

IN THE FLORIDA COURT OF THE FIRST
JUDICIAL CIRCUIT OF FLORIDA IN AND FOR
ESCAMBIA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO: 2014 CA 001215 WD

THE VENTURES TRUST 2013-I-H-R BY MCM
CAPITAL PARTNERS, LLC ITS TRUSTEE ,
Plaintiff,

vs.

RONALD D. MIXON A/K/A RONALD
DWAYNE MIXON A/K/A RONALD DEWAYNE
MIXON; THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE ESTATE OF
MARY JANE MIXON A/K/A MARY JEAN
MIXON A/K/A MARY J. MIXON A/K/A MARY
MIXON, DECEASED; DONALD MIXON; OTIS
LEE MIXON; RONALD D. MIXON A/K/A
RONALD DWAYNE MIXON A/K/A RONALD
DEWAYNE MIXON; ESCAMBIA/PENSACOLA
STATE HOUSING INITIATIVES PARTNERSHIP
(SHIP) PROGRAM TRUST FUND; CITY OF
PENSACOLA; FLORIDA HOUSING FINANCE
CORPORATION; THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE ESTATE OF
OTIS LEE MIXON A/K/A OTIS L. MIXON
A/K/A OTIS MIXON, DECEASED ; O'LEICIA
MIXON; OTISHALLA MIXON; YUNAE
MIXON; RICARDO BELL A/K/A RICARDO
MICHAEL BELL A/K/A RECARDO MICHAEL
BELL; ALICIA BLACKMON; EBONIE T.
BONNER; CORTLAS J. HAYNES; STATE OF
FLORIDA, DEPARTMENT OF REVENUE;
CLERK OF COURTS, ESCAMBIA COUNTY,
FLORIDA; ANY AND ALL UNKNOWN
PARTIES CLAIMING BY, THROUGH, UNDER,
AND AGAINST THE HEREIN NAMED

INDIVIDUAL DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIMANTS,
Defendant(s).

PAH CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2016 SEP - 7 A 10:49

CIRCUIT CIVIL DIVISION
FILED & RECORDED

FINAL JUDGMENT OF FORECLOSURE

This action was heard before the court on September 7, 2016 on evidence presented at the Order to Show Cause hearing pursuant to Fla. Stat. §702.10. **IT IS ADJUDGED** that Plaintiff's Final Judgment is **GRANTED**, against all defendants listed by name: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY JANE MIXON A/K/A MARY JEAN MIXON A/K/A MARY J. MIXON A/K/A MARY MIXON, DECEASED; RONALD D. MIXON A/K/A RONALD DWAYNE MIXON A/K/A RONALD DEWAYNE MIXON, DONALD MIXON; ESCAMBIA/PENSACOLA STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM TRUST FUND; CITY OF PENSACOLA; FLORIDA HOUSING FINANCE CORPORATION; O'LEICIA MIXON; OTISHALLA MIXON; YUNAE MIXON; RICARDO BELL A/K/A RICARDO MICHAEL BELL A/K/A RECARDO MICHAEL BELL; ALICIA BLACKMON; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF OTIS LEE MIXON A/K/A OTIS L. MIXON A/K/A OTIS MIXON, DECEASED ; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURTS, ESCAMBIA COUNTY, FLORIDA; EBONIE T. BONNER; CORTLAS J. HAYNES;

- Amounts Due.** Plaintiff, VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC ITS TRUSTEE , whose address is c/o BSI Financial Services, Inc., 7500 Old Georgetown Road, Suite 1350, Bethesda, MD 20814, is due:

Principal	\$32,513.01
Interest from June 16, 2013 to September 7, 2016	\$8,860.36
Unpaid Fees	\$9,473.24
SUBTOTAL	\$50,846.61
Attorneys' Fees:	
Flat Fee: \$2,800.00	
Attorneys' Fee Total:	\$2,800.00
<u>Court Costs, now taxed:</u>	
Filing Fee:	\$422.40
Summons:	\$183.00

Service of Process:	\$2,303.10
Lis Pendens:	\$22.50
Publication for THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY JANE MIXON A/K/A MARY JEAN MIXON A/K/A MARY J. MIXON A/K/A MARY MIXON, DECEASED, THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF OTIS LEE MIXON A/K/A OTIS L. MIXON A/K/A OTIS MIXON, DECEASED	\$319.00
<u>Other:</u>	\$270.00
Death Certificate: \$95.00	
Probate: \$175.00	
SUBTOTAL	\$57,166.61
TOTAL SUM	\$57,166.61

That shall bear interest at a rate in accordance with section 55.03(3), Florida Statute

2. **Lien on Property.** Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), on the following described property in Escambia County, Florida:

PARCEL 1:

THE SOUTH 55 FEET OF LOT 4 AND THE SOUTH 47 1/2 FEET OF THE WEST 1/2 OF LOT 5, BLOCK 14, OF THE EAST KING TRACT, EAST OF TARRAGONA STREET, ACCORDING TO THE MAP OF PENSACOLA COPYRIGHTED BY THOMAS C. WATSON, 1906 ESCAMBIA COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 35 FEET OF LOT 4 AND THE NORTH 35 FEET OF THE WEST 22 FEET OF LOT 5, BLOCK 57, EAST KING TRACT, ACCORDING TO THE EAST MAP OF THE CITY OF PENSACOLA, FLORIDA, ESCAMBIA COUNTY, FLORIDA, BY THOMAS C. WATSON IN 1906.

Property Address: 714 N 6TH AVE, PENSACOLA, FL 32501

3. **Sale of Property.** If the total sum with interest at the rate described in paragraph 1 and all costs accrued subsequent to this judgment are not paid, the Clerk of this Court shall sell the

property at public sale on the 13 day of October, 2016, to the highest bidder for cash, except as prescribed in paragraph 4, at the courthouse located at 190 GOVERNMENTAL CENTER, PENSACOLA, FL 32501 in Escambia County, Florida, in accordance with section 45.031, Florida Statutes (2013), using the following method:

☒ www.escambia.realforeclose.com beginning at 11:00 AM

4. **Costs.** Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the clerk if plaintiff is not the purchaser of the property for sale, provided, however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the certificate of title. If plaintiff is the purchaser, the clerk shall credit plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment, or such part of it as is necessary to pay the bid in full.
5. **Distribution of Proceeds.** On filing the certificate of title the clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of plaintiff's costs; second, documentary stamps affixed to the certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 1 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this court.
6. **Right of Redemption/Right of Possession.** On filing the certificate of sale, defendant(s) and all persons claiming under or against defendant(s) since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property, and defendant(s) right of redemption as prescribed by section 45.031~~5~~, Florida Statutes (2013) shall be terminated, except as to claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. Upon the filing of the certificate of title, the person named on the certificate of title shall be let into possession of the property.
7. **Attorneys' Fees.** The requested attorneys' fees are a flat rate fee that the firm's client has agreed to pay in this matter. Given the amount of the fee requested and the labor expended, the court finds that a lodestar analysis is not necessary and that the flat fee is reasonable.
8. **Jurisdiction Retained.** Jurisdiction is reserved over this action to enforce the Final Judgment and to enter further orders that are proper including, without limitation, an award of attorney's fees and costs, a deficiency decree (if sought and appropriate), writs of possession, orders granting leave to file supplemental and/or amended pleadings to add additional parties, and orders resolving any disputes with respect to assessments and/or other amounts allegedly due associations.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

7 **DONE AND ORDERED** at PENSACOLA, ESCAMBIA COUNTY, FLORIDA this
day of Sept., 2016


HONORABLE PRESIDING JUDGE

COPIES FURNISHED TO:

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MIXON (DECEASED)
1318 N DAVIS HWY
PENSACOLA, FL 32503

DONALD MIXON
10395 HOLSBERRY ROAD, APT. NO. E
PENSACOLA, FL 32535

CITY OF PENSACOLA CITY ATTORNEY
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9/8/16
mailed
to all

ASSISTANT GENERAL COUNSEL
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THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF MARY JANE MIXON A/K/A MARY JEAN MIXON A/K/A
MARY J. MIXON A/K/A MARY MIXON, DECEASED
714 N 6TH AVE AND 1318 N DAVIS HWY
PENSACOLA, FL 32501

ESCAMBIA/PENSACOLA STATE HOUSING INITIATIVES PARTNERSHIP (SHIP)
PROGRAM TRUST FUND
227 NORTH BRONOUGH ST SUITE 5000
TALLAHASSEE, FL 32301

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF OTIS LEE MIXON A/K/A OTIS L. MIXON A/K/A OTIS
MIXON, DECEASED
714 N 6TH AVE
PENSACOLA, FL 32501

O'LEICIA MIXON
1200 N M ST.
PENSACOLA, FL 32501

OTISHALLA MIXON
1200 N M ST.
PENSACOLA, FL 32501

YUNAE MIXON
2734 MIDLAND PARK DRIVE
PENSACOLA, FL 32526

RICARDO BELL A/K/A RICARDO MICHAEL BELL A/K/A RECARDO MICHAEL BELL
1200 N M STREET
PENSACOLA, FL 32501

ALICIA BLACKMON
1318 N DAVIS HWY
PENSACOLA, FL 32503

EBONIE T. BONNER
3113 MEADOW FOREST DR
JACKSON, MS 39212

CORTLAS J. HAYNES
7255 LOCKHART STREET
PENSACOLA, FL 32526

STATE OF FLORIDA, DEPARTMENT OF REVENUE
2450 SHUMARD OAK BLVD
TALLAHASSEE, FL 32399

CLERK OF THE CIRCUIT COURT & COMPTROLLER
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