



# 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

0325.86

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 17, 2024
Property description	HANKS WILLIE P JR & HANGLINE VANESSA 10373 OLD DAIRY LANE PENSACOLA, FL 32534 1100 W BELMONT ST 15-0520-000 LTS 1 2 PEBLEYS S/D BLK 42 WEST KING TRACT OR 6546 P 1509 OR 6588 P 1679 CA 105	Certificate #	2022 / 7255
		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)
# 2022/7255	06/01/2022	2,305.73	115.29	2,421.02
→Part 2: Total*				2,421.02

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,421.02
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,535.95
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)	5,331.97

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

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date May 3rd, 2024

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

46.25

<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>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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400282

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239,

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
15-0520-000	2022/7255	06-01-2022	LTS 1 2 PEBLEYS S/D BLK 42 WEST KING TRACT OR 6546 P 1509 OR 6588 P 1679 CA 105

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  
ATCF II FLORIDA-A, LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239

04-17-2024  
Application Date

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



# Chris Jones Escambia County Property Appraiser

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[Tangible Property Search](#)

[Sale List](#)

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◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 000S009060001042 <b>Account:</b> 150520000 <b>Owners:</b> HANKS WILLIE P JR & HANGLINE VANESSA <b>Mail:</b> 10373 OLD DAIRY LANE PENSACOLA, FL 32534 <b>Situs:</b> 1100 W BELMONT ST 32501 <b>Use Code:</b> MULTI-FAMILY <=9 <b>Units:</b> 2 <b>Taxing Authority:</b> PENSACOLA CITY LIMITS <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector					<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$38,520</td> <td>\$97,761</td> <td>\$136,281</td> <td>\$112,058</td> </tr> <tr> <td>2022</td> <td>\$38,520</td> <td>\$86,444</td> <td>\$124,964</td> <td>\$101,871</td> </tr> <tr> <td>2021</td> <td>\$28,890</td> <td>\$69,438</td> <td>\$98,328</td> <td>\$92,610</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">File for Exemption(s) Online</a> <a href="#">Report Storm Damage</a>					Year	Land	Imprv	Total	Cap Val	2023	\$38,520	\$97,761	\$136,281	\$112,058	2022	\$38,520	\$86,444	\$124,964	\$101,871	2021	\$28,890	\$69,438	\$98,328	\$92,610																												
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Sale Date	Book	Page	Value	Type	Official Records (New Window)																																																				
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<b>Parcel Information</b>										<a href="#">Launch Interactive Map</a>																																															

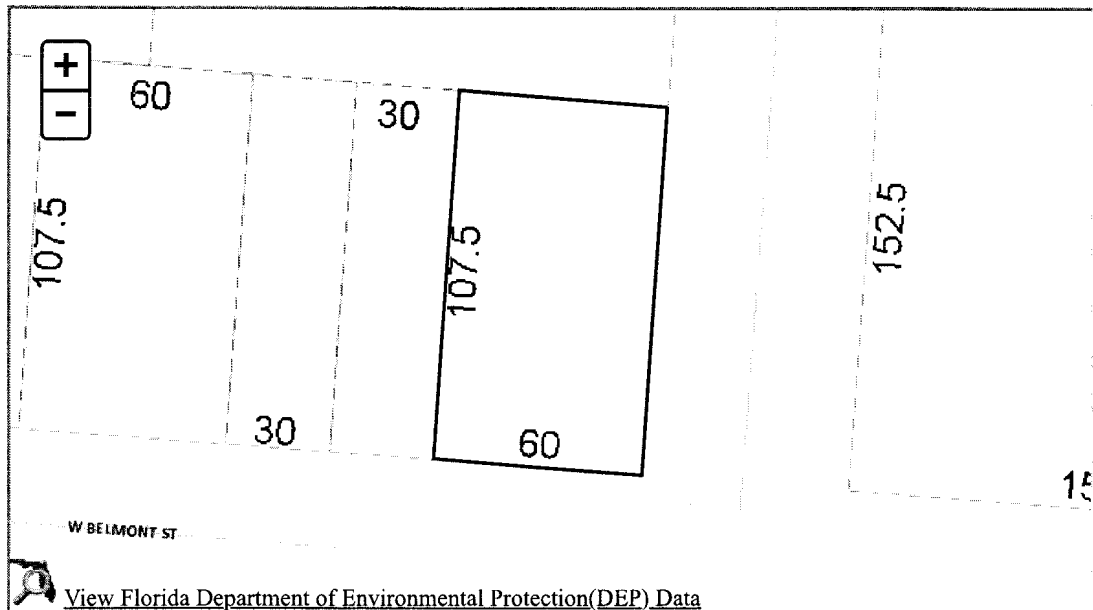
Section  
Map Id:  
CA105


Approx.  
Acreage:  
0.1488

Zoned: 

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Evacuation  
& Flood  
Information  
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#### Buildings

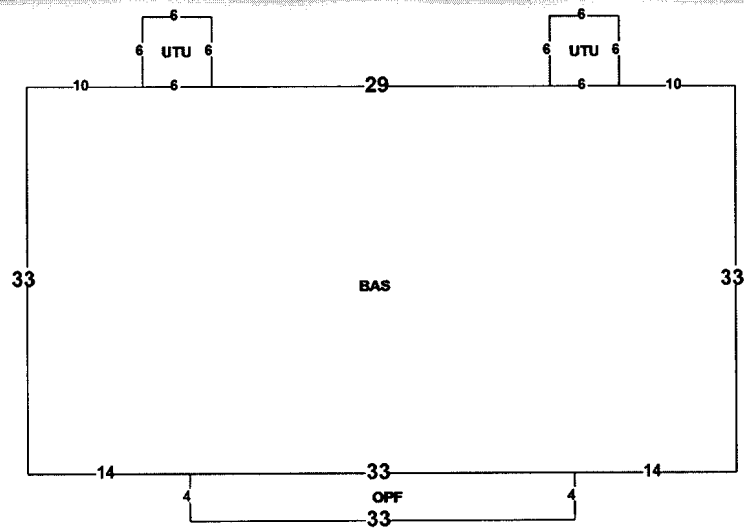
Address: 1100 W BELMONT ST, Year Built: 1978, Effective Year: 1978, PA Building ID#: 24601

##### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-2  
EXTERIOR WALL-BRICK-COMMON  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2217 Total SF

BASE AREA - 2013  
OPEN PORCH FIN - 132  
UTILITY UNF - 72



#### Images



2/29/2024 12:00:00 AM

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 07255**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LTS 1 2 PEBLEYS S/D BLK 42 WEST KING TRACT OR 6546 P 1509 OR 6588 P 1679 CA 105**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 150520000 (0325-86)**

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

**WILLIE P HANKS JR and VANESSA HANGLINE**

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: 150520000 Certificate Number: 007255 of 2022**

**Payor: WILLIE HANKS JR 10373 OLD DAIRY LANE PENSACOLA, FL 32534      Date 5/22/2024**

Clerk's Check #            5303155372  
Tax Collector Check #    1

Clerk's Total                \$531.24  
Tax Collector's Total      \$6,218.00  
Postage                     \$100.00  
Researcher Copies        \$0.00  
Recording                  \$10.00  
Prep Fee                    \$7.00  
Total Received            ~~\$6,866.24~~

**PAM CHILDERS**  
Clerk of the Circuit Court

Received By:   
Deputy Clerk

**\$5,578.04**

**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>**



**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 #: 15-0520-000 CERTIFICATE #: 2022-7255

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 18, 2004 to and including November 18, 2024 Abstractor: Stacie Wright

BY

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



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

November 22, 2024

Tax Account #: **15-0520-000**

1. The Grantee(s) of the last deed(s) of record is/are: **WILLIE P. HANKS, JR AND VANESSA HANGLINE**

**By Virtue of Personal Representative's Deed recorded 1/4/2010 in OR 6546/1509 and Quit Claim Deed recorded 5/6/2010 OR 6588/1679**

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. **Judgment in favor of Asset Acceptance LLC recorded 12/1/2017 – OR 7817/1227**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 15-0520-000**

**Assessed Value: \$123,263.00**

**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 #:** 15-0520-000

**CERTIFICATE #:** 2022-7255

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

**WILLIE P HANKS JR**  
**VANESSA HANGLINE**  
**10373 OLD DAIRY LANE**  
**PENSACOLA, FL 32534**

**WILLIE P HANKS JR**  
**VANESSA HANGLINE**  
**1100 W BELMONT ST**  
**PENSACOLA, FL 32501**

**VANESSA HANGLINE**  
**3217 MARINERS DR**  
**PENSACOLA, FL 32526**

**ASSET ACCEPTANCE LLC**  
**6985 MILLER RD**  
**WARREN, MI 48092**

**VANESSA HANGLINE**  
**1101 W LA RUE ST A**  
**PENSACOLA, FL 32506-4324**

Certified and delivered to Escambia County Tax Collector, this 21<sup>st</sup> 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 #:15-0520-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LTS 1 2 PEBLEYS S/D BLK 42 WEST KING TRACT OR 6546 P 1509 OR 6588 P 1679 CA 105**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 15-0520-000 (0325-86)**

This Instrument Was Prepared By:  
Alan B. Bookman, Esq. of  
EMMANUEL, SHEPPARD & CONDON  
30 South Spring Street  
Post Office Drawer 1271  
Pensacola, Florida 32591-1271  
File No. 01461-115000

STATE OF FLORIDA       )  
                                  )  
COUNTY OF ESCAMBIA   )

**PERSONAL REPRESENTATIVE'S DEED**

WHEREAS, Willie Preston Hanks, now deceased, died the owner of that certain real estate described hereinbelow; and

WHEREAS, probate proceedings on the Estate of Willie Preston Hanks, are pending in the Probate Division of the Circuit Court for Escambia County, Florida, as Case No. 2007 CP 14;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I, Verna Hanks, as Personal Representative of the Estate of Willie Preston Hanks, deceased, in consideration of the premises and the sum of \$10.00 paid to me by Verna Hanks, do hereby bargain, sell, grant and convey unto the said Willie Preston Hanks, Jr., an unmarried man and beneficiary of the Estate of Willie Preston Hanks, his heirs, personal representatives, successors and assigns, forever, in the following-described real estate in Escambia County, Florida:

1.

An undivided one-half (½) interest in and to the south seventy-four (74) feet six (6) inches of Lot Twelve (12) and the south thirteen and one-half (13 ½) feet of Lot Fifteen (15), all of Lots Sixteen (16) and Seventeen (17) and the north twenty-five (25) feet six (6) inches of Lot Eighteen (18), and the north twenty-five (25) feet six (6) inches of Lot 23 in Block Fourteen (14) of the West King Tract, according to map of said city copyrighted by Thomas C. Watson in 1906

Parcel Identification Number: 000S009060015014  
Commonly known as 915 North B Street, Pensacola, Florida; and

2.

Lots 5 and 6, Block 42, Pebleys Subdivision, West King Tract, City of Pensacola, Escambia County, Florida, according to Map of said City copyrighted by Thomas C. Watson in 1906.

Parcel I.D. No. 000S009060005042  
Commonly known as 1108 West Belmont Street, Pensacola, Florida; and

3.

Lots 23 and 24, Block 42, Pebleys Subdivision, West King Tract, City of Pensacola, Escambia County, Florida, according to Map of said City copyrighted by Thomas C. Watson in 1906.

Parcel I.D. No. A portion of 000S009060001042  
Commonly known as 1103 West LaRua Street, Pensacola, Florida; and

4.

An undivided one half interest in Lots 1 and 2, Block 42, Pebbles Subdivision, West King Tract, City of Pensacola, Escambia County, Florida, according to Map of said City copyrighted by Thomas C. Watson in 1906.

Parcel I.D. No. A portion of 000S009060001042  
Commonly known as 1100 West Belmont Street, Pensacola, Florida

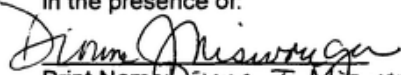
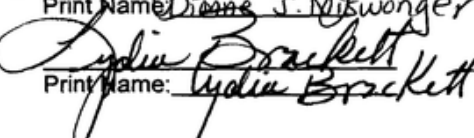
All subject to taxes for the current year.

TITLE TO THE PROPERTY CONVEYED HEREIN HAS NEITHER BEEN EXAMINED NOR APPROVED BY THE PREPARER HEREOF. THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR

To have and to hold unto the said Willie Preston Hanks, Jr., his heirs, personal representatives, successors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I, Verna Hanks, as Personal Representative of the Estate of Willie Preston Hanks, deceased, have hereunto set my hand and seal this 17<sup>th</sup> day of April, 2009.

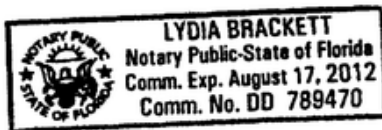
Signed, sealed and delivered  
in the presence of:

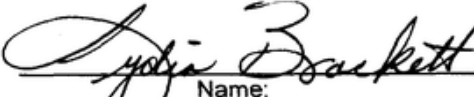
  
Print Name: Diane J. Miswonger  
  
Print Name: Lydia Brackett

 (SEAL)  
Verna Hanks, as Personal Representative of the Willie Preston Hanks, deceased.

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by Verna Hanks, as Personal Representative of the Estate of Willie Preston Hanks, deceased, who personally appeared before me and who is personally known to me, or who has produced \_\_\_\_\_ as identification, and who did not take an oath this 17<sup>th</sup> day of April, 2009.



  
Name: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

(Affix Official Seal)

Recorded in Public Records 05/06/2010 at 01:18 PM OR Book 6588 Page 1679,  
Instrument #2010028674, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by and Return to:  
Fahs-Gielisse, LLC  
8406-B Panama City Beach Parkway  
Panama City Beach, FL 32407  
Parcel ID #000S00906001042

[Space Above This Line For Recording Data ]

## Quit Claim Deed

This Quit Claim made this 5<sup>th</sup> day of May, 2010 between Evelyn Hanks Boyce, widowed woman whose post office address is: 3217 Mariners Drive, Pensacola, Florida 32526, grantor, and Vanessa Hangline, a single woman, whose post office address is: 3217 Mariners Drive, Pensacola, Florida, grantee.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS** (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

**An undivided one half interest in Lots 1 and 2, Block 42, Pebleys Subdivision, West King Tract, City of Pensacola, Escambia County, Florida, according to Map of said City copyrighted by Thomas C. Watson in 1906**

**Commonly known as 1105 West LaRua Street, Pensacola, Florida.**

Subject to taxes for 2010 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations and liens of record, if any.

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.


**AND**, the grantor hereby covenants with said 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 hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: **December 31, 2009.**


BK: 6588 PG: 1680 Last Page

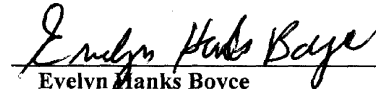
**Quit Claim Deed**  
(continued)

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

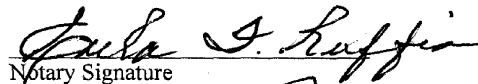
  
Witness Signature  
Loterra S. Crenshaw  
(Witness print name)

  
(Witness signature)  
Leonard Ruffin  
(Witness print name)

  
Evelyn Hanks Boyce

State of Florida  
County of Escambia

Sworn to and subscribed before me this 5<sup>th</sup> day of May, 2010, by Evelyn Hanks Boyce, who is/are personally known [ ] or have produced drivers' licenses [ ] as identification.

  
Notary Signature  
Eula F. Ruffin  
Notary Printed Name  
2/13/2013  
My Commission expires

(Notary Seal)  
NOTARY PUBLIC-STATE OF FLORIDA  
Eula F. Ruffin  
Commission # DD848451  
Expires: FEB. 13, 2013  
BONDED THRU ATLANTIC BONDING CO., INC.

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY  
STATE OF FLORIDA, CIVIL DIVISION

ASSET ACCEPTANCE LLC

Plaintiff,

vs.

Case No: 2003 SC 4960

VANESSA HANGLINE

Defendant(s).

OR BK 5346 PG1671  
Escambia County, Florida  
INSTRUMENT 2004-207118  
RCD Feb 18, 2004 01:26 pm  
Escambia County, Florida

ERNIE LEE MAGANA  
Clerk of the Circuit Court  
INSTRUMENT 2004-207118

DEFAULT FINAL JUDGMENT

THIS CAUSE having come before the court on 01/21/04 after entry  
of default against the Defendant, it is hereby;

ORDERED AND ADJUDGED that Final Judgment is hereby entered in favor  
of plaintiff, ASSET ACCEPTANCE LLC, 6985 Miller Road, Warren, MI 48092  
and against Defendant, VANESSA HANGLINE, 1101 W LA RUA ST A ,  
PENSACOLA, FL 32506-4324, in the sum of \$3205.67 on  
principal, \$1967.92 as prejudgment interest, with costs of  
\$152.50 for a total sum of \$5326.09 for all of which let  
execution issue and which sum shall bear interest at the rate of 7%  
per year.

ORDER AND ADJUDGED that defendant shall complete Florida Small  
Claims Rules 7.343 (Fact Information Sheet) and return it to the  
Plaintiff's attorney within forty five (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.

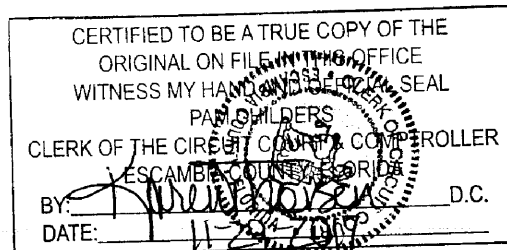
Jurisdiction in this case is retained to enter further orders that  
are proper to compel the defendant to complete form 7.343 and return it  
to the plaintiff's attorney.

DONE AND ORDERED at ESCAMBIA COUNTY COURT this 13 day  
of FEB, 2004.

  
COUNTY COURT JUDGE

cc: ASSET ACCEPTANCE LLC c/o Rodolfo J. Miro, P.O. Box 9065;  
Brandon, FL 33509, Bar-0103799

VANESSA HANGLINE, 1101 W LA RUA ST A , PENSACOLA, FL  
32506-4324



ERNIE LEE MAGANA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2004 FEB 13 P 2:33  
COUNTY CIVIL DIVISION  
FILED & RECORDED  
79287