-17-2024  
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				
<b>Parcel ID:</b>	172S301300130046	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	061430000	2023	\$4,666	\$31,025	\$35,691	\$28,630
<b>Owners:</b>	WILLIS JAMES H & WILLIS JAMES H & WILLIS SABRINA LYNN	2022	\$2,419	\$27,683	\$30,102	\$26,028
<b>Mail:</b>	6117 TONAWANDA DR PENSACOLA, FL 32506	2021	\$2,419	\$21,796	\$24,215	\$23,662
<b>Situs:</b>	2606 W JORDAN ST 32505	<b>Disclaimer</b>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>File for Exemption(s) Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>Report Storm Damage</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

*DUPLICATED*

Sales Data						2023 Certified Roll Exemptions
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None
05/26/2010	6596	1748	\$50,000	WD		<b>Legal Description</b> S 50 FT OF LTS 13 14 BLK 46 HAZLEHURST PLAT DB 55 P 262 OR 4815 P 1147 OR 6596 P 1748 SEC 17/31 T 2S R 30
12/2001	4815	1147	\$100	CT		
08/1989	2752	164	\$65,000	WD		
07/1983	1793	555	\$3,200	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<b>Extra Features</b>
						None

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

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

**Approx. Acreage:**  
0.0529

**Zoned:**

HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
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HC/LI  
HC/LI

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

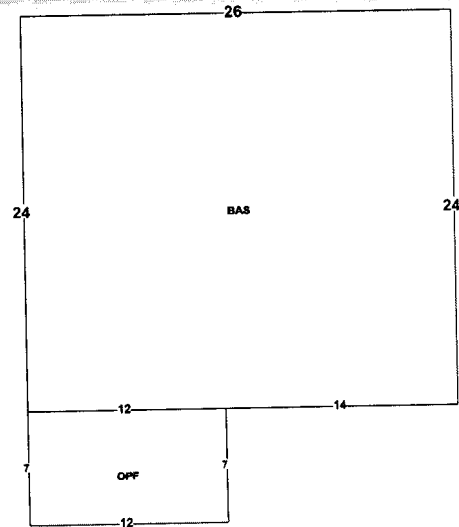
Evacuation  
& Flood  
Information  
[Open](#)  
Report

Buildings

Address: 2606 W JORDAN ST, Year Built: 1940, Effective Year: 1940, PA Building ID#: 79106

Structural Elements

DECOR/MILLWORK-MINIMUM  
DWELLING UNITS-1  
EXTERIOR WALL-ASBESTOS SIDING  
FLOOR COVER-PINE/SOFTWOOD  
FOUNDATION-WOOD/NO SUB FLR  
HEAT/AIR-WALL/FLOOR FURN  
INTERIOR WALL-WOOD/WALLBOARD  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



Areas - 708 Total SF

BASE AREA - 624

OPEN PORCH FIN - 84

Images



5/12/2016 12:00:00 AM

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

Last Updated:05/01/2024 (tc.5102)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 02615**, 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:

**S 50 FT OF LTS 13 14 BLK 46 HAZLEHURST PLAT DB 55 P 262 OR 4815 P 1147 OR 6596 P 1748 SEC 17/31 T 2S R 30**

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

**TAX ACCOUNT NUMBER 061430000 (0125-44)**

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

**JAMES H WILLIS and SABRINA LYNN WILLIS**

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 **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 1st day of May 2024.

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



**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 #: 06-1430-000 CERTIFICATE #: 2022-2615

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: September 5, 2004 to and including September 5, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,  
As President  
Dated: September 6, 2024

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

September 6, 2024

Tax Account #: **06-1430-000**

1. The Grantee(s) of the last deed(s) of record is/are: **1/2 JAMES H WILLIS AND 1/2 JAMES H WILLIS AND SABRINA LYNN WILLIS**

**By Virtue of Certificate of Title recorded 12/10/2001 in OR 4815/1147 and Warranty Deed recorded 05/28/2010 in OR 6596/1748**

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. **Mortgage in favor of Franklin R. Willis aka Franklin R. Willis Sr. recorded 05/28/2010 OR 6596/1751**
  - b. **MSBU Lien in favor of Escambia County recorded 10/05/1998 OR 4317/585**
  - c. **Final Judgment in favor of Palisades Collection LLC recorded 06/23/2009 OR 6475/1022**
  - d. **Final Judgment in favor of Palisades Collection LLC recorded 04/13/2023 OR 8960/1198**
  - e. **Florida Department of Revenue Warrant recorded 02/16/2024 OR 9105/170**
  - f. **Florida Department of Revenue Warrant recorded 02/16/2024 OR 9105/171**
  - g. **Florida Department of Revenue Warrant recorded 03/08/2024 OR 9114/37**
  - h. **Final Judgment in favor of Escambia County recorded 08/15/2024 OR 9189/1112**

4. Taxes:

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

**Tax Account #: 06-1430-000**

**Assessed Value: \$28,630.00**

**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:** JAN 8, 2025  
**TAX ACCOUNT #:** 06-1430-000  
**CERTIFICATE #:** 2022-2615

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.

<b>YES</b>	<b>NO</b>	
<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.

JAMES HARDIN WILLIS  
SABRINA LYNN WILLIS  
6117 TONAWANDA DR  
PENSACOLA FL 32506

JAMES H WILLIS  
SABRINA LYNN WILLIS  
2606 W JORDAN ST  
PENSACOLA FL 32505

PALISADES COLLECTION LLC  
101 GATEWAY CENTER PKWY  
RICHMOND VA 23235

JAMES WILLIS  
390 MCKENZIE RD  
CANTONMENT FL 32533

SABRINA LYNN WILLIS  
2123 N T ST  
PENSACOLA FL 32505-5857

SABRINA LYNN WILLIS  
2701 N T ST  
PENSACOLA FL 32505-5521

STATE OF FLORIDA  
DEPARTMENT OF REVENUE  
2205 LA VISTA AVE STE B  
PENSACOLA FL 32504-8210

Certified and delivered to Escambia County Tax Collector, this 15<sup>th</sup> day of September, 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**

**September 6, 2024**

**Tax Account #:06-1430-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**S 50 FT OF LTS 13 14 BLK 46 HAZLEHURST PLAT DB 55 P 262 OR 4815 P 1147 OR 6596 P 1748  
SEC 17/31 T 2S R 30**

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

**TAX ACCOUNT NUMBER 06-1430-000(0125-44)**

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
12/10/01 ERNIE LEE MAGAHA, CLERK  
By: [Signature]

RCD Dec 10, 2001 10:39 am  
Escambia County, Florida

IN THE CIRCUIT COURT, IN AND FOR  
ESCAMBIA COUNTY FLORIDA  
CIVIL DIVISION

FRANKLIN R. WILLIS and  
JAMES H. WILLIS,  
Plaintiffs,

CASE NO: 98-0121-CA-01  
Division: "E"

v.

ALLEN, EUGENE, and BARBARA JEAN  
ALLEN, Husband and Wife; FREEDOM  
SAVINGS AND LOAN ASSOCIATION, a  
Florida corporation as successor by merger  
with COMBANK CARD CENTER; STATE  
WIDE COLLECTION CORPORATION,  
a Florida corporation; THIS & THAT  
ENTERPRISES, INC., a dissolved Florida  
corporation; and REBECCA TAYLOR;  
Defendants.

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2001-909756

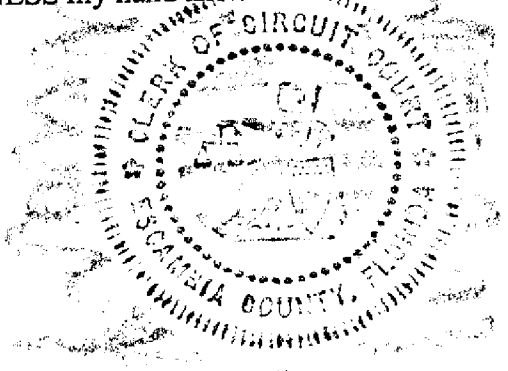
**CERTIFICATE OF TITLE**

The undersigned Clerk of the Court certifies that said Clerk executed and filed a Certificate of Sale in this action on November 26, 2001, for the property described herein:

All of Lots 11, 12, 13, and 14, Block 46, Hazelhurst, being a portion of Section 17, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat recorded in Deed Book 55, Page 262 of the Public Records of Escambia County, Florida.

and no objection to the sale having been filed within the time allowed for filing objections, the property was sold to Franklin R. Willis and James H. Willis whose address is

WITNESS my hand and seal of the Court on this 7 day of December 2001.



ERNIE LEE MAGAHA  
Clerk of Court

By: [Signature]  
Deputy Clerk

C:Willis\Cert of Title

Bid \$100.00

**WARRANTY DEED**

THIS INDENTURE, made this 26<sup>th</sup> day of  
May, 2010 A.D., by and between FRANKLIN R.  
WILLIS a/k/a FRANKLIN R. WILLIS, SR., as  
Grantors; and JAMES H. WILLIS and SABRINA  
LYNN WILLIS, husband and wife, whose address  
is 6117 Tonawanda Drive, Pensacola, FL  
32506, as Grantee.

WITNESSETH that the Grantor, for and in consideration of  
the sum of TEN & NO/100 (\$10.00) dollars, and other good and  
valuable consideration to Grantor in hand paid by Grantee, the  
receipt whereof is hereby acknowledged, has granted, bargained  
and sold to the said Grantee and Grantee's heirs and assigns  
forever the following described land, situate, lying and being  
in the county of Escambia, State of Florida, to-wit:

Legal Description:

See attached Exhibit "A."

The above-described property is not the homestead of the  
Grantor.

The Grantor does hereby fully warrant the title to said  
land and will defend the same against lawful claims of all

persons whomsoever, except taxes for the year 2009 and thereafter and easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Franklin R. Willis  
FRANKLIN R. WILLIS  
a/k/a FRANKLIN R. WILLIS, SR,  
Grantor

Signed, sealed, and delivered in our presence:

Shelley  
SHELLEY CHUNN - Witness

[Signature]  
STEPHEN M. GUTTMANN - Witness

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared FRANKLIN R. WILLIS a/k/a FRANKLIN R. WILLIS, SR., who is personally known to me or have shown valid identification, who are named Grantor in the following instrument, and that he acknowledged executing the same, in the presence of two subscribing witnesses.

WITNESS my hand and official seal in the County and State last aforesaid this 26<sup>th</sup> day of May, 2010

(Notary Seal)

[Signature]  
NOTARY PUBLIC  
My Commission Expires:

This Document Prepared By:  
STEPHEN M. GUTTMANN, Esquire  
314 South Baylen Street, Suite 203  
Pensacola, FL 32502  
(All information provided by Grantors, without titlework).



**Stephen M. Guttman**  
Florida Notary No. DD734637  
Commission Expires 2/13/12

**PARCEL 1**

172S30-1300-110-046 2103 N T ST N 90 FT OF LTS 11 TO 14 BLK 46 HAZLEHURST PLAT DB 55 P 262 OR 4815 P 1147 SEC 17/31 T 2S R 30, Escambia County Property Appraiser's Account No. 06-1428-000.

**PARCEL 2**

172S30-1300-111-046 2100 N JORDAN ST BLK S 50 FT OF LTS 11 12 BLK 46 HAZLEHURST PLAT DB 55 P 262 OR 4815 P 1147 SEC 17/31 T 2S R 30, Escambia County Property Appraiser's Account No. 06-1429-000.

**PARCEL 3**

172S30-1300-130-046 2606 W JORDAN ST S 50 FT OF LTS 13 14 BLK 46 HAZLEHURST PLAT DB 55 P 262 OR 4815 P 1147 SEC 17/31 T 2S R 30, Escambia County Property Appraiser's Account No. 06-1430-000.

**PARCEL 4**

461S30-2001-013-030 205 BAYLISS CT LT 13 BLK 30 BRENTWOOD PK S/D PB 1 P 11 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30 OR 1313 P 390 OR 2772 P 508, Escambia County Property Appraiser's Account No. 04-2667-000.

**PARCEL 5**

172S30-1400-091-075 2701 N T ST S 1/2 OF LTS 9 AND 10 AND ALL LTS 11-12-13-14 BLK 75 PINECREST PLAT DB 55 P 261 OR 4251 P 807, Escambia County Property Appraiser's Account No. 06-1623-000.

**PARCEL 6**

172S30-1300-070-046 2100 N T ST BLK N 58 FT OF LTS 7 8 9 10 BLK 46 HAZLEHURST PLAT DB 55 P 262 OR 3560 P 418 SEC 17/31 T 2S R 30, Escambia County Property Appraiser's Account No. 06-1426-000.

**PARCEL 7**

172S30-1300-080-046 2123 N T ST S 82 FT OF LTS 7 8 9 10 BLK 46 HAZLEHURST PLAT DB 55 P 262 SEC 17/31 T 2S R 30 OR 2750 P 473 OR 3350 P 314, Escambia County Property Appraiser's Account No. 06-1426-500.

**PARCEL 8**

The North half (N 1/2) of Lots Nine (9) and Ten (10) in Block Seventy-Five (75), Pinecrest the Albert Hazle Land Company's subdivision of Lots Twelve (12) and Thirteen (13) and Part of Lot Five (5) in Section Seventeen (17) Township Two (2) South, Range Thirty (30) West as per map recorded in Deed Book 55, Page 261 of the public records of Escambia County, Florida, Escambia County Property Appraiser's Account No. 061622000.

Prepared by:

Stephen M. Guttman, Esquire  
314 South Baylen Street, Suite 203  
Pensacola, FL 32502  
Without titlework. All information  
Provided by James H. Willis.

**MORTGAGE**

STATE OF FLORIDA

COUNTY OF ESCAMBIA

JAMES H. WILLIS and SABRINA LYNN WILLIS, husband and wife, hereinafter called Mortgagor, in consideration of the principal sum specified in the promissory note hereafter described, received from FRANKLIN R. WILLIS a/k/a FRANKLIN R. WILLIS, SR., hereinafter called Mortgagee (which terms Mortgagor and Mortgagee shall be construed to include the plural as well as the singular, whenever the context so permits or requires), hereby, on this the 26<sup>th</sup> day of May, 2010, mortgages to the Mortgagee the real property in ESCAMBIA County, Florida, described as follows:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

As security for the payment of the following:

One promissory note of even date herewith in the principal sum of \$50,000.00, payable according to the terms of said note. Among other details in said note, this mortgage shall be deemed satisfied, canceled, and paid in full upon the recording of a certified copy of the death certificate of Franklin R. Willis a/k/a Franklin R. Willis, Sr.

AND Mortgagor mortgages hereby all title hereafter acquired as well as title heretofore acquired and does fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, and Mortgagor further agrees:

1. This mortgage shall also secure such future or additional advances as may be made by the Mortgagee or a subsequent holder at the option of the Mortgagee or the subsequent holder to the Mortgagor, or its successors in title, for any purpose provided that all such advances are to be made within twenty years from the date of this mortgage or within such lesser period of time as may hereafter be provided by law as prerequisite for the sufficiency of actual notice or record notice of such optional future or additional advances as against the rights of creditors or subsequent purchasers for a valuable consideration. The total amount of indebtedness secured by this mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed the amount of the initial promissory note described hereinabove or \$50,000.00, whichever is greater, plus interest thereon, and any disbursements made by the Mortgagee pursuant to the authority of this mortgage with interest on such disbursements.

2. To make all payments required by the note and this mortgage promptly when due.

3. To pay all expenses reasonable incurred by the Mortgagee because of failure of the Mortgagor to comply with the agreements in the note or this mortgage, including reasonable attorneys' fees through all appeals. The cost thereof, with interest thereon from the date of payment at the same rate as specified in the note, shall also be secured by this mortgage.

4. That if any of the said installments of principal or interest due or payable by the terms of said promissory note is not paid when due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of the note plus interest, costs, and attorneys' fees, shall immediately become due at the option of the Mortgagee, and the Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.

5. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.

6. If this is a junior mortgage the Mortgagor shall pay all installments of principal and interest and perform each and every covenant and obligation of the prior mortgage. Failure of

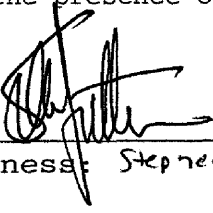


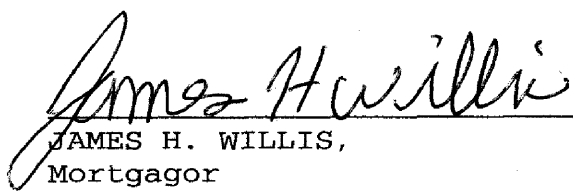
the Mortgagor to do so shall constitute a default hereunder. Upon the failure of the Mortgagor to do so, the Mortgagee may (but shall not be required to) make such payments or perform such covenants or obligations and the cost of same, together with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable by the Mortgagor upon demand by the Mortgagee and shall be secured by the lien of this mortgage.

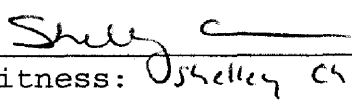
7. Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other payment hereunder which would render this instrument usurious as to the Mortgagor under the laws of the State of Florida.

IN WITNESS WHEREOF, the said Mortgagor has executed these presents, this the date and year first above written.

Signed, sealed and delivered  
In the presence of:

  
\_\_\_\_\_  
Witness: Stephen Guttman

  
\_\_\_\_\_  
JAMES H. WILLIS,  
Mortgagor

  
\_\_\_\_\_  
Witness: Shelley Chou

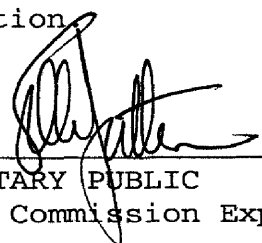
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this the 26<sup>th</sup> day of May, 2010, by JAMES H. WILLIS, who is personally known to me or who have produced n/a as identification

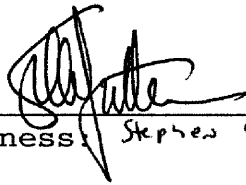
(Notary Seal)

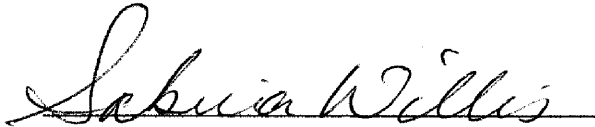


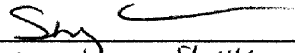
Stephen M. Guttman  
Florida Notary No. DD734637  
Commission Expires 2/13/12

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:

Signed, sealed and delivered  
In the presence of:

  
\_\_\_\_\_  
Witness: Stephen Guttman

  
\_\_\_\_\_  
SABRINA LYNN WILLIS,  
Mortgagor

  
\_\_\_\_\_  
Witness: Shelley Crow

STATE OF FLORIDA

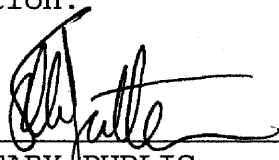
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this  
the 26 day of MAY, 2010, by SABRINA LYNN  
WILLIS, who is personally known to me or who have produced  
NA as identification.

(Notary Seal)



Stephen M. Guttman  
Florida Notary No. DD734637  
Commission Expires 2/13/12

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:

**EXHIBIT "A"**

**PARCEL 1**

172S30-1300-110-046 2103 N T ST N 90 FT OF LTS 11 TO 14 BLK 46 HAZLEHURST PLAT DB 55 P 262 OR 4815 P 1147 SEC 17/31 T 2S R 30, Escambia County Property Appraiser's Account No. 06-1428-000.

**PARCEL 2**

172S30-1300-111-046 2100 N JORDAN ST BLK S 50 FT OF LTS 11 12 BLK 46 HAZLEHURST PLAT DB 55 P 262 OR 4815 P 1147 SEC 17/31 T 2S R 30, Escambia County Property Appraiser's Account No. 06-1429-000.

**PARCEL 3**

172S30-1300-130-046 2606 W JORDAN ST S 50 FT OF LTS 13 14 BLK 46 HAZLEHURST PLAT DB 55 P 262 OR 4815 P 1147 SEC 17/31 T 2S R 30, Escambia County Property Appraiser's Account No. 06-1430-000.

**PARCEL 4**

461S30-2001-013-030 205 BAYLISS CT LT 13 BLK 30 BRENTWOOD PK S/D PB 1 P 11 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30 OR 1313 P 390 OR 2772 P 508, Escambia County Property Appraiser's Account No. 04-2667-000.

**PARCEL 5**

172S30-1400-091-075 2701 N T ST S 1/2 OF LTS 9 AND 10 AND ALL LTS 11-12-13-14 BLK 75 PINECREST PLAT DB 55 P 261 OR 4251 P 807, Escambia County Property Appraiser's Account No. 06-1623-000.

**PARCEL 6**

172S30-1300-070-046 2100 N T ST BLK N 58 FT OF LTS 7 8 9 10 BLK 46 HAZLEHURST PLAT DB 55 P 262 OR 3560 P 418 SEC 17/31 T 2S R 30, Escambia County Property Appraiser's Account No. 06-1426-000.

**PARCEL 7**

172S30-1300-080-046 2123 N T ST S 82 FT OF LTS 7 8 9 10 BLK 46 HAZLEHURST PLAT DB 55 P 262 SEC 17/31 T 2S R 30 OR 2750 P 473 OR 3350 P 314, Escambia County Property Appraiser's Account No. 06-1426-500.

**PARCEL 8**

The North half (N 1/2) of Lots Nine (9) and Ten (10) in Block Seventy-Five (75), Pinecrest the Albert Hazle Land Company's subdivision of Lots Twelve (12) and Thirteen (13) and Part of Lot Five (5) in Section Seventeen (17) Township Two (2) South, Range Thirty (30) West as per map recorded in Deed Book 55, Page 261 of the public records of Escambia County, Florida, Escambia County Property Appraiser's Account No. 061622000.

NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: ALLEN EUGENE  
3133 NEW HOPE RD  
PENSACOLA FL 32504

ACCT.NO. 06 1430 000 000  
AMOUNT \$172.80

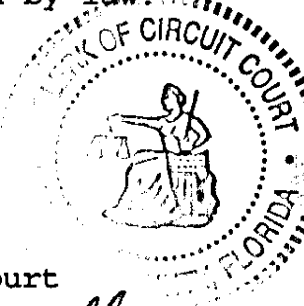
THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

S 50 FT OF LTS 13 14 BLK 46  
OR 1793 P 555  
HAZLEHURST  
PLAT DB 55 P 262  
SEC 17/31 T 2S R 30  
CA 130  
PROP.NO. 17 2S 30 1300 130 046

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 \$172.80. 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 fore-close 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

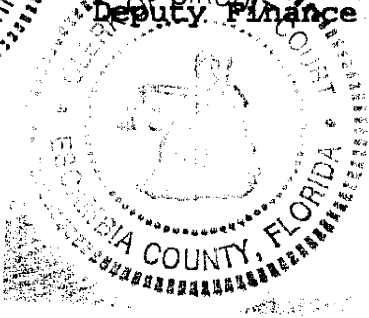


Ernie Lee Magaha  
Clerk of the Circuit Court  
*[Signature]*

Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court

*[Signature]*  
Deputy Clerk



Recorded in Public Records 01/16/2009 at 12:44 PM OR Book 6416 Page 402,  
Instrument #2009003054, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA  
CASE NO: 2008-SC-5984

PALISADES COLLECTION, LLC  
as assignee of Providian

Plaintiff

FINAL JUDGMENT

vs.

JAMES WILLIS

Defendant(s)

IT IS HEREBY ORDERED AND ADJUDGED THAT:

Plaintiff whose address is C/O 101 Gateway Center Parkway Richmond, VA 23235 shall  
recover from Defendant(s) JAMES WILLIS the principal sum of \$2,110.43, court costs in the  
amount of \$205.00, interest in the amount of \$412.16, and attorneys' fees in the amount of ~~\$500~~  
\_, that shall bear interest at the rate of 8% per annum, for all of which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

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

Jurisdiction of this case is retained to enter further orders that are proper to compel the  
Defendant(s) to complete form 7.343 and return it to the Plaintiff's attorney. The Fact  
Information Sheet need not be recorded in the Public Records.

DONE AND ORDERED at Pensacola, Escambia County, Florida on this the 8 day  
of January, 2008.

COUNTY COURT JUDGE

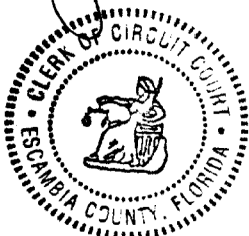
ERNEE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2008 JAN - 9 11 A 11: 06  
COUNTY CIVIL DIVISION  
FILED & RECORDED

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

JAMES WILLIS  
390 McKenzie Rd  
Cantonment Florida 32533  
08-14481-0

"CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNEE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA

BY: [Signature] D.C.



Case: 2008 SC 005984



00051450050

Dkt: CC1033 Pg#:

IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA  
CASE NO: 2008-SC-5984

PALISADES COLLECTION, LLC  
as assignee of Providian

Plaintiff

FINAL JUDGMENT

vs.

JAMES WILLIS

Defendant(s)

CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
JAN 11 2009 11:06 AM

IT IS HEREBY ORDERED AND ADJUDGED THAT:

Plaintiff whose address is C/O 101 Gateway Center Parkway Richmond, VA 23235 shall recover from Defendant(s) JAMES WILLIS the principal sum of \$2,110.43, court costs in the amount of \$205.00, interest in the amount of \$412.16, and attorneys' fees in the amount of ~~\$500~~ —, that shall bear interest at the rate of 8% per annum, for all of which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

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

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant(s) to complete form 7.343 and return it to the Plaintiff's attorney. The Fact Information Sheet need not be recorded in the Public Records.

DONE AND ORDERED at Pensacola, Escambia County, Florida on this the 8 day of January, 2008.

*[Signature]*  
COUNTY COURT JUDGE  
ERIN LEE MAGAÑA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2008 JAN -9 11 A 11:06  
COUNTY CIVIL DIVISION  
FILED & RECORDED

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

JAMES WILLIS  
390 McKenzie Rd  
Cantonment Florida 32533  
08-14481-0 4185867210782935

Case: 2008 SC 005984  
00051450050  
Dkt: CC1033 Pg#: |

ZT18



Florida Department of Revenue  
WARRANT

SABRINA LYNN WILLIS  
2123 N T ST  
PENSACOLA, FL 32505-5857

Tax : Sales and Use Tax  
Business Partner # : 1485201  
Contract Object # : 00012339577  
FEIN :  
Warrant # : 1000000981567

Re: Warrant issued under Chapter  
\_\_\_\_\_ 212, Florida Statutes

THE STATE OF FLORIDA  
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND  
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT \_\_\_\_\_ Sales and Use Tax \_\_\_\_\_ TAX(ES).

The taxpayer named above in the County of \_\_\_\_\_ Escambia \_\_\_\_\_, is  
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	14814.91
PENALTY	\$	4437.00
INTEREST	\$	1147.37
TOTAL	\$	20399.28
FEE(S)	\$	20.00
GRAND TOTAL	\$	20419.28

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of \_\_\_\_\_ Pensacola \_\_\_\_\_,  
\_\_\_\_\_ Escambia \_\_\_\_\_ County, Florida, this 15th \_\_\_\_\_ day of February \_\_\_\_\_, 2024 \_\_\_\_\_.



Jim Zingale, Executive Director  
Department of Revenue, State of Florida

This instrument prepared by:  
  
\_\_\_\_\_  
Authorized Agent

Please bill to:  
State of Florida, Department of Revenue  
PENSACOLA SERVICE CENTER  
2205 LA VISTA AVE STE B  
Pensacola, FL 32504-8210

ZT18



Florida Department of Revenue  
WARRANT

SABRINA LYNN WILLIS  
2701 N T ST  
PENSACOLA, FL 32505-5521

Tax : Sales and Use Tax  
Business Partner # : 1485201  
Contract Object # : 00015439519  
FEIN :  
Warrant # : 1000000981568

Re: Warrant issued under Chapter  
\_\_\_\_\_ 212, Florida Statutes

THE STATE OF FLORIDA  
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND  
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT \_\_\_\_\_ Sales and Use Tax \_\_\_\_\_ TAX(ES).

The taxpayer named above in the County of \_\_\_\_\_ Escambia \_\_\_\_\_, is  
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	474.72
PENALTY	\$	568.82
INTEREST	\$	61.94
TOTAL	\$	1105.48
FEE(S)	\$	20.00
GRAND TOTAL	\$	_____ 1125.48 _____

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or  
after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of \_\_\_\_\_ Pensacola \_\_\_\_\_,  
\_\_\_\_\_ Escambia \_\_\_\_\_ County, Florida, this 15th \_\_\_\_\_ day of February \_\_\_\_\_, 2024 \_\_\_\_\_.



Jim Zingale, Executive Director  
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:  
State of Florida, Department of Revenue  
PENSACOLA SERVICE CENTER  
2205 LA VISTA AVE STE B  
Pensacola, FL 32504-8210



ZT18



Florida Department of Revenue  
WARRANT

SABRINA LYNN WILLIS  
2123 N T ST  
PENSACOLA, FL 32505-5857

Tax : Sales and Use Tax  
Business Partner # : 1485201  
Contract Object # : 00012339577  
FEIN :  
Warrant # : 1000000983865

Re: Warrant issued under Chapter  
\_\_\_\_\_ 212, Florida Statutes

THE STATE OF FLORIDA  
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND  
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT \_\_\_\_\_ Sales and Use Tax \_\_\_\_\_ TAX(ES).

The taxpayer named above in the County of \_\_\_\_\_ Escambia \_\_\_\_\_, is  
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	7740.61
PENALTY	\$	774.07
INTEREST	\$	134.62
TOTAL	\$	8649.30
FEE(S)	\$	20.00
GRAND TOTAL	\$	8669.30

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of \_\_\_\_\_ Pensacola \_\_\_\_\_,  
\_\_\_\_\_ Escambia \_\_\_\_\_ County, Florida, this 6th \_\_\_\_\_ day of March \_\_\_\_\_, 2024 \_\_\_\_\_.



Jim Zingale, Executive Director  
Department of Revenue, State of Florida

This instrument prepared by:  
  
\_\_\_\_\_  
Authorized Agent

Please bill to:  
State of Florida, Department of Revenue  
PENSACOLA SERVICE CENTER  
2205 LA VISTA AVE STE B  
Pensacola, FL 32504-8210

Recorded in Public Records 06/21/2007 at 08:11 AM OR Book 6167 Page 1001,  
Instrument #2007059279, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA

Case: 2007 CT 001503



00039214689

Dkt: TR0922 Pg#:

STATE OF FLORIDA,

vs.

CASE NO.: 2007 CT 001503  
DIVISION: II

2007 JUN 18 P 3:15  
TRAFFIC DIVISION  
FILED & RECORDED  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY  
FLORIDA

DEFENDANT: JAMES HARDIN WILLIS  
6117 TONAWANDA DR  
PENSACOLA, FL 32506

DATE OF BIRTH: 10/11/1967

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On JUNE 13 2007, an order assessing fines, costs, and additional charges was entered  
against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center,  
Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and  
additional charges in the sum of ~~\$218.00~~, the amount of which shall bear interest at the rate  
prescribed by law (11%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the  
property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,

Florida, this 15 day of June, 2007

COUNTY JUDGE

cc: DEFENDANT

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COUNTY CLERK  
ESCAMBIA COUNTY, FLORIDA

BY: D.C.  
DATE: 8/15/2024

