



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

0625.43

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Apr 22, 2024
Property description	TURNER JOHNNY R 1/2 INT WILDER CELES S C/O PATRICIA D ALFRED 1 S DAKOTA ST PENSACOLA, FL 32505 52 BONIFAY PL 07-0646-000 BEG AT SE COR OF LOT 42 N 28 DEG 13 MIN 03 SEC E 213 FT S 89 DEG 36 MIN 43 SEC W 308.53 FT N 54 DEG (Full legal attached.)	Certificate #	2022 / 3038
		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)
# 2022/3038	06/01/2022	817.14	40.86	858.00
→Part 2: Total*				858.00

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)
# 2023/3035	06/01/2023	1,055.33	6.25	67.72	1,129.30
Part 3: Total*					1,129.30

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)	1,987.30
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,029.58
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)	3,391.88

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

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/04/2025</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT SE COR OF LOT 42 N 28 DEG 13 MIN 03 SEC E 213 FT S 89 DEG 36 MIN 43 SEC W 308.53 FT N 54 DEG 53 MIN 06 SEC W 76.24 FT S 67 DEG 10 MIN W 32.33 FT S 54 DEG 07 MIN 40 SEC E 374.89 FT TO POB BEING A PORTION OF LOTS 41 & 42 OF JUAN DOMINGUES GRANT PART OF LT 42 PLAT DB 128 P 575 OR 7540 P 1988 OR 8122 P 1308 CA 170

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400634

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139,

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
07-0646-000	2022/3038	06-01-2022	BEG AT SE COR OF LOT 42 N 28 DEG 13 MIN 03 SEC E 213 FT S 89 DEG 36 MIN 43 SEC W 308.53 FT N 54 DEG 53 MIN 06 SEC W 76.24 FT S 67 DEG 10 MIN W 32.33 FT S 54 DEG 07 MIN 40 SEC E 374.89 FT TO POB BEING A PORTION OF LOTS 41 & 42 OF JUAN DOMINGUES GRANT PART OF LT 42 PLAT DB 128 P 575 OR 7540 P 1988 OR 8122 P 1308 CA 170

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
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF
TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139

04-22-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

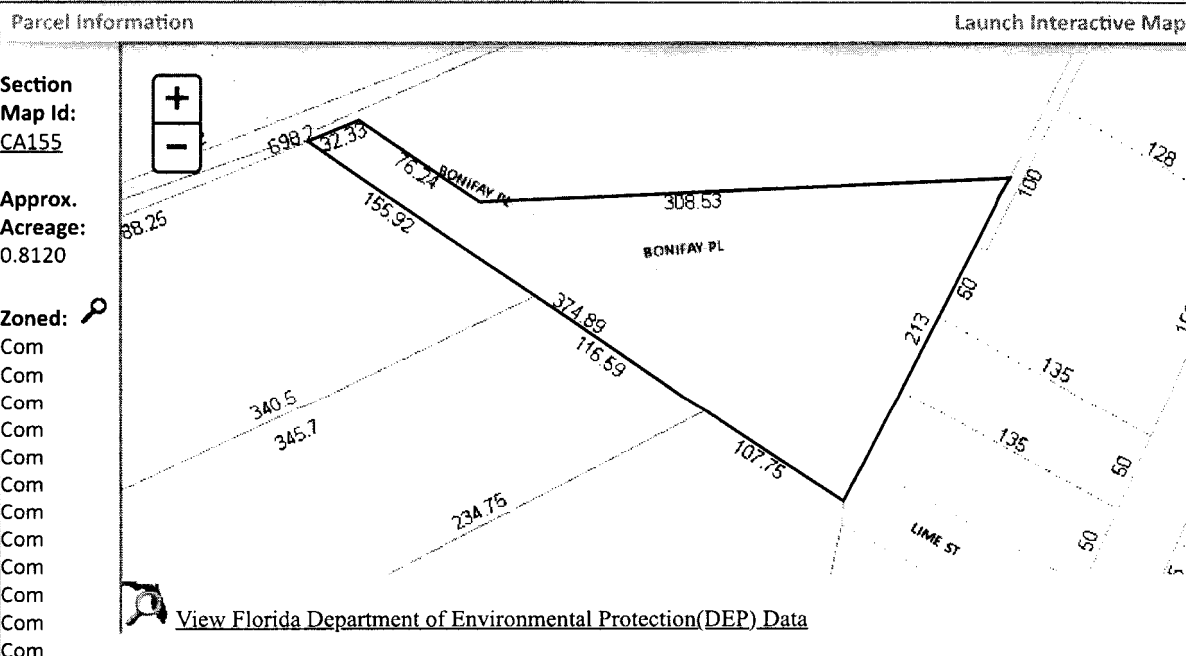
[Back](#)

Nav. Mode ☒ Account ☐ Parcel ID

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	3425300420001042	Year	Land	Imprv	Total	Cap Val
Account:	070646000	2023	\$11,543	\$54,367	\$65,910	\$65,910
Owners:	TURNER JOHNNY R 1/2 INT WILDER CELES S	2022	\$11,543	\$48,512	\$60,055	\$60,055
Mail:	C/O PATRICIA D ALFRED 1 S DAKOTA ST PENSACOLA, FL 32505	2021	\$11,543	\$38,742	\$50,285	\$37,558
Situs:	52 BONIFAY PL 32505	Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
01/26/2021	8635	1737	\$100	WD	📄	Legal Description	
07/02/2019	8122	1308	\$100	WD	📄	BEG AT SE COR OF LOT 42 N 28 DEG 13 MIN 03 SEC E 213 FT	
05/20/2016	7540	1988	\$100	QC	📄	S 89 DEG 36 MIN 43 SEC W 308.53 FT N 54 DEG 53 MIN 06	
01/1977	1078	376	\$13,000	CJ	📄	SEC W... 🔑	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	



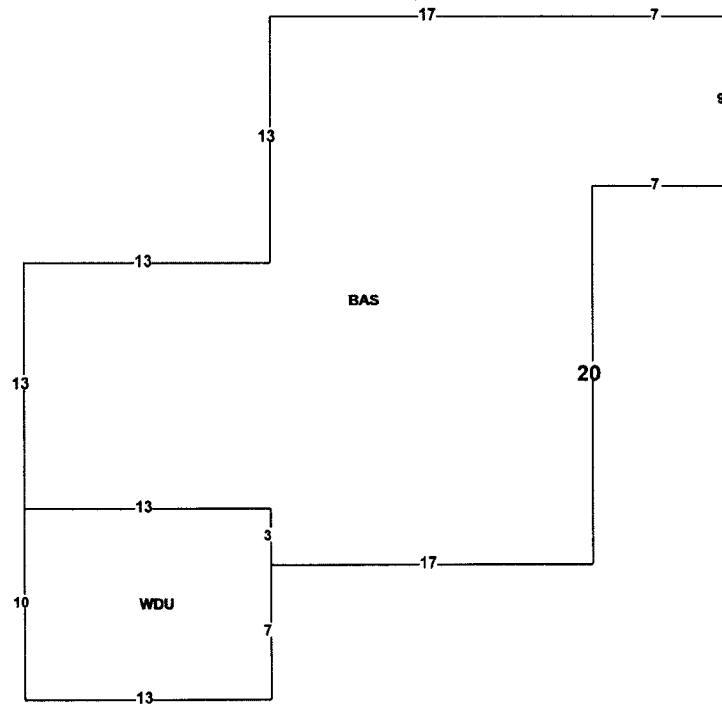
**Evacuation
& Flood
Information
Open
Report**

Buildings

Address: 52 BONIFAY PL, Year Built: 1928, Effective Year: 1975, PA Building ID#: 82355

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
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



BASE AREA - 725
WOOD DECK UNF - 130

Images



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.



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 #: 07-0646-000 CERTIFICATE #: 2022-3038

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: February 11, 2005 to and including February 11, 2025 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: February 18, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 18, 2025

Tax Account #: **07-0646-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JOHNNY R TURNER AND CELES S WILDER**

By Virtue of Personal Representative's Deed recorded 2/16/1977 in OR 1078/376 and Warranty Deed recorded 10/8/2021 in OR 8635/1737

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 10/5/1998 OR 4316/853**
- b. **MSBU Lien in favor of Escambia County recorded 8/10/1999 OR 4450/1645**
- c. **Code Enforcement Order in favor of Escambia County recorded 4/24/2024 OR 9136/771 together with Cost Order recorded 8/30/2024 OR 9197/835**
- d. **Certificate of Delinquency recorded 9/1/2005 OR 5719/1323**
- e. **Judgment in favor of Capital One Bank (USA) NA recorded 3/10/2009 OR 6434/959**
- f. **Judgment in favor of UniFund CCR Partners GP recorded 8/4/2006 OR 5964/346**
- g. **Judgment in favor of East Coast Recovery Inc recorded 9/20/2016 OR 7592/1940 together with Affidavit of Creditors Address recorded 9/20/2016 OR 7592/1939**

4. Taxes:

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

Tax Account #: 07-0646-000

Assessed Value: \$68,764.00

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: JUNE 4, 2025

TAX ACCOUNT #: 07-0646-000

CERTIFICATE #: 2022-3038

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

JOHNNY R TURNER AND CELES S WILDER
52 BONIFAY PL
PENSACOLA, FL 32505

JOHN R TURNER
114 MILL POND COVE
CRESTVIEW, FL 32539

CAPITAL ONE BANK (USA) NA
4851 COX ROAD
GLEN ALLEN, VA 23059

ESCAMBIA COUNTY CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505

CLERK OF CIRCUIT COURT
DIVISION ENFORCEMENT
1800 WEST ST. MARY'S ST.
PENSACOLA, FL 32501

JOHNNY R TURNER AND CELES S WILDER
C/O PATRICIA D ALFRED
1 S DAKOTA ST
PENSACOLA, FL 32505

UNIFUND CCR PARTNERS GP
10625 TECHWOODS CIRCLE
CINCINNATI, OH 45242

EAST COAST RECOVERY INC
636 SE 12TH TERRACE
DEERFIELD BEACH, FL 33441

DOR CHILD SUPPORT
DOMESTIC RELATIONS
3670B NORTH "L" STREET
PENSACOLA, FL 32505

CONTINUED FROM PAGE 3

Certified and delivered to Escambia County Tax Collector, this 18th day of February, 2025.

PERDIDO TITLE & ABSTRACT, INC.

A handwritten signature in black ink, appearing to read "Michael A. Campbell", written in a cursive style.

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

February 18, 2025

Tax Account #:07-0646-000

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SE COR OF LOT 42 N 28 DEG 13 MIN 03 SEC E 213 FT S 89 DEG 36 MIN 43 SEC W 308.53 FT N 54 DEG 53 MIN 06 SEC W 76.24 FT S 67 DEG 10 MIN W 32.33 FT S 54 DEG 07 MIN 40 SEC E 374.89 FT TO POB BEING A PORTION OF LOTS 41 & 42 OF JUAN DOMINGUES GRANT PART OF LT 42 PLAT DB 128 P 575 OR 8122 P 1308 OR 8635 P 1737 CA 170

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-0646-000(0625-63)

ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL WITHOUT A CURRENT SURVEY. PROPERTY APPEARS TO HAVE ACCESS BY PRIVATE EASEMENT IN OR 1078/376.

RECORDING FEE \$ 6.00
FLA. STAMPS \$ 4.00
SUR TAX \$ 39.00
TOTAL \$ 49.00

THIS INSTRUMENT WAS PREPARED BY:

Regar M. Sherman

OF: TUG & LANE
700 FRONT ALBANY
PENSACOLA, FLORIDA

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

PERSONAL REPRESENTATIVE'S DEED

RECORDED
1078 PAGE 376

THIS INDENTURE, executed this 10th day of February, 1977, between Elsie Cecil Yonker, as Personal Representative of the Estate of Alice Bonifay, deceased, party of the first part, and Johnny R. Turner and Patricia D. Turner, as husband and wife, parties of the second part, whose address is Carrier 49 - 52, Bonifay Place, Pensacola, Florida 32507.

WITNESSETH:

The party of the first part pursuant to the Order of the Circuit Court of Escambia County, Florida, dated the 16th day of August, 1976, and in consideration of the premises and the sum of ten dollars and other good and valuable consideration in hand paid, grants, bargains, sells, aliens, remises, releases, conveys and confirms to the parties of the second part, their heirs and assigns forever, real property in Escambia County, Florida, more particularly described as follows:

That portion of Lots 41 and 42 of the Juan Dominquez Grant, Section 34, Township 2 South, Range 30 West, described as follows:
Beginning at the Southeast corner of Lot 42, thence North 28 degrees 13 minutes 03 seconds East for 213 feet; thence South 89 degrees 36 minutes 43 seconds West for 308.53 feet, thence North 54 degrees 53 minutes 06 seconds West for 76.24 feet; thence South 67 degrees 10 minutes West for 32.33 feet; thence South 54 degrees 07 minutes 40 seconds East for 374.89 feet to the point of beginning. Together with an easement for ingress and egress over a strip 19.72 feet wide and 343.89 feet more or less long located between Lots 40 and 43 and running Northeasterly from Mobile Highway to the above described property.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

TO HAVE AND TO HOLD the same to the parties of the second part, their heirs and assigns in fee simple forever.

AND the party of the first part does covenant to and with the parties of the second part, their heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the orders of the above named Court and the laws of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the party of the first part as Personal Representative of the Estate of Alice Bonifay, deceased, has set her hand and seal this 10th day of February, 1977.

Elsie C. Yonker
Elsie C. Yonker as Personal
Representative of the Estate of
Alice Bonifay, deceased

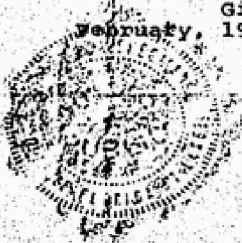
Signed, sealed and delivered
in the presence of:

George W. Stutler

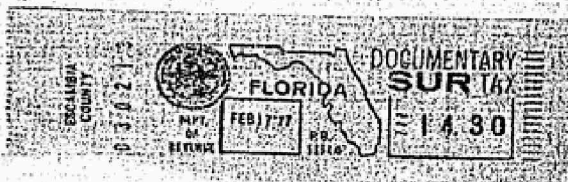
STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

Before the subscriber personally appeared Elsie C. Yonker, known to me to be the individual described by said name who executed the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 10th day of February, 1977.



[Signature]
Notary Public
State of Florida at Large
My Commission Expires: 11/7/79



FEB 16 10 24 AM '77
RECEIVED IN
THE
CLERK'S
OFFICE
OF
ESCAMBIA COUNTY
FLORIDA

788674

Recorded in Public Records 10/8/2021 9:56 AM OR Book 8635 Page 1737,
Instrument #2021110997, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS WARRANTY DEED made the 26 day of JANUARY, 2021, by
and between LANELL ANN JOHNS, hereinafter called the Grantor, to
CELES S. WILDER, hereinafter called the Grantee,

WITNESSETH

That the Grantor, for and in consideration of the sum of
TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof
is hereby acknowledged, do bargain, sell, convey and grant unto the
Grantee, all that certain land situate in Escambia County, State of
Florida, to wit:

That portion of Lots 41 and 42 of the Juan
Dominques Grant, Section 34, Township 2 South,
Range 30 West, described as follows:
Beginning at the Southeast corner of Lot 42,
thence North 28 degrees 13 minutes 03 seconds
East for 213 feet; thence South 89 degrees
36 minutes 43 seconds West for 308.53 feet, thence
North 54 degrees 53 minutes 06 seconds West for
76.24 feet; thence South 67 degrees 10
West for 32.33 feet; thence South 54 degrees 07
minutes 40 seconds East for 374.89 feet to the
point of beginning. Together with an easement
for ingress and egress over a strip 19.72 feet
wide and 343.89 feet more or less long located
between Lots 40 and 43 and running Northeasterly
from Mobile Highway to the above described property.

Parcel ID#

Together with all the tenements, hereditaments and appurtenances
thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the
Grantor is lawfully seized of said land in fee simple; that the
Grantor has good right and lawful authority to sell and convey said
land; that the Grantor fully warrants the title to said land and will
defend the same against the lawful claim of all persons whomsoever;
and that said land is free of all encumbrances.

BK: 8635 PG: 1738 Last Page

WARRANTY DEED-Page Two

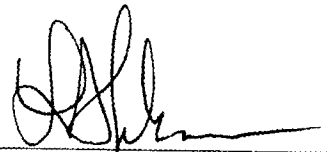
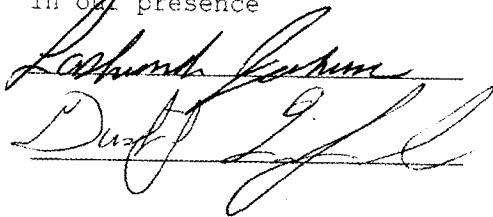
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor fully warrants the title to said land and will defend the same against the lawful claim of all persons whomsoever; and that said land is free of all encumbrances.

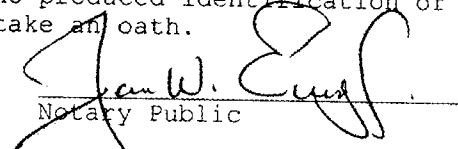
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence


LANELL ANN JOHNS

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 26 day of January 2021, by Lanell Ann Johns, who produced identification of FL ID, and did not take an oath.


Notary Public

Prepared By:
Lanell Ann Johns
9 Lime Street
Pensacola, FL 32505
Return to:
Same Name and Address as Above

James W. Everidge Jr.
Notary Public, State of Florida
Comm. Expires Jan. 3, 2024
Comm. No. GG 941938

OR BK 4316 PG0853
Escambia County, Florida
INSTRUMENT 98-531234

RCD Oct 05, 1998 01:38 pm
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-531234

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: TURNER JOHNNY R &
PATRICIA D
52 BONIFAY PL
PENSACOLA FL 32505

ACCT.NO. 07 0646 000 000

AMOUNT \$292.60

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:

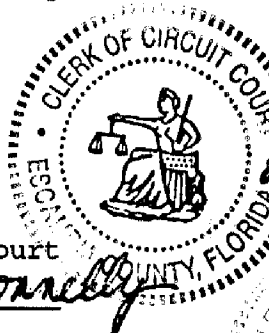
BEG AT SE COR OF PROPERTY
IN DB 122 P 624 N ALG ELY
LI 213 FT WLY 310 FT 6 IN
TO A POINT 30 FT NLY FROM
SWLY LI OF TRACT NWLY PARL
WITH SWLY LI OF TRACT 77 FT
PROP.NO. 34 2S 30 0420 001 042

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 \$292.60. 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
Georgeanne B. Donnelly
Deputy Clerk



Ernie Lee Magaha
Clerk of the Circuit Court
Wanda M. McBrearty
Deputy Finance Director



OR BK 4450 PG1645
Escambia County, Florida
INSTRUMENT 99-642232

RCD Aug 10, 1999 07:53 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-642232

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: TURNER JOHNNY R &
PATRICIA D
52 BONIFAY PL
PENSACOLA FL 32505

ACCT.NO. 07 0646 000 000

AMOUNT \$35.20

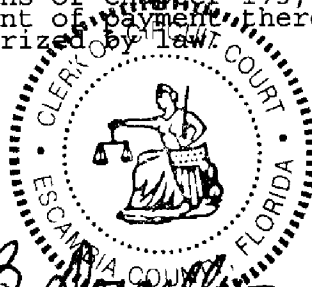
THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

BEG AT SE COR OF PROPERTY
IN DB 122 P 624 N ALG ELY
LI 213 FT WLY 310 FT 6 IN
TO A POINT 30 FT NLY FROM
SWLY LI OF TRACT NWLY PARL
WITH SWLY LI OF TRACT 77 FT
PROP.NO. 34 2S 30 0420 001 042

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 \$35.20. 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.

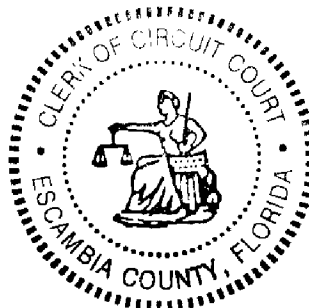
Date: 05/24/1999



Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court

by: *[Signature]*
Deputy Clerk



Recorded in Public Records 4/24/2024 2:59 PM OR Book 9136 Page 771,
Instrument #2024030625, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 4/24/2024 1:27 PM OR Book 9136 Page 486,
Instrument #2024030542, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE23105646N
LOCATION: 52 BONIFAY PL
PR#: 342S300420001042

VS.

TURNER, JOHNNY R 1/2 INT
1 S DAKOTA ST
PENSACOLA, FL 32505

WILDER, CELES S
1 S DAKOTA ST
PENSACOLA, FL 32505

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent(s) or representative thereof, 52 Bonifay PL
as well as evidence submitted, and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinances has occurred and continues:

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds
as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
7/22/2024 to correct the violation(s) and to bring the violation into compliance.

Page 1 Of 3



Unique Code : BAA-CACABFBCDDAEFH-BOARD-CACEADAFEC-DCFBGA-B Page 1 of 3

BK: 9136 PG: 772

BK: 9136 PG: 487

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

Remove vehicle(s). Repair vehicle(s) or store in rear yard behind 6' opaque fencing.

If Respondent(s) fail to fully correct the violation(s) within the time required,

Respondent(s) will be assessed a fine of **\$20.00** per day, commencing **7/23/2024**.

This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED,**

immediately upon full correction of the violation(s), to contact the Escambia County

Office of Environmental Enforcement in writing to request that the office immediately

inspect the property to make an official determination of whether the violation(s)

has/have been abated and brought into compliance. If the violation(s) is/are not abated

within the specified time period, Escambia County may elect to undertake any

necessary measures to abate the violation(s). These measures could include, but are

not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING**

OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).

At the request of Escambia County, the Sheriff shall enforce this order by taking

reasonable law enforcement action to remove from the premises any unauthorized person

interfering with the execution of this order or otherwise refusing to leave after warning.

The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and

shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-

132, costs in the amount of **\$250.00** are awarded in favor of Escambia County as the

prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia

Page 2 Of 3

Unique Code : BAA-CACABFBCDDAEFHECADD-CACEADAFEC-DCFBGA-B Page 2 of 3

BK: 9136 PG: 773 Last Page

BK: 9136 PG: 488 Last Page

County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If RESPONDENT(S) wish(es) to appeal, RESPONDENT(S) must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED in Escambia County, Florida on this 23rd day of April, 2024.



Gregory Farrat
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 8/30/2024 3:23 PM OR Book 9197 Page 835,
Instrument #2024066834, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 8/30/2024 1:03 PM OR Book 9197 Page 569,
Instrument #2024066730, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No: CE23105846N
Location: 52 BONIFAY PL
PR #: 342S300420001042

TURNER, JOHNNY R 1/2 INT WILDER, CELES S
1 S DAKOTA ST 1 S DAKOTA ST
PENSACOLA, FL 32505 PENSACOLA, FL 32505

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

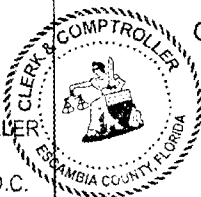
Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following Itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 4/23/2024.

Itemized Cost	
Daily fines	\$0.00
Fines	\$0.00
Court Cost	\$250.00
County Abatement Fees	\$0.00
Administrative Costs	\$0.00
Payments	\$0.00
Total:	\$250.00

DONE AND ORDERED at Escambia County, Florida on 8-27-2024

Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

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 & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: [Signature] D.C.
DATE: 8-30-24



Recorded in Public Records 03/10/2009 at 11:05 AM OR Book 6434 Page 959,
Instrument #2009015338, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

Recorded in Public Records 02/05/2009 at 10:46 AM OR Book 6422 Page 426,
Instrument #2009007368, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT AND FOR ESCAMBIA COUNTY, FLORIDA
CAPITAL ONE BANK (USA), N.A.

Plaintiff, 2009 FEB -3 A 10 07

CASE NO.: 2007 SC 001074
CIVIL DIVISION

vs. COUNTY CIVIL DIVISION
FILED & RECORDED

LANA JOHNS

Defendant(s)

DEFAULT FINAL JUDGMENT

THIS CAUSE having come to the Court upon the motion of Plaintiff for entry of a Final Judgment after the defendant, having been properly served, failed to appear at the Pretrial Conference, and the Court being fully informed on the premises and having considered the Motion submitted, it is

ORDERED AND ADJUDGED that a default is entered and the Motion for Final Judgment is hereby granted. Plaintiff, Capital One Bank (USA), N.A., whose address is 4851 Cox Road, Glen Allen VA 23059, shall recover from Defendant, Lana Johns, whose social security number is [REDACTED], residing at 5987 Pursley Avenue, Pensacola FL 32526 the principal amount of \$1796.85, pre-judgment interest of \$2076.43, court costs and fees of \$275.00, and attorney's fees of \$350.00, for a total of \$4498.28, which shall bear interest at the rate of 8% per annum from the date of this judgment, for which let execution issue. The Court finds the hourly rate of \$175.00 and 2 hours of attorney's time to be reasonable.

It is further ordered and adjudged that the judgment debtor(s) shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed. Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor(s) to complete 1.977, including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney.

DONE AND ORDERED in Chambers in Escambia County this 20 day of February, 2009.

[Signature]
COUNTY COURT JUDGE

Copies furnished to:

Counsel for Plaintiff:

Shafritz and Braten, P.A.
25 Seabreeze Avenue, Suite 400, Delray Beach, FL 33483

Defendant(s):

Lana Johns
5987 Pursley Avenue, Pensacola FL 32526

Certified to be a true copy of the
original on file in the office.

Witness my hand and official seal

ERNIE LEE MAGAHA

Clerk of Circuit Court and County Court
Escambia County, Florida

By: *[Signature]* C.C.

Date: 5 Feb 2009

Case: 2007 SC 001074

00047106124

Dkt: CC1033 Pg#:

Recorded in Public Records 08/04/2006 at 10:15 AM OR Book 5964 Page 346,
Instrument #2006078777, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

IN THE CIRCUIT COURT OF THE 1ST
JUDICIAL CIRCUIT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO: 2005-CA-001643

UNIFUND CCR PARTNERS, G.P.,

Plaintiff,

vs.

LANA J JOHNS,

Defendant,

CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2006 FEB -3 P 3:31

CIRCUIT COURT
FILED & RECORDED

FINAL JUDGMENT

IT IS ADJUDGED THAT plaintiff, UNIFUND CCR PARTNERS, G.P., (who's address is: 10625
TECHWOODS CIRCLE, CINCINNATI, OH 45242 recover from defendant, LANA J JOHNS, Social Security
Number [REDACTED] the sum of \$19,834.79, on principal, \$750.00 for attorney's fees, prejudgment
interest of \$11,863.38 and costs in the sum of \$290.00, for a total due of \$32738.17 that shall bear interest
at the rate of 9%, for which let execution issue.

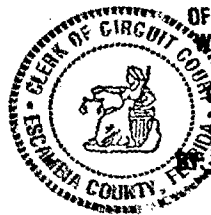
DONE AND ORDERED in ESCAMBIA County, Florida this 2nd day of February 2006.


CIRCUIT COURT JUDGE

Copies furnished to:

Joseph F. Rosen, Esq.
Attorney for Plaintiff
Pollack & Rosen, P.A.
800 Douglas Road
North Tower, Suite 450
Coral Gables, Florida 33134
Telephone No: 305-448-0006

LANA J JOHNS
301 NEW YORK DR
PENSACOLA, FL 32505



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

Martha McNeill

Case: 2005 CA 001643

00047480875

Dkt: CA1036 Pg#: 1

12

Recorded in Public Records 09/20/2016 at 02:33 PM OR Book 7592 Page 1940,
Instrument #2016072519, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 12/04/2006 at 04:26 PM OR Book 6042 Page 737,
Instrument #2006120238, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

CIVIL ACTION

CASE NO.: 06-SC-4797

EAST COAST RECOVERY, INC.

Plaintiff(s),

vs.

LANA J JOHNS

Defendant(s).

Ernie Lee Magaha
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2006126507 12/21/2006 at 04:18 PM
OFF REC BK: 6054 PG: 799 - 799 Doc Type: FJ1
RECORDING: \$10.00

DEFAULT FINAL JUDGMENT

THIS CAUSE came for consideration and the Court having examined the pleadings on file and being duly advised, it is **ORDERED AND ADJUDGED** as follows:

1. A Default Final Judgment including attorneys fees is Granted.

2. The Plaintiff, East Coast Recovery, Inc., 636 SE 12th Terrace, Deerfield Beach, FL 33441, shall have and recover from Defendant(s), Lana J Johns, Social Security Number [REDACTED] residing at 301 New York Dr Pensacola FL 32505, the amount of \$3,674.68, costs of \$275.00, and pre-judgment interest of \$340.69, and attorneys fees in the amount of \$450.00, for a total of \$4,740.37 which draws interest at the appropriate rate in accordance with Florida Statute Section 55.03 currently set at nine percent (9%) per annum, for which let execution issue.

DONE AND ORDERED in Escambia County Courthouse, Escambia County, Florida this 18 day of November, 2006.

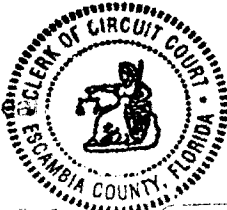
[Signature]
County Court Judge

copies furnished to:

Steven R. Braten, Esq., Attorney for Plaintiff, 25 Seabreeze Avenue, Suite 400, Delray Beach, FL 33483
Lana J Johns, 301 New York Dr Pensacola FL 32505

Certified to be a true copy of
the original on file in this office.
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County Florida

By: *[Signature]*
Date: 12-21-06



Case: 2006 SC 004797

00094678493

Dkt: CC1036 Pg#: 1

2006 DEC -11 A 11:55
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
COUNTY CIVIL DIVISION
FILED & RECORDED

Recorded in Public Records 09/20/2016 at 02:33 PM OR Book 7592 Page 1939,
Instrument #2016072518, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

CIVIL ACTION

CASE NO.: 06-SC-4797

EAST COAST RECOVERY, INC.

Plaintiff(s),

vs.

LANA J JOHNS

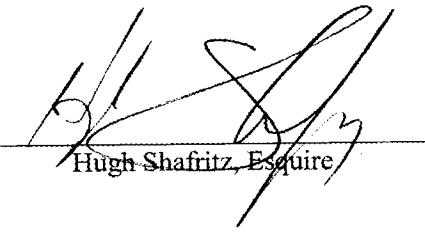
Defendant(s).

AFFIDAVIT OF CREDITORS ADDRESS

The undersigned affiant says that the Plaintiff, East Coast Recovery, Inc. is the holder of the judgment in the above-styled cause, which was entered on December 1, 2006. The Plaintiff, East Coast Recovery, Inc. 's current address is 636 SE 12th Terrace Deerfield Beach FL 33441. Plaintiff hereby records this Affidavit in accordance with Section 55.10(2), Florida Statutes.

Under penalties of perjury, the undersigned declares that he/she has read the foregoing affidavit and the facts stated in it are true.

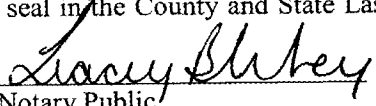
FURTHER AFFIANT SAYETH NOT.

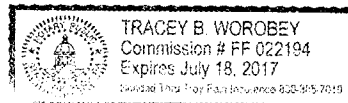

Hugh Shafritz, Esquire

STATE OF FLORIDA
COUNTY PALM BEACH

Sworn to and subscribed before me on September 12, 2016, by Hugh Shafritz, Esquire, attorney for the Plaintiff, who is personally known to me and who did take an oath.

Witness my hand and official seal in the County and State Last aforesaid on this date.


Notary Public
State of Florida
My Commission Expires:



Prepared by Counsel:
Shafritz and Associates, P.A., 601 North Congress Avenue, Suite 424, Delray Beach, FL 33445 (561)
278-7828

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: 070646000 Certificate Number: 003038 of 2022**

Payor: SONJA CELES WILDER 1 S DAKOTA ST PENSACOLA, FL 32505 Date 3/25/2025

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total	\$551.76
Tax Collector's Total	\$4,110.42
Postage	\$90.20
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$4,769.38

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

Reduced
\$ 4186.03

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

3/25/2025