



# 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

0825.49

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 16, 2025
Property description	WASHINGTON VERA V EST OF 906 TEXAR DR PENSACOLA, FL 32503 906 E TEXAR DR 05-1506-100 LT 10 BLK 10 GRANADA PB 2 P 50/67 OR 492 P 499 OR 8480 P 694	Certificate #	2023 / 1946
		Date certificate issued	06/01/2023

## 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)
# 2023/1946	06/01/2023	493.41	24.67	518.08
# 2024/2102	06/01/2024	1,902.92	139.55	2,042.47
→ Part 2: Total*				2,560.55

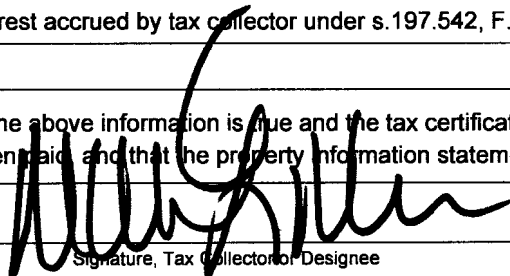
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)	2,560.55
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,949.53
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)	4,885.08

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 April 21st, 2025

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

+ 12.50

**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. <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>08/06/2025</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: 2500065

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
FIG 20, LLC  
FIG 20, LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411,

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
05-1506-100	2023/1946	06-01-2023	LT 10 BLK 10 GRANADA PB 2 P 50/67 OR 492 P 499 OR 8480 P 694

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  
FIG 20, LLC  
FIG 20, LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411

04-16-2025  
Application Date

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



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

#### General Information

Parcel ID: 042S307001100010  
Account: 051506100  
Owners: WASHINGTON VERA V EST OF  
Mail: 906 TEXAR DR  
PENSACOLA, FL 32503  
Situs: 906 E TEXAR DR 32503  
Use Code: SINGLE FAMILY RESID   
Taxing Authority: PENSACOLA CITY LIMITS  
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford  
Escambia County Tax Collector

#### Assessments

Year	Land	Imprv	Total	Cap Val
2024	\$30,000	\$80,470	\$110,470	\$105,791
2023	\$20,000	\$76,174	\$96,174	\$96,174
2022	\$20,000	\$67,970	\$87,970	\$44,868

[Disclaimer](#)

[Tax Estimator](#)

[Change of Address](#)

[File for Exemption\(s\) Online](#)

[Report Storm Damage](#)

#### Sales Data [Type List:](#)

Sale Date	Book	Page	Value	Type	Multi	Parcel	Records
03/09/2021	8480	694	\$100	OT	Y		
08/28/2018	7981	460	\$100	QC	N		
01/1970	492	499	\$100	WD	N		
01/1966	292	653	\$13,800	WD	N		

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and  
Comptroller

#### 2024 Certified Roll Exemptions

None

#### Legal Description

LT 10 BLK 10 GRANADA PB 2 P 50/67 OR 492 P 499 OR 8480  
P 694

#### Extra Features

None

#### Parcel Information

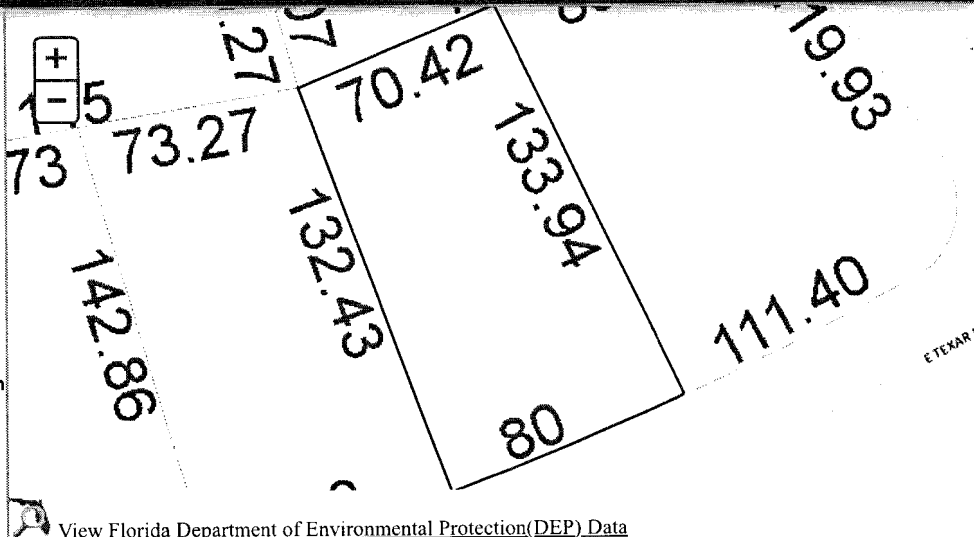
[Launch Interactive Map](#)

Section  
Map Id:  
04-2S-30-1

Approx.  
Acreage:  
0.2434

Zoned:   
R-1AAA

Evacuation  
& Flood  
Information  
[Open  
Report](#)



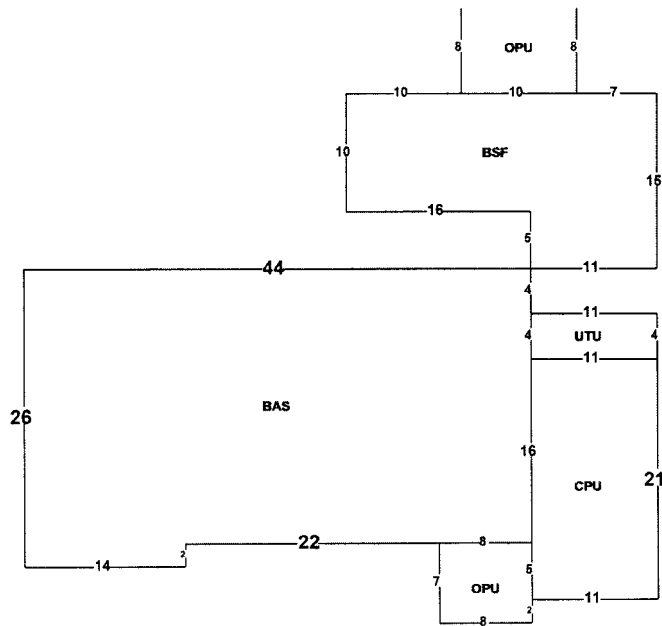
[View Florida Department of Environmental Protection\(DEP\) Data](#)

#### Buildings

Address: 906 E TEXAR DR, Improvement Type: SINGLE FAMILY, Year Built: 1950, Effective Year: 1950, PA Building ID#: 72424

DECOR/MILLWORK-AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-SIDING-SHT.AVG.  
 FLOOR COVER-HARDWOOD  
 FOUNDATION-WOOD/SUB FLOOR  
 HEAT/AIR-WALL/FLOOR FURN  
 INTERIOR WALL-PLASTER DIRECT  
 NO. PLUMBING FIXTURES-3  
 NO. STORIES-1  
 ROOF COVER-COMPOSITION SHG  
 ROOF FRAMING-HIP  
 STORY HEIGHT-0  
 STRUCTURAL FRAME-WOOD FRAME

Areas - 1820 Total SF  
 BASE AREA - 1084  
 BASE SEMI FIN - 325  
 CARPORT UNF - 231  
 OPEN PORCH UNF - 136  
 UTILITY UNF - 44

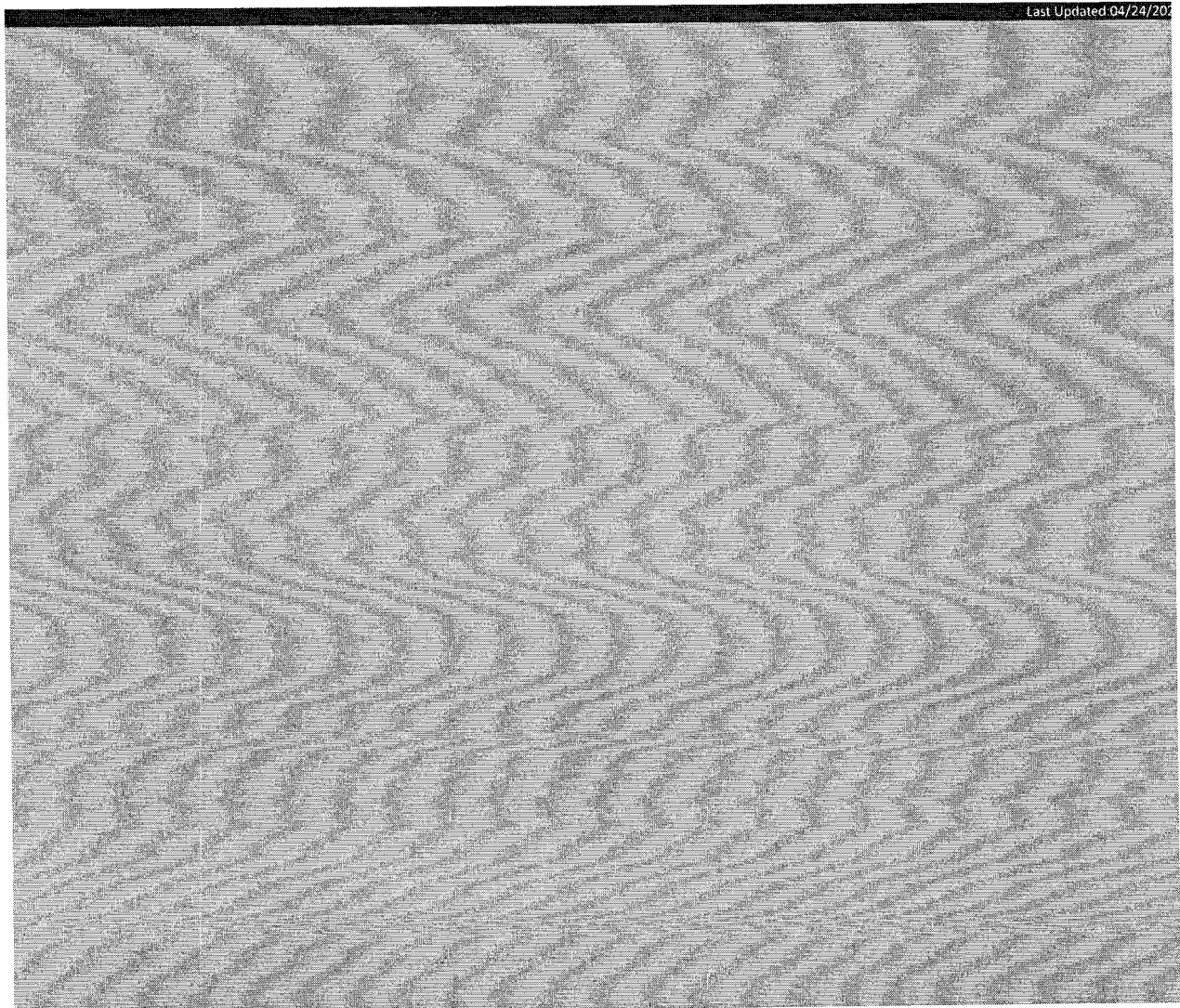


Images



11/6/2017 12:00:00 AM

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



Last Updated 04/24/2021

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 01946**, issued the **1st** day of **June, A.D., 2023** 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:

**LT 10 BLK 10 GRANADA PB 2 P 50/67 OR 492 P 499 OR 8480 P 694**

**SECTION 04, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 051506100 (0825-49)**

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

**VERA V WASHINGTON EST OF**

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 August, which is the **6th** day of August 2025.

Dated this 28th day of April 2025.

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

# PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

## 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 #: 05-1506-100 CERTIFICATE #: 2023-1946

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 encumber the title to said land as listed on page 2 herein.

**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.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: May 14, 2005 to and including May 14, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: May 16, 2025

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

May 16, 2025

Tax Account #: **05-1506-100**

1. The Grantee(s) of the last deed(s) of record is/are: **VERA V WASHINGTON, CYNTHIA LEWIS, AND MEGHAN COOPER**

**By Virtue of Warranty Deed recorded 6/9/1970 in OR 492/499 together with Death Certificate recorded 3/9/2021 in OR 8480/694 and Quit Calim Deed recorded 10/9/2018 in OR 7981/460**

**ABSTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR VERA V WASHINGTON RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY**

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. **Lien in favor of Emerald Coast Utilities Authority recorded 11/29/2018 – OR 8007/561**
  - b. **Judgment in favor of Discover Bank recorded 11/21/2007 – OR 6251/275**
  - c. **Judgment in favor of Persolve Recoveries recorded 2/23/2022 – OR 8728/939**
  - d. **Judgment in favor of Synchrony Bank recorded 4/7/2022 – OR 8758/184**

4. Taxes:

**Taxes for the year(s) 2022-2024 are delinquent.**

**Tax Account #: 05-1506-100**

**Assessed Value: \$105,791.00**

**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 Property Information Report 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 SOLUTIONS**  
**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: PROPERTY INFORMATION REPORT FOR TDA**

**TAX DEED SALE DATE:** AUG 6, 2025

**TAX ACCOUNT #:** 05-1506-100

**CERTIFICATE #:** 2023-1946

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.

VERA V WASHINGTON  
MEGHAN COOPER AND  
CYNTHIA LEWIS  
906 E TEXAR DR  
PENSACOLA, FL 32503

DISCOVER BANK  
6500 NEW ALBANY RD E  
6500 NEW ALBANY, OH 43054-8730

EMERALD COAST  
UTILITIES AUTHORITY  
9255 STURDEVANT ST  
PENSACOLA, FL 32514-0311

C T CORPORATION SYSTEM  
DISCOVER BANK  
1200 SOUTH PINE ISLAND RD  
PLANTATION, FL 33324

DISCOVER BANK  
2500 LAKE COOK RD  
RIVERWOODS, IL 60015

PERSOLVE RECOVERIES LLC  
9301 CORBIN AVE STE 1600  
NORTHRIDGE, CA 91324

MEGAN COOPER  
1766 WATSON RD  
DEFUNIAK SPRINGS, FL 32433

CORPORATION SERVICE COMPANY  
PERSOLVE RECOVERIES LLC  
1201 HAYS ST  
TALLAHASSEE, FL 32301

MEGHAN COOPER  
320 PETTY DR  
CANTONMENT, FL 32533

SYNCHRONY BANK	SYNCHRONY BANK
PO BOX 960080	170 ELECTION RD STE 125
ORLANDO, FL 32896	DRAPER, UT 84020

Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> day of May 2025.  
**PERDIDO TITLE SOLUTIONS, A DIVISION OF**  
**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As Its President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT**

**May 16, 2025**

**Tax Account #:05-1506-100**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 10 BLK 10 GRANADA PB 2 P 50/67 OR 492 P 499 OR 8480 P 694**

**SECTION 04, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 05-1506-100(0825-49)**

325  
This instrument was prepared by JAMES R. TURPIN, Federal  
Housing Administration, 400 WEST BAY STREET, JACKSONVILLE,  
Florida 32202

DEED FOR FLORIDA

FILE 492 PAGE 499

THIS INDENTURE, Made the 3rd day of June, 1970, by and between  
GEORGE ROPNEY, Secretary of Housing and Urban Development, of  
Washington, D. C., acting by and through the Federal Housing Commissioner,  
(hereinafter referred to as "Grantor"), and DAVID D. WASHINGTON and VERA V.  
WASHINGTON, his wife, 906 Texar Drive,  
(hereinafter referred to as "Grantee(s)"). Pensacola, Florida

WITNESSETH: That the said Grantor, for and in consideration of the  
sum of TEN DOLLARS (\$10.00) to him in hand paid and other valuable con-  
siderations, the receipt whereof is hereby acknowledged, has granted,  
bargained, sold, aliened, remise, released, conveyed and confirmed, and  
by these presents doth grant, bargain, sell, alien, remise, release, con-  
vey and confirm unto the said Grantee(s), and the heirs and assigns of  
said Grantee(s), forever, all that certain parcel of land lying and being  
in the County of Escambia, and State of Florida, more  
particularly described as follows, to wit:

Lot 10, Block 10, Granada, a subdivision of a portion of  
the Maure Grant, Section 4, Township 2 South, Range 30 West,  
City of Pensacola, Escambia County, Florida, according to  
plat filed in Plat Book 2, Page 50 of the public records  
of said county.

BEING the same property acquired by the grantor pursuant to the  
provisions of the National Housing Act, as amended (12 USC 1701 et seq.)  
and the Department of Housing and Urban Development Act (79 Stat. 667).

TOGETHER with all and singular the tenements, hereditaments and  
appurtenances therunto belonging, or in anywise appertaining, and the  
reversion and reversions, remainder and remainders, rents, issues and  
profits thereof. And also all the estate, right, title, interest, prop-  
erty, possession, claim and demand whatsoever, as well in law as in equity,  
of the Grantor, of, in and to the same, and every part and parcel thereof,  
with the appurtenances.

TO HAVE AND TO HOLD the above granted and described premises with the  
appurtenances, unto the Grantee(s), and the heirs and assigns of said  
Grantee(s), to their only proper use, benefit and behoof forever.

SUBJECT TO ALL covenants, restrictions, reservations, easements, con-  
ditions and rights appearing of record; and SUBJECT to any state of facts  
an accurate survey would show.

AND the said Grantor does hereby specially warrant the title to said  
land against the lawful claims of all persons claiming by, through or  
under him.

2000-2 Rev. 1-15-70 HOD-111, D.C. FHA FORM NO. 1012-Rev. 7-69

DEED FOR FLORIDA

- 2 -

492 PAGE 500

IN WITNESS WHEREOF the undersigned has set his hand and seal as  
Field Office Real Property Officer, FHA Field Office Jacksonville  
Florida, for and on behalf of the said Secretary of Housing and Urban  
Development, under authority and by virtue of the Code of Federal  
Regulations, Title 24, Chapter II, Part 200, Subpart D.

Signed, sealed and delivered  
in the presence of:

GEORGE ROMNEY  
Secretary of Housing and Urban Development

By: Federal Housing Commissioner

*W. B. Bilderback*

By: *James R. Turpin* (SEAL)

Field Office Real Property Officer  
FHA Field Office, Jacksonville, Florida

STATE OF FLORIDA  
COUNTY OF DUVAL

: ss

Before me personally appeared JAMES R. TURPIN, who is  
personally well known to me and known to me to be the duly appointed  
Field Office Real Property Officer, FHA Field Office Jacksonville  
Florida, and the person who executed the foregoing instrument bearing  
date June 3, 1970, by virtue of the authority vested in him  
by the Code of Federal Regulations, Title 24, Chapter II, Part 200,  
Subpart D, and acknowledged before me that he executed the same as Field  
Office Real Property Officer, for and on behalf of GEORGE  
ROMNEY, Secretary of Housing and Urban Development, for  
the purposes therein expressed.

Witness my hand and official seal this 3rd day of June, 1970.

*W. B. Bilderback*  
Notary Public in and for the County and  
State aforesaid

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES APR. 20, 1974  
BONDED THRU FRED W. DIETELMORST

418863  
JUN 9 3 26 PM '70  
FEDERAL HOUSING COMMISSION  
JACKSONVILLE, FLORIDA

Recorded in Public Records 10/9/2018 11:46 AM OR Book 7981 Page 460,  
Instrument #2018081314, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

This Instrument Prepared By:

Meghan Cooper

6111 Enterprise Dr., Apt 904, Pensacola, FL 32505

Space Above For Recording Data

## QUIT CLAIM DEED

This Quit Claim Deed, Executed The 28<sup>th</sup> Day Of August, 2018

By Vera V. Washington, a widow Whose Post Office Address Is 906 Texar Dr., Pensacola, FL: 32503 First Party.

TO Vera V. Washington, a widow, Cynthia Lewis and Meghan Cooper, As Joint Tenants With Rights of Survivorship Whose Post Office Address Is 906 Texar Dr., Pensacola, FL 32503 Second Party. (Wherever Used

Herein The Terms AFirst Party And ASecond Party@ Include All Parties To This Instrument And The Heirs, Legal Representatives, And The Successors And Assigns Of Corporations Wherever The Context So Admits Or Requires)

Witnesseth, That The First Party, For And In Consideration Of The Sum Of \$ 1.00 (One Dollar)

In Hand Paid By The Said Second Party, The Receipt Whereof Is Hereby Acknowledged, Does Hereby Remise, Release, And Quit Claim Unto The Second Party Forever, All The Right, Title, Interest, Claim And Demand Which The Said First Party Has In And To The Following Described Lot, Piece Or Parcel Of Land, Situated, Lying And Being In The County Of Escambia, State Of Florida, To Wit:

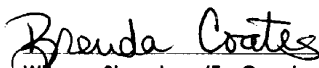
PARCEL ID# 042S307001100010

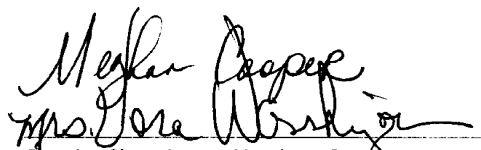
KNOWN AS: 906 TEXAR DR., PENSACOLA, FL 32503

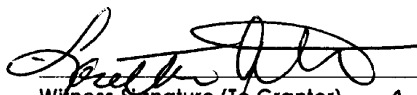
LOT 10, BLOCK 10, GRANADA, A SUBDIVISION OF A PORTION OF THE MAURA GRANT, SECTION 4, TOWNSHIP 2 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT FILED IN PLAT BOOK 2, PAGE 50/67 OF THE PUBLIC RECORDS OF SAID COUNTY. OR 492 P 499

To Have And To Hold The Same Together With All And Singular The Appurtenances Thereunto Belonging Or In Anywise Appertaining, And All The Estate, Right, Title, Interest, Lien, Equity And Claim Whatsoever Of The Said First Party, Either In Law Or Equity To The Only Proper Use, Benefit And Behoof Of The Said Second Party Forever.

Signed, Sealed And Delivered In The Presence Of:

  
Witness Signature (To Grantor)  
Printed Name Brenda Coates

  
Grantor Signature Meghan Cooper  
Attorney in Fact for Vera V. Washington

  
Witness Signature (To Grantor)  
Printed Name Loretta Atkinson

STATE OF FLORIDA)

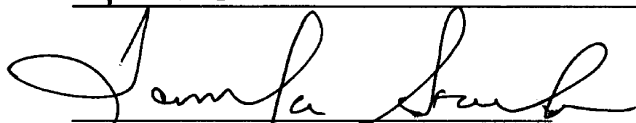
COUNTY OF ESCAMBIA)

The Foregoing Instrument Was Acknowledged Before Me This 28<sup>th</sup> August 2018.

By Meghan Cooper as attorney in fact, who Is Personally Known To Me Or Who Has Produced A

FLID

As Identification on behalf of Vera V. Washington.

  
Notary Signature

Tameka Stallworth  
State of Florida Notary Public  
Commission NO: GG91512  
My Commission Expires on April 6, 2021

BK: 7981 PG: 461 Last Page

Brenda Coates  
Witness Signature (To Grantor)  
Printed Name Brenda Coates

Loretha Atkinson  
Witness Signature (To Grantor)  
Printed Name Loretha Atkinson

Cynthia B. Lewis  
Grantor Signature Cynthia Lewis  
Attorney in Fact for Vera V. Washington

STATE OF FLORIDA}

COUNTY OF ESCAMBIA}

The Foregoing Instrument Was Acknowledged Before Me This 28<sup>th</sup> August 2018.By Cynthia Lewis as attorney in fact, who is Personally Known To Me Or Who Has Produced AFL ID

As Identification on behalf of Vera V. Washington.

Tameka Stallworth  
Notary Signature

Tameka Stallworth  
State of Florida Notary Public  
Commission NO. GG91512  
My Commission Expires on April 6, 2021

Recorded in Public Records 11/29/2018 4:31 PM OR Book 8007 Page 561,  
Instrument #2018096085, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

This Instrument Was Prepared  
By And Is To Be Returned To:  
SANDRA VOLCAN,  
Emerald Coast Utilities Authority  
9255 Sturdevant Street  
Pensacola, Florida 32514-0311



## NOTICE OF LIEN

### STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LT 10 BLK 10 GRANADA PB 2 P 50/67 OR 492 P 499

Customer: WASHINGTON DAVID D & WASHINGTON VERA V

Account Number: 33113 -26785

Amount of Lien: \$ 249.15, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

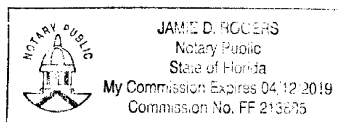
Dated: 11/27/18

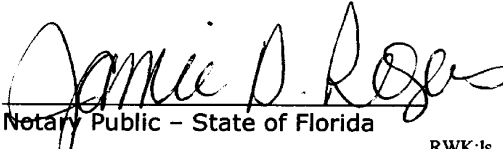
EMERALD COAST UTILITIES AUTHORITY

BY: 

### STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 27TH day of NOVEMBER, 2018, by SANDRA VOLCAN of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



  
Notary Public - State of Florida

RWK:ls  
Revised 05/31/11

Recorded in Public Records 11/21/2007 at 02:28 PM OR Book 6251 Page 275,  
Instrument #2007109743, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 10/18/2007 at 09:30 AM OR Book 6235 Page 286,  
Instrument #2007099393, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA

CASE NO. 07-CC-4842-V

DISCOVER BANK,

Plaintiff,

vs.

Vera V Washington

Defendant(s).

**DEFAULT FINAL JUDGMENT**

This cause, having come before the court and the court having reviewed the pleadings and being otherwise duly advised in the premises,

IT IS ADJUDGED that Plaintiff, DISCOVER BANK, recover from the Defendant(s), Vera V Washington, the sum of \$5989.40 on principal, and \$275.00 for costs making a total of \$6264.40 that shall bear interest at the rate of 11% per year, for which let execution issue.

IT IS FURTHER 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 the spouse related portion, and serve it on the judgment creditor's attorney, Zakheim & Associates, P.A., within 45 days of the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

ORDERED in ESCAMBIA County, Florida, this 15 day of October, 2007.

JUDGE

Plaintiff's Address:

DISCOVER BANK, 6500 NEW ALBANY RD E, NEW ALBANY OH 43054-8730

Account No: [REDACTED]

Copies furnished to:

Sasha Haro, Esq., Zakheim & Associates, P.A., 1045 S. University Dr., Ste. # 202, Plantation FL 33324  
Vera V Washington, , 906 E Texar Dr, , Pensacola FL 32503-3641, \*\*\*-\*\*-8246

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

File Number: 3000163088-001



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 Amber McGinnis DC  
DATE 11/19/07

Case: 2007 CC 004842

00067451443  
Dkt: CC1033 Pg#: 1



Recorded in Public Records 2/23/2022 4:08 PM OR Book 8728 Page 939,  
Instrument #2022018809, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 12/15/2021 9:05 AM OR Book 8682 Page 1584,  
Instrument #2021135953, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 140233591 E-Filed 12/13/2021 11:12:49 AM

**IN THE COUNTY COURT OF THE FIRST JUDICIAL CIRCUIT OF THE STATE OF  
FLORIDA, IN AND FOR ESCAMBIA COUNTY**

PERSOLVE RECOVERIES, LLC  
9301 CORBIN AVE SUITE 1600  
NORTHRIDGE, CA 91324  
Plaintiff,

vs.

**CASE NO. 2021 SC 000174**

MEGAN COOPER  
1766 WATSON RD  
DEFUNIAK SPRINGS, FL 32433

m.davies.0313@gmail.com

Defendant,

**FINAL JUDGMENT**

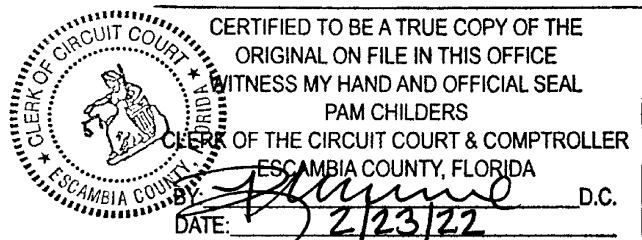
At a Small Claims Pretrial Conference on March 26, 2021, the parties appeared and entered into a court-ordered payment plan. The Plaintiff notified the court that the defendant failed to pay as agreed. As a result, the plaintiff is entitled to a Final Judgment and it is,

ORDERED AND ADJUDGED that the plaintiff recover from the defendant, MEGAN COOPER, \$4,069.79, plus interest of \$1,861.26, plus court costs of \$440.00, for a total of \$6,371.05, which shall bear interest at the rate of 4.25% per annum for which let execution issue.

DONE AND ORDERED in chambers, Pensacola, ESCAMBIA County, Florida.

  
CLERK OF CIRCUIT COURT JUDGE PAT KINNEY  
on 12/13/2021 09:33:08 11BzEgk

cc:  
PERSOLVE RECOVERIES, LLC  
Attorney for Plaintiff  
  
Defendant



Recorded in Public Records 4/7/2022 9:15 AM OR Book 8758 Page 184,  
Instrument #2022035129, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 146696517 E-Filed 03/30/2022 11:05:14 AM

**IN THE COUNTY COURT OF THE FIRST JUDICIAL CIRCUIT  
IN AND FOR ESCAMBIA COUNTY, FLORIDA**

SYNCHRONY BANK  
P.O. BOX 960080  
ORLANDO, FL 32896

**CASE NUMBER: 2019 SC 002007**

Plaintiff,  
vs.

Our File #3506282

MEGHAN COOPER  
320 PETTY DR  
CANTONMENT, FL 32533

Defendant.  
\_\_\_\_\_ /

**FINAL JUDGMENT**

At a Small Claims Pretrial Conference on June 12, 2019, the Plaintiff appeared but the defendant did not after proper Notice. As a result, the plaintiff is entitled to a Final Judgment and it is,

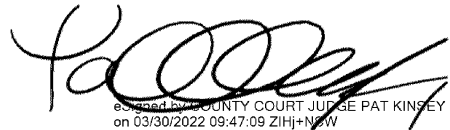
ORDERED AND ADJUDGED that the Plaintiff, Synchrony Bank, 170 ELECTION ROAD, SUITE 125, DRAPER, UTAH 84020, shall recover from the Defendant, MEGHAN COOPER, 320 PETTY DR, CANTONMENT FL 32533-8605, the following

Principal	\$2,322.98
Court Costs/Process Server Fee	\$241.50

**Total: \$2,564.48**

Which shall bear interest at the legal rate of 4.25%, for which let execution issue.

DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida.

  
eSigned by COUNTY COURT JUDGE PAT KINSEY  
on 03/30/2022 09:47:09 ZIHj+NW

Copies to:  
RAUSCH STURM LLP  
Attorney for Plaintiff

Defendant

Search Property	Property Sheet	Lien Holder's	Redeem_New	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed Sales - Redeemed From Sale**  
Account: 051506100 Certificate Number: 001946 of 2023

Date Of Redemption

Clerk's Check  Clerk's Total \$763.20

Postage  Tax Deed Court Registry \$729.20

Payor Name

Notes

**Commit Redemption ☒**