

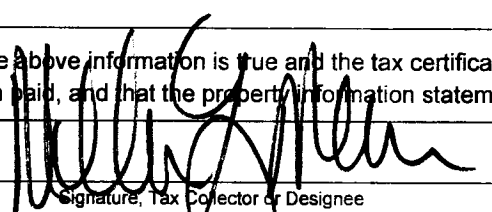


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0325-19

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	HESEMAN MICHELE L 1213 E CERVANTES ST PENSACOLA, FL 32501 2609 N 9TH AVE 14-2683-000 S 26 FT OF LTS 1 TO 4 AND N 9 1/2 FT OF LTS 5 TO 8 LESS W 57 FT OF SAID LOTS BLK 313 NEW CITY TRACT (Full legal attached.)		Certificate #	2022 / 7118	
			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)	
# 2022/7118	06/01/2022	305.34	15.27	320.61	
→Part 2: Total*				320.61	
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)
# 2023/7282	06/01/2023	360.99	6.25	59.56	426.80
Part 3: Total*					426.80
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)					747.41
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					311.71
4. Property information report fee					200.00
5. Tax deed application fee					175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)					0.00
7. Total Paid (Lines 1-6)					1,434.12
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: 			Escambia, Florida		
			Date April 25th, 2024		

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

46.25

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>03/05/2025</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 26 FT OF LTS 1 TO 4 AND N 9 1/2 FT OF LTS 5 TO 8 LESS W 57 FT OF SAID LOTS BLK 313 NEW CITY TRACT OR 7819 P 93 CA 62

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400492

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
14-2683-000	2022/7118	06-01-2022	S 26 FT OF LTS 1 TO 4 AND N 9 1/2 FT OF LTS 5 TO 8 LESS W 57 FT OF SAID LOTS BLK 313 NEW CITY TRACT OR 7819 P 93 CA 62

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				
Parcel ID:	0005009025003313					Year	Land	Imprv	Total	Cap Val
Account:	142683000					2023	\$19,174	\$0	\$19,174	\$17,399
Owners:	HESEMAN MICHELE L					2022	\$19,174	\$0	\$19,174	\$15,818
Mail:	1213 E CERVANTES ST PENSACOLA, FL 32501					2021	\$14,380	\$0	\$14,380	\$14,380
Situs:	2609 N 9TH AVE 32503					Disclaimer				
Use Code:	VACANT RESIDENTIAL 🔑					Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS					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				
08/24/2023	9034	1835	\$100	QC	📄	Legal Description				
11/30/2017	7819	93	\$10,000	WD	📄	S 26 FT OF LTS 1 TO 4 AND N 9 1/2 FT OF LTS 5 TO 8 LESS W				
11/19/2010	6660	1677	\$3,200	WD	📄	57 FT OF SAID LOTS BLK 313 NEW CITY TRACT OR 9034 P				
09/2000	4607	1765	\$10,000	WD	📄	1835... 🔑				
06/2000	4578	902	\$4,800	WD	📄	Extra Features				
06/2000	4578	901	\$10,000	WD	📄	None				
01/1976	965	954	\$4,750	SC	📄					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller										

Parcel Information [Launch Interactive Map](#)

Section
Map Id:
CA062

Approx.
Acreage:
0.0572

Zoned: 

R-2
R-2
R-2
R-2
R-2
R-2
R-2
R-2
R-2
R-2

Evacuation
& Flood
Information
[Open](#)
[Report](#)



35.5

35.5



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

Buildings

Images

None

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

Last Updated:04/30/2024 (rc.6248)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 07118**, 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 26 FT OF LTS 1 TO 4 AND N 9 1/2 FT OF LTS 5 TO 8 LESS W 57 FT OF SAID LOTS BLK 313 NEW CITY TRACT OR 7819 P 93 CA 62

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 142683000 (0325-19)

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

MICHELE L HESEMAN

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 March, which is the **5th** day of **March 2025**.

Dated this 13th day of May 2024.

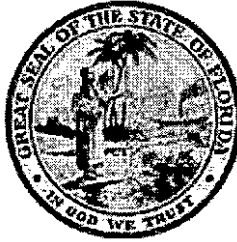
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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

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

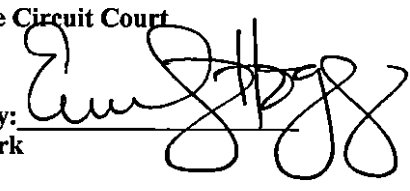
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 142683000 Certificate Number: 007118 of 2022**

Payor: MICHELE L HESEMAN 3910 MCCLELLAN RD PENSACOLA, FL 32503 Date 11/1/2024

Clerk's Check #	1	Clerk's Total	\$531.24
Tax Collector Check #	1	Tax Collector's Total	\$1,877.00
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,325.24

\$1,791.83

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

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

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



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2022 TD 007118

Redeemed Date 11/1/2024

Name MICHELE L HESEMAN 3910 MCCLELLAN RD PENSACOLA, FL 32503

Clerk's Total = TAXDEED	\$531.24 \$1,774.83
Due Tax Collector = TAXDEED	\$1,877.00
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
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 142683000 Certificate Number: 007118 of 2022

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="3/5/2025"/>	Redemption Date <input type="text" value="11/1/2024"/> 
Months	11	7
Tax Collector	<input type="text" value="\$1,434.12"/>	<input type="text" value="\$1,434.12"/>
Tax Collector Interest	\$236.63	\$150.58
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,677.00	<input type="text" value="\$1,590.95"/> TC
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	\$75.24	\$47.88
Total Clerk	\$531.24	<input type="text" value="\$509.88"/> CH
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	\$2,325.24	\$2,111.83
	Repayment Overpayment Refund Amount	\$213.41
Book/Page	<input type="text" value="9145"/>	<input type="text" value="1683"/>



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 #: 14-2683-000 CERTIFICATE #: 2022-7118

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: November 20, 2004 to and including November 20, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: November 22, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 22, 2024

Tax Account #: **14-2683-000**

1. The Grantee(s) of the last deed(s) of record is/are: **MICHELE HESEMAN AS TO A LIFE ESTATE WITH THE REMAINDER BEING HELD BY THE TRUSTEE OF THE MICHELE LE HESEMAN REVOCABLE TRUST DATED JULY 10, 2024**

By Virtue of Quit Claim Deed recorded 9/1/2023 in OR 9034/1835 and by virtue of Warranty Deed to Trust recorded 08/29/2024 in OR 9196/987

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. **Final Judgment in favor of Escambia County recorded 07/23/2007 OR 6185/1505**
 - b. **Final Judgment in favor of Escambia County recorded 03/31/2011 OR 6705/40**
 - c. **Final Judgment in favor of Baywatch Condominium Association of Pensacola Beach Inc. recorded 01/07/2014 OR 7122/303**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 14-2683-000

Assessed Value: \$19,174.00

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: MAR 5, 2025

TAX ACCOUNT #: 14-2683-000

CERTIFICATE #: 2022-7118

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

☐☒

Notify City of Pensacola, P.O. Box 12910, 32521

☒☐

Notify Escambia County, 190 Governmental Center, 32502

☐☒

Homestead for 2023 tax year.

MICHELE LE HESEMAN
REVOCABLE TRUST DATED 07/10/2024
MICHELE L HESEMAN
3910 MCCLELLAN RD
PENSACOLA FL 32503

BAYWATCH CONDOMINIUM
ASSOCIATION OF PENSACOLA
BEACH INC
1150 FORT PICKENS RD
PENSACOLA BEACH FL 32561

CLERK OF CIRCUIT COURT
DIVISION ENFORCEMENT
1800 WEST ST MARYS ST
PENSACOLA FL 32501

DOR CHILD SUPPORT
DOMESTIC RELATIONS
3670B NORTH L ST
PENSACOLA FL 32505

MICHELE L HESEMAN
1213 E CERVANTES ST
PENSACOLA FL 32501

Certified and delivered to Escambia County Tax Collector, this 22nd day of November, 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

November 22, 2024

Tax Account #:14-2683-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**S 26 FT OF LTS 1 TO 4 AND N 9 1/2 FT OF LTS 5 TO 8 LESS W 57 FT OF SAID LOTS BLK 313
NEW CITY TRACT OR 7819 P 93 CA 62**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 14-2683-000(0325-19)

This instrument prepared by:
Amy P. Slaman, Esq.
Clark Partington
4100 Legendary Dr.
Suite 200
Destin, FL 32541

QUITCLAIM DEED
(multiple parcels)

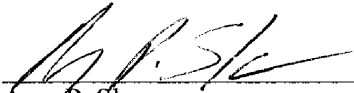
KNOW ALL MEN BY THESE PRESENTS, that **THE HESEMAN GROUP, LLC, a dissolved Florida limited liability company ("Grantor")**, for purposes of winding up its affairs, for and in consideration of Ten Dollars (\$10.00) and all other good and valuable considerations, the receipt and adequacy of which is acknowledged, does hereby remise, release, and quit claim unto **MICHELE L. HESEMAN ("Grantee")**, whose address is 1213 E. Cervantes St, Pensacola, Florida 32501, Grantee's heirs and assigns, forever, the following described unencumbered properties, situated, lying and being in the County of Escambia, State of Florida, described as follows:

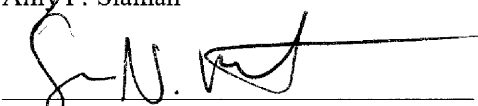
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Together with all the estate and rights of Grantor in such property.

IN WITNESS WHEREOF, Grantor has hereunto executed this instrument on the 24th day of August, 2023.

Signed, sealed and delivered
in our presence (as to both signatories):

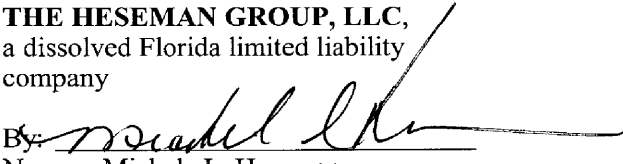


Amy P. Slaman


Sara N. Martin

GRANTOR:

THE HESEMAN GROUP, LLC,
a dissolved Florida limited liability
company

By: 

Name: Michele L. Heseman
Title: Manager and Member

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 24th day of August, 2023, by MICHELE L. HESEMAN, Manager and Member of THE HESEMAN GROUP, a dissolved Florida limited liability company, on behalf of said company. She (☒) is personally known to me or (☐) has produced _____ as identification.
(NOTARIAL SEAL)

SEAL





NOTARY PUBLIC

EXHIBIT "A"

Parcel #1:

Lot 12, Block 3, Luzon Heights Subdivision, being a subdivision of a portion of Sections 50 and 51, Township 2 South, Range 30 West, in Escambia County, Florida, as per Plat of said subdivision recorded in Plat Book 2, Page 5, of the Public Records of Escambia County, Florida.

Parcel ID: 502S306070012003

More commonly known as: 305 N. Navy Blvd., Pensacola, FL

Said Parcel is NOT the constitutional homestead of the Grantor.

Parcel #2:

Lot 7, Block 103, New City Tract, City of Pensacola, Escambia County, Florida, described according to the map of said city copyrighted by Thomas C. Watson in 1906. Less the Northerly 5 feet for Road right of way.

And

The East 38 feet of Lot 6, Block 103, New City Tract, in the City of Pensacola, Escambia County, Florida according to the map of said city copyrighted by Thomas C. Watson in 1906, less and except any portion lying with state of county road.

Parcel ID: 000S009025006103

More commonly known as: 1213 E. Cervantes St., Pensacola, FL

Said Parcel is NOT the constitutional homestead of the Grantor.

Parcel #3:

The north 7 1/2 feet of the following described property:

Lot 14, Block 103, New City Tract, City of Pensacola, Escambia County, Florida, according to map of said City by Thomas C. Watson, copyrighted in 1906.

Parcel ID: 000S009025007103

More commonly known as: 1215 E. Cervantes St., Pensacola, FL

Said Parcel is NOT the constitutional homestead of the Grantor.

Parcel #4:

The South 72 1/2 feet of the North 106 1/2 feet of Lots 1, 2, 3, and 4, Block 313, New City Tract, City of Pensacola, of the Public Records of Escambia County, Florida.

Parcel ID: 000S009025002313

More commonly known as: 2613 N. 9th Ave., Pensacola, FL

Said Parcel is NOT the constitutional homestead of the Grantor.

Parcel #5:

The South 26 feet of Lots 1, 2, 3, and 4, and the North 9.5 feet of Lots, 5, 6, 7, and 8, less the West 57 feet of the South 26 feet of Lots 1, 2, 3, and 4, and the West 57 feet of the North 9.5 feet of Lots 5, 6, 7, and 8, Block 313, New City Tract, of the City of Pensacola, according to the plat thereof, copyrighted by Thomas C. Watson in 1906.

Parcel ID: 000S009025003313

More commonly known as: 2609 N. 9th Ave., Pensacola, FL

Said Parcel is NOT the constitutional homestead of the Grantor.

Parcel #6:

The South 33 feet of the North 42 1/2 feet of Lots 5, 6, 7 and 8, Block 313, NEW CITY TRACT, City of Pensacola, described according to the map of said city copyrighted by Thomas C. Watson in 1906, Escambia County, Florida.

Parcel ID: 000S009025005313

More commonly known as: 2600 Blk. N. 9th Ave., Pensacola, FL

Said Parcel is NOT the constitutional homestead of the Grantor.

Prepared without survey or title by
AMY P. SLAMAN ESQ.
CLARK PARTINGTON
4100 Legendary Dr., Suite 200
Destin, FL 32541

WARRANTY DEED TO TRUST
(Multiple parcels)

KNOW ALL MEN BY THESE PRESENTS that **MICHELE HESEMAN A/K/A MICHELE L. HESEMAN**, a single woman (the “Grantor”), whose address is 3910 McClellan Road, Pensacola, Florida 32503, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto **MICHELE LE HESEMAN, as trustee of the MICHELE LE HESEMAN REVOCABLE TRUST DATED JULY 10, 2024** (hereinafter the “Trust” or “Grantee”), whose address is 3910 McClellan Road, Pensacola, Florida 32503, and the successors and assigns of Grantee forever, all of the Grantors interest in and to the following described properties in *Escambia County, Florida* (the “Property”), more particularly described as follows:

SEE EXHBIT “A” ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions, instruments and matters of record or appearing on the plat or otherwise common to the subdivision; valid easements and mineral reservations of record affecting the Property, if any; and taxes for the current year and subsequent years; all of which are not hereby reimposed.

TO HAVE AND TO HOLD the Property in fee simple upon the Trust and for the uses and purposes herein and as set forth in the trust agreement.

Notwithstanding anything herein to the contrary, the Grantor hereby retains the right to use, possess, and occupy the Property as the Grantor’s personal residence during her lifetime, when such is used as the Grantor’s homestead within the meaning given to the term homestead by the State of Florida Constitution and applicable Florida Statutes pertaining thereto.

The Trustee named herein shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed. The powers of the Trustee and all successor trustees of the Trust shall extend to any and all rights which the Grantor possesses in the above described Property; any deed, mortgage, or other instrument executed by the Trustee shall convey all rights or interests of the Grantor; and the Trustee is appointed as the attorney-in-fact for the Grantor to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantor.

In the Trustee named hereinabove cannot continue to serve, then the successor Trustee as is designated in the Trust shall serve as successor Trustee. Any successor Trustee is hereby granted the same powers with respect to the real property described above as are granted to the Trustee of the Trust in this deed.

Any person dealing with the Trustee shall deal with such Trustee in the order as set forth in the Trust. However, no person shall deal with a successor Trustee of the Trust until one or more of the following have been received by said person or placed of record in the aforementioned county:

- A. The written resignation of a prior trustee sworn to or acknowledged before a notary public.
- B. A certified death certificate of a prior trustee.
- C. The order of a court of competent jurisdiction adjudicating a prior trustee incapacitated, or removing a trustee for any reason.
- D. The written certificates of two physicians currently practicing medicine that the trustee is unable to manage his own affairs or is physically or mentally incapable of handling the duties of trustee.
- E. The written removal of a successor trustee and/or the appointment of an additional successor trustee by the grantor of the trust sworn to or acknowledged before a notary public; this right being reserved to the grantor.
- F. A conveyance from the prior trustee to a successor trustee.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property; that the Property is free of all encumbrances; except taxes accruing subsequent to the end of the prior year; and Grantor will defend the same against the lawful claims of all persons whomsoever.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 28th day of August, 2024.

Signed, sealed and delivered in the presence of:

S.N. Davis
Sara N. Davis
125 Intendencia Street
Pensacola, FL 32502

MICHELE HESEMAN A/K/A MICHELE L. HESEMAN
MICHELE HESEMAN A/K/A MICHELE L. HESEMAN

Jennifer Reeves
Witness #2 Signature
Printed name of witness #2
125 Intendencia Street
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence this 28th day of August, 2024, by **MICHELE HESEMAN A/K/A MICHELE L. HESEMAN** who ☒ is personally known to me or ☐ has produced _____ as identification.



S.N. Davis
Notary Signature

EXHIBIT "A"

Parcel #1:

Lot 12, Block 3, Luzon Heights Subdivision, being a subdivision of a portion of Sections 50 and 51, Township 2 South, Range 30 West, in Escambia County, Florida, as per Plat of said subdivision recorded in Plat Book 2, Page 5, of the Public Records of Escambia County, Florida.

Parcel ID: 502S306070012003

More commonly known as: 305 N. Navy Blvd., Pensacola, FL

Said Parcel is NOT the constitutional homestead of the Grantor.

Parcel #2:

Lot 7, Block 103, New City Tract, City of Pensacola, Escambia County, Florida, described according to the map of said city copyrighted by Thomas C. Watson in 1906. Less the Northerly 5 feet for Road right of way.

And

The East 38 feet of Lot 6, Block 103, New City Tract, in the City of Pensacola, Escambia County, Florida according to the map of said city copyrighted by Thomas C. Watson in 1906, less and except any portion lying with state of county road.

Parcel ID: 000S009025006103

More commonly known as: 1213 E. Cervantes St., Pensacola, FL

Said Parcel is NOT the constitutional homestead of the Grantor.

Parcel #3:

The north 7 1/2 feet of the following described property:

Lot 14, Block 103, New City Tract, City of Pensacola, Escambia County, Florida, according to map of said City by Thomas C. Watson, copyrighted in 1906.

Parcel ID: 000S009025007103

More commonly known as: 1215 E. Cervantes St., Pensacola, FL

Said Parcel is NOT the constitutional homestead of the Grantor.

Parcel #4:

The South 72 1/2 feet of the North 106 1/2 feet of Lots 1,2, 3, and 4, Block 313, New City Tract, City of Pensacola, of the Public Records of Escambia County, Florida.

Parcel ID: 000S009025002313

More commonly known as: 2613 N. 9th Ave., Pensacola, FL

Said Parcel is NOT the constitutional homestead of the Grantor.

Parcel #5:

The South 26 feet of Lots 1, 2, 3, and 4, and the North 9.5 feet of Lots, 5, 6, 7, and 8, less the West 57 feet of the South 26 feet of Lots 1, 2, 3, and 4, and the West 57 feet of the North 9.5 feet of Lots 5, 6, 7, and 8, Block 313, New City Tract, of the City of Pensacola, according to the plat thereof, copyrighted by Thomas C. Watson in 1906.

Parcel ID: 000S009025003313

More commonly known as: 2609 N. 9th Ave., Pensacola, FL

Said Parcel is NOT the constitutional homestead of the Grantor.

Parcel #6:

The South 33 feet of the North 42 1/2 feet of Lots 5, 6, 7 and 8, Block 313, NEW CITY TRACT, City of Pensacola, described according to the map of said city copyrighted by Thomas C. Watson in 1906, Escambia County, Florida.

Parcel ID: 000S009025005313

More commonly known as: 2600 Blk. N. 9th Ave., Pensacola, FL

Said Parcel is NOT the constitutional homestead of the Grantor.

Parcel #7:

PARTLY LYING INSIDE CITY LIMITS S 54 FT OF E 1/2 OF LT 11 & S 54 FT OF LT 12 AND LT 13 LESS W 20 FT OF N 75 FT BLK 74 1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 P 572 DB 439 P 647 DB 481 P 68 OR 724 P 414 CASE #89-1259-CP-03 CA 107 SECTION 00, TOWNSHIP 0 S, RANGE 00 W

Parcel ID: 000S009050110074

More commonly known as: 1130 W. Lee Street, Pensacola, FL

Said Parcel is NOT the constitutional homestead of the Grantor.

Parcel #8:

PARCEL "E"

EAST 24 FEET OF LOT 6 & THE WEST 28 FEET OF LOT 7, BLOCK 88, NEW CITY TRACT. A SUBDIVISION OF A PORTION OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, ON FILE IN THE PUBLIC RECORDS OF SAID COUNTY.

Parcel ID: 000S009025006088

More commonly known as: 1213 E. Gadsden St., Pensacola, FL

Said Parcel is NOT the constitutional homestead of the Grantor.

Parcel #9:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 31 WEST; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 12 FOR 2351.13 FEET; THENCE 90 DEGREES 30 MINUTES RIGHT FOR 1106 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME LINE FOR 200 FEET; THENCE 90 DEGREES 20 MINUTES RIGHT FOR 242.37 FEET; THENCE 89 DEGREES 18 MINUTES 30 SECONDS RIGHT FOR 196.56 FEET; THENCE 89 DEGREES 51 MINUTES 30 SECONDS RIGHT FOR 243.88 FEET TO THE POINT OF BEGINNING.

ACCORDING TO A SURVEY BY THOMAS F. BENSON, REGISTERED ENGINEER AND SURVEYOR, REVISED JULY 12, 1965; AUGUST 3, 1965 AND SEPTEMBER 1, 1965

Parcel ID: 121S313203000033

More commonly known as: Sharon Ln

IN THE CIRCUIT COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

VS.

FAMILY NO.: 39836

DIVISION: G

CASE NO.: 2003 CJ 001678 A

DEFENDANT: C.P., A CHILD

DATE OF BIRTH: 10/11/1990

2007 JUL 13 A 10:52
CLERK OF CIRCUIT COURT
ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

FINAL JUDGMENT FOR COSTS

On October 23, 2003 and October 12, 2006, orders assessing costs were entered
against CHRISTOPHER PHILLIPS requiring payment of certain sums for costs.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 1800 W St Mary
Avenue, Pensacola, Florida 32501 recover from CHRISTOPHER PHILLIPS those remaining
unpaid costs in the sum of \$126.00, the amount of which shall bear interest at the rate prescribed
by law (9%) 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 13th day of October, 2006.



CIRCUIT JUDGE, DIVISION G

CHRISTOPHER PHILLIPS
109 NEW CASTLE CIRCLE, FORT WALTON BEACH FL 32547

Case: 2003 CJ 001678 A



00054575473

Dkt: CJ698 Pg#: 1

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2007 MM 026193 A
DIVISION: III
DATE OF BIRTH: 11/29/1956
SOCIAL SECURITY NBR: [REDACTED]

DEFENDANT: CHRISTOPHER J PHILLIPS
50 FULTON AV D13
PENSACOLA FL 32514

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On March 11, 2011, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

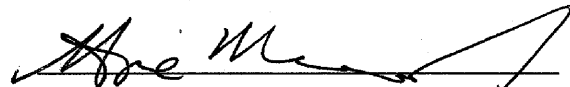
Defendant having failed to make full payment,

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 \$1,250.00, which includes outstanding public defender fees/liens the amounts of which shall bear interest at the rate prescribed by law (6%) 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 30 day of March 2011.



COUNTY JUDGE

Copy to: DEFENDANT

"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"
BY:  D.C.

Case: 2007 MM 026193 A



00089662760

Dkt: CERTLIEN Pg#:

COUNTY CRIMINAL DIVISION
FILED & RECORDED

2011 MAR 30 A 11:07

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

Recorded in Public Records 12/20/2013 at 02:39 PM OR Book 7116 Page 1919,
Instrument #2013096790, Pam Childers Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CHRIS PHILLIPS,
PLAINTIFF,

DEC 20 A 10: 06

V.

CASE NO. 2013 SC 001270
DIVISION: V

BAYWATCH CONDOMINIUM
ASSOCIATION OF PENSACOLA BEACH, INC.,
DEFENDANT.

FINAL JUDGMENT AWARDING ATTORNEYS FEES AND COSTS TO DEFENDANT

This matter came on for hearing on the Motion for Award of Attorneys Fees filed by Defendant, Baywatch Condominium Association of Pensacola Beach, Inc. Defendant was the prevailing party in this action and has proven its entitlement to attorneys fees and costs. Based upon the testimony and evidence presented, the Court finds that \$2,997.50 is a reasonable fee in this matter and that Defendant has incurred court costs of \$288.00 for its expert witness. In determining the amount of attorney fees, the Court computed a reasonable fee based on 10.50 hours of work at a rate of \$275 per hour.

Final judgment is hereby entered in favor of Baywatch Condominium Association of Pensacola Beach, Inc., whose address is 1150 Fort Pickens Road, Pensacola Beach, FL 32561, and against Chris Phillips in the amount of \$3,285.50 that shall bear interest at the statutory rate per year (currently 4.75%), for which let execution issue.

Plaintiff, Chris Phillips, a/k/a Christopher Phillips, shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet) including all attachments, and serve it on Defendant's attorneys within forty-five (45) days from the date of this Final Judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

Jurisdiction of this action is retained to enter further orders that are proper to compel Plaintiff, Chris Phillips a/k/a Christopher Phillips to complete form 1.977, including all required attachments and serve it on Defendant's attorneys.

DONE AND ORDERED, in Pensacola, Escambia County, Florida, on the 20th day of December, 2013.


COUNTY JUDGE

12-20-13NW
✓ Copies to:
Jeffrey T. Sauer, Esq.
Chris Phillips

