

20-032

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1900421

**Date of Tax Deed Application**  
Apr 26, 2019

This is to certify that **TLOA OF FLORIDA LLC**, holder of **Tax Sale Certificate Number 2017 / 2971**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **06-1835-000**

**Cert Holder:**  
**TLOA OF FLORIDA LLC**  
**11 TALCOTT NOTCH RD**  
**FARMINGTON, CT 06032**

**Property Owner:**  
**GROOMS JANET S &**  
**HUGHES DOROTHEA A EST OF**  
**2400 N ST MARY AVE**  
**PENSACOLA, FL 32505**  
LT 1 AND S 50 FT OF LT 2 BLK H 1ST ADDN OF PINECREST PB 2  
P 17 OR 4085 P 1368 OR 5888 P 1588 OR 6165 (Full legal  
attached.)

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2017/2971	06-1835-000	06/01/2017	2,277.00	113.85	2,390.85
2018/3060	06-1835-000	06/01/2018	748.64	37.43	786.07

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
/						

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

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Property Information Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

## Total Amount Paid

3,176.92
0.00
674.61
200.00
175.00
4,226.53

## Amounts Certified by Clerk of Court (Lines 8-15):

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

## Total Amount Paid

31,889.50
12.50

Done this the 3rd day of May, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: January 6, 2020

By

*Candice Lewis*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
06-1835-000 2017

LT 1 AND S 50 FT OF LT 2 BLK H 1ST ADDN OF PINECREST PB 2 P 17 OR 4085 P 1368 OR 5888 P 1588 OR 6165 P 462

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900421

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON, CT 06032,

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
06-1835-000	2017/2971	06-01-2017	LT 1 AND S 50 FT OF LT 2 BLK H 1ST ADDN OF PINECREST PB 2 P 17 OR 4085 P 1368 OR 5888 P 1588 OR 6165 P 462

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  
TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON, CT 06032

04-26-2019  
Application Date

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



Chris Jones  
Escambia County Property Appraiser

ECPA Home

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Navigate Mode ☒ Account ☐ Reference  
→

[Printer Friendly Version](#)

**General Information**

**Reference:** 172S301401010008  
**Account:** 061835000  
**Owners:** GROOMS JANET S &  
HUGHES DOROTHEA A EST OF  
**Mail:** 2400 N ST MARY AVE  
PENSACOLA, FL 32505  
**Situs:** 2400 ST MARY AVE 32505  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
Tax Inquiry link courtesy of Scott Lunsford  
Escambia County Tax Collector

**Assessments**

Year	Land	Imprv	Total	Cap Val
2018	\$14,868	\$59,419	\$74,287	\$63,779
2017	\$14,868	\$55,158	\$70,026	\$62,468
2016	\$14,868	\$53,446	\$68,314	\$61,184

[Disclaimer](#)

**Tax Estimator**

➤ **File for New Homestead Exemption Online**

**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/2007	6165	462	\$100	OT	<a href="#">View Instr</a>
04/2006	5888	1588	\$8,000	QC	<a href="#">View Instr</a>
12/1996	4085	1368	\$11,200	WD	<a href="#">View Instr</a>
05/1996	3981	149	\$100	CT	<a href="#">View Instr</a>

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

**2018 Certified Roll Exemptions**

HOMESTEAD EXEMPTION, TOTAL & PERMANENT, WIDOW

**Legal Description**

LT 1 AND S 50 FT OF LT 2 BLK H 1ST ADDN OF PINECREST PB 2  
P 17 OR 4085 P 1368 OR 5888 P 1588 OR 6165 P 462

**Extra Features**

PATIO

**Parcel Information**

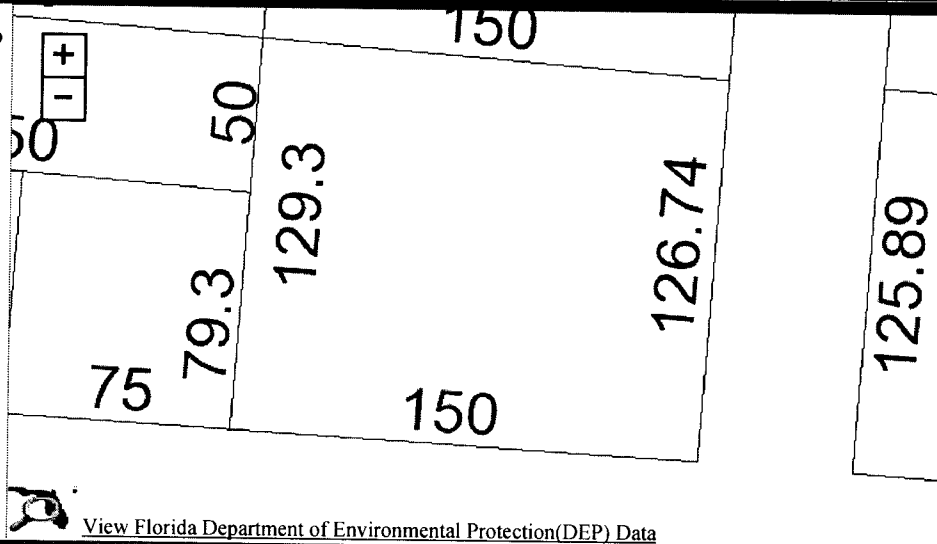
[Launch Interactive Map](#)

**Section Map Id:**  
[17-2S-30-1](#)

**Approx. Acreage:**  
0.4344

**Zoned:**   
MDR

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



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

**Buildings**

Address: 2400 ST MARY AVE, Year Built: 1955, Effective Year: 1965

**Structural Elements**

DECORATIVE PORT COLORED VERRA  
ON FLOORING  
INTERIOR WALLS - GYPSUM BOARD  
DOOR COVERS - HARDWOOD



10/12/16

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: 05/14/2019 (tc.4956)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC** holder of **Tax Certificate No. 02971**, issued the **1st** day of **June, A.D., 2017** 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 1 AND S 50 FT OF LT 2 BLK H 1ST ADDN OF PINECREST PB 2 P 17 OR 4085 P 1368 OR 5888 P 1588 OR 6165 P 462**

**SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 061835000 (20-032)**

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

**JANET S GROOMS and DOROTHEA A HUGHES 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** Monday in the month of January, which is the **6th** day of **January 2020**.

Dated this 23rd day of May 2019.

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

20-032

☐ Search Property 
 ☐ Property Sheet 
 ☐ Lien Holder's 
 ☐ Sold To 
 ☒ Redeem 
 ☐ Forms 
 ☐ Courtview 
 ☐ Benchmark



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

**Tax Deed - Redemption Calculator**

**Account: 061835000 Certificate Number: 002971 of 2017**

Redemption

No ▼

Application Date

04/26/2019

Interest Rate

18%

Final Redemption Payment ESTIMATED

Redemption Overpayment ACTUAL

Auction Date 01/06/2020

Redemption Date 07/26/2019



Months

9

3

Tax Collector

\$4,226.53

\$4,226.53

Tax Collector Interest

\$570.58

\$190.19

Tax Collector Fee

\$12.50

\$12.50

Total Tax Collector

\$4,809.61

\$4,429.22

T.C.

Record TDA Notice

\$17.00

\$17.00

Clerk Fee

\$130.00

\$130.00

Sheriff Fee

\$120.00

\$120.00

Legal Advertisement

\$200.00

\$200.00

App. Fee Interest

\$63.05

\$21.02

Total Clerk

\$530.05

\$488.02

C.H.

Release TDA Notice (Recording)

\$10.00

\$10.00

Release TDA Notice (Prep Fee)

\$7.00

\$7.00

Postage

\$60.00

\$0.00

Researcher Copies

\$40.00

\$0.00

Total Redemption Amount

\$5,456.66

\$4,934.24

Repayment Overpayment Refund Amount

\$522.42

Book/Page

8100

958

Notes

4934.24  
 - 120.00  
 - 200.00  


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 \$4614.24

- \$9.00

20-032

**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: 061835000 Certificate Number: 002971 of 2017**

**Payor: RICHARD LEWIS 2803 N S ST PENSACOLA, FL 32505      Date 07/26/2019**

Clerk's Check #	2865445	Clerk's Total	\$530.05
Tax Collector Check #	1	Tax Collector's Total	\$4,809.61
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$5,416.66</del>
			<b>\$4,614.24</b>

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By:  
 Deputy Clerk

*Hilkey Coppage*

**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  
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 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 # 2017 TD 002971**

**Redeemed Date 07/26/2019**

**Name RICHARD LEWIS 2803 N S ST PENSACOLA, FL 32505**

Clerk's Total = TAXDEED	\$530.05	} \$4,597.24
Due Tax Collector = TAXDEED	\$4,809.61	
Postage = TD2	<del>\$60.00</del>	
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
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8100, Page 958, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02971, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 061835000 (20-032)

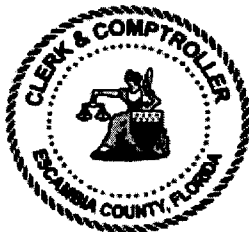
DESCRIPTION OF PROPERTY:

**LT 1 AND S 50 FT OF LT 2 BLK H 1ST ADDN OF PINECREST PB 2 P 17 OR 4085 P 1368 OR 5888  
P 1588 OR 6165 P 462**

**SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: JANET S GROOMS and DOROTHEA A HUGHES EST OF

Dated this 26th day of July 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-037

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15398

October 3, 2019

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 10-03-1999, through 10-03-2019, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Richard P. Lewis and the Estate of Dorother Hughes

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

October 3, 2019

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15398

October 3, 2019

**Lot 1 and South 50 feet of Lot 2, Block H, First Addition of Pinecrest, Plat Book 2, page 17, Escambia County, Florida.**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15398

October 3, 2019

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Judgment filed by State of Florida in OR Book 7982, page 282.
2. Code Enforcement Lien filed by Escambia County in OR Book 7756, page 1, amended in OR Book 7832, page 1319.
3. Taxes for the year 2016-2018 delinquent. The assessed value is \$77,160.00. Tax ID 06-1835-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgrt@aol.com

Scott Lunsford  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 1-6-2020

TAX ACCOUNT NO.: 06-1835-000

CERTIFICATE NO.: 2017-2971

In compliance with Section 197.256, 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

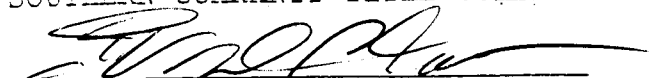
X Notify City of Pensacola, P.O. Box 12910, 32521  
X State of Florida/  
Notify Escambia County, 190 Governmental Center, 32502  
X Homestead for 2019 tax year.

Richard P. Lewis  
Estate of Dorothea A. Hughes  
Janet S. Grooms (prior owner)  
2803 North S St.  
Pensacola, FL 32505  
and  
2400 St. Mary Ave.  
Pensacola, FL 32505

Escambia County Code Enforcement  
3363 West Park Place  
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,  
this 3rd day of October, 2019.

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

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

**Prepared By**

Name: Richard Lewis  
Address: 2803 North S Street  
Pensacola  
State: FL Zip Code: 32505

**After Recording Return To**

Name: Richard Lewis  
Address: 2803 North S Street  
Pensacola  
State: FL Zip Code: 32505

Space Above This Line for Recorder's Use

**FLORIDA QUIT CLAIM DEED**

STATE OF FLORIDA

Escambia COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of  
Ten Dollars (\$ 10.00 ) in hand paid to  
Janet S. Grooms, residing at 2400 St Mary Ave,  
County of Escambia, City of Pensacola, State of Florida  
(hereinafter known as the "Grantor(s)") hereby quitclaims to Richard P. Lewis  
residing at 2803 North S Street, County of Escambia,  
City of Pensacola, State of Florida (hereinafter known as the  
"Grantee(s)") all the rights, title, interest, and claim in or to the following described real  
estate, situated in Escambia County, Florida to-wit:

LT 1 AND S 50 ft of lot 2 BLK H 1ST ADDN OF PINECREST PB 2 P 17 OR 4085 P 1368

**[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]**

**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 for the said first party, either in law or equity, to the  
only proper use, benefit and behoof of the said second party forever.

Janet Savage-Grooms  
Grantor's Signature  
Janet Savage-Grooms  
Grantor's Name  
2400 ST MARY Ave  
Address  
Pensacola FL 32505  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature  
\_\_\_\_\_  
Grantor's Name  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
City, State & Zip

In Witness Whereof,

[Signature]  
Witness's Signature  
AMANDA CHAPA  
Witness's Name  
4611 Citadel Dr  
Address  
Pensacola FL 32514  
City, State & Zip

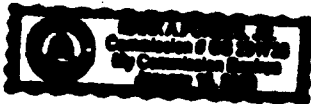
[Signature]  
Witness's Signature  
ROBIN E. LOWE  
Witness's Name  
1522 N Baylen St  
Address  
Pensacola, FL 32501  
City, State & Zip

STATE OF FLORIDA)

COUNTY OF Escambia)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janet Savage-Grooms whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 17 day of June, 2019.



[Signature]  
Notary Public

My Commission Expires: January 15, 2023



RECORDED AS RECEIVED



State of Florida  
County of Escambia

**Quit Claim Deed**

This QuitClaim deed made this 18 day of April, 2006 by Doreatha A Hughes, as Grantor to Dorothea A Hughes and Janet S Grooms as Grantee(s).

**NOW THEREFORE**, Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand, paid by Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim to Grantee(s) forever, all the right, title, interest, claim and demand which she has in and to that real property located in Escambia County, Florida and more particularly described as follows:

**LT 1 AND S 50 FT OF LT 2 BLK H 1ST ADDN OF PINECREST PB 2 P  
17 OR 4085 P 1368**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use and benefit of Grantee(s) forever.

**IN WITNESS WHEREOF**, Grantor has executed the QuitClaim Deed on the day and year first written above.

Doreatha A. Hughes  
Grantor: Doreatha A Hughes  
Address: 2400 St. Mary's Ave  
Pensacola, FL 32505

[Signature]  
Witness Name: Tom Delaine

[Signature]  
Witness Name: CAROL W. WOODS

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 18 day of April, 2006 by DOROTHEA A HUGES, who is personally known to me.

[Signature]  
Notary Signature

My Commission Expires: 8-21-09



Prepared By  
DOREATHA A. Hughes  
2400 W. ST. MARYS AVE  
PENSACOLA, FL. 32505

DEED DOC STAMPS PD @ ESC CO \$ 78.40  
12/27/96 ERNIE LEE MAGANA, CLERK  
By: Sally Smith

✓ This instrument was prepared by James J. Reeves, Attorney at Law, Closing Agent for U.S. Department of Housing and Urban Development, Property Disposition Branch, Jacksonville, Florida

730 Bayfront Parkway, Suite 4-B  
Pensacola, FL 32501

Tax Parcel I.D. #  
Grantee(s) S.S. #

Old FHA Case #091-136346  
New FHA Case #

DEED FOR FLORIDA

THIS INDENTURE, Made DECEMBER 17, 1996, by and between HENRY G. CISNEROS, SECRETARY, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON, D.C. (hereinafter referred to as "Grantor"), and

DOREATHA A. HUGHES

(Property Address) 2400 ST. MARY AVENUE, PENSACOLA, FL 32505

(hereinafter referred to as "Grantee(s)")

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 consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey 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, State of Florida, more particularly described as follows, to-wit:

LOT 1 AND THE SOUTH 50 FEET OF LOT 2, BLOCK "H", FIRST ADDITION TO PINECREST, BEING ALL OF LOT 14 AND THAT PORTION OF LOT 15 LYING WEST OF THE WEST RIGHT OF WAY LINE OF "O" STREET, SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO SUBDIVISION THEREOF BY BRAINERD AND MCINTIRE AS PER MAP DRAWN BY C. H. OVERMAN, MARCH 1946, AND RECORDED IN PLAT BOOK 2 PAGE 17 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 thereunto 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, property, 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, conditions 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.

#091-136346

DEED FOR FLORIDA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 96-351120

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal as Authorized Agent, U.S. Department of Housing and Urban Development, Jacksonville 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 11, Part 200, Subpart D, and 35 F.R. 16106 (10/14/70), as amended by 39 F.R. 7608 (2/27/74).

HENRY G. CISNEROS

SECRETARY, DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT, WASHINGTON, DC

Signed, sealed and delivered in  
the presence of:

By: Ulrich Leinhase (Seal)

Donna P. Brigman  
Print Name: Donna P. Brigman

Authorized Agent Ulrich Leinhase  
U.S. Department of Housing and Urban  
Development, Jacksonville Office,  
Jacksonville, Florida

James C. Hardy  
Print Name: James C. Hardy

STATE OF FLORIDA :  
COUNTY OF DUVAL : ss

Before me personally appeared Ulrich Leinhase who is personally known to me and known to me to be duly appointed Authorized Agent, U.S. Department of Housing and Urban Development, Jacksonville Office, Jacksonville, Florida, and the person who executed the foregoing instrument bearing date DECEMBER 17, 1996, by virtue of the above cited authority, and acknowledged before me that he/she executed same as Authorized Agent for and on behalf of Henry G. Cisneros, Secretary, Department of Housing and Urban Development, Washington, DC, for the purposes therein expressed.

WITNESS my hand and official seal this 17th day of December, 1996.

Mary E. Freyling  
Notary Public

My commission expires:



MARY E. FREYLING  
My Comm Exp. 1/31/98  
Bonded By Service Inc  
No. CC345582  
☒ Personally Seen ☐ Other

Filing # 78984935 E-Filed 10/08/2018 09:49:27 AM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2017 CF 004368 A

JANET LUCILLE SAVAGE GROOMS  
2400 ST MARY AV  
PENSACOLA, FL 32505

DIVISION: E  
DATE OF BIRTH: 05/13/1963

**FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES**

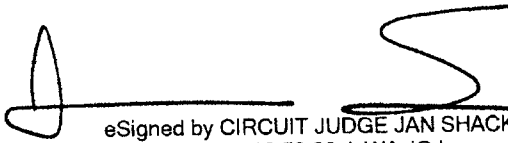
On **OCTOBER 3, 2018**, an order assessing fines, costs, and additional charges was entered against the Defendant, **JANET LUCILLE SAVAGE GROOMS**. Defendant has failed to make payment in full in accordance with this order. Therefore,

**IT IS ADJUDGED** that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$1,011.00**, which shall bear interest at the rate prescribed by law, **6.09%**, until satisfied.

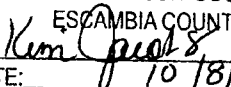
It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

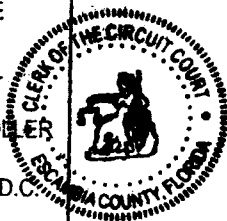
**FOR WHICH LET EXECUTION ISSUE.**

**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida.

  
eSigned by CIRCUIT JUDGE JAN SHACKELFORD  
on 10/06/2018 16:59:39 JvWAXiOJ

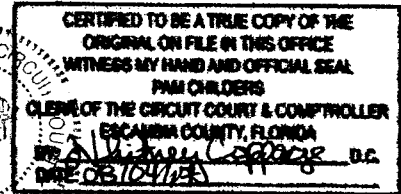
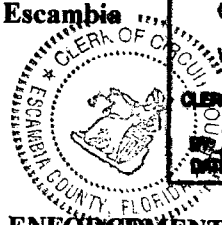
**CIRCUIT JUDGE**

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY:  D.C.  
DATE: 10/8/2018



Recorded in Public Records 8/4/2017 10:50 AM OR Book 7756 Page 1,  
Instrument #2017060083, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

Recorded in Public Records 8/4/2017 10:04 AM OR Book 7755 Page 1731,  
Instrument #2017060026, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00



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

**PETITIONER**  
ESCAMBIA COUNTY FLORIDA,

**VS.**

**CASE NO: CE#17-02-00544  
LOCATION: 2400 St Mary Avenue  
PR# 172S301401010008**

**Grooms Janet S & Hughes Dorothea A Est of  
2400 St Mary Avenue  
Pensacola, FL 32505  
RESPONDENT**

**ORDER**

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

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described \_\_\_\_\_
- ☐ 42-196 (d) Overgrowth \_\_\_\_\_

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

**PETITIONER**  
ESCAMBIA COUNTY FLORIDA,

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PR# 172S301401010008**

**Grooms Janet S & Hughes Dorothea A Est of  
2400 St Mary Avenue  
Pensacola, FL 32505  
RESPONDENT**

**AMENDED ORDER**

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

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ 42-196 (d) Overgrowth

- ☒ 30-203 Unsafe Building; Described as ☒ Main Structure ☐ Accessory Building(s)  
☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o)  
☒ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☒ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Chapter 3 Commercial in residential and non permitted use
- ☐ LDC Chapter 2 Article 3 Land Disturbance without permits
- ☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW
- ☒ LDC Sec 4-7.9 Outdoor Storage \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until September 15, 2017 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☒ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☒ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_



If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 20.00 per day, commencing September 16, 2017.

This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

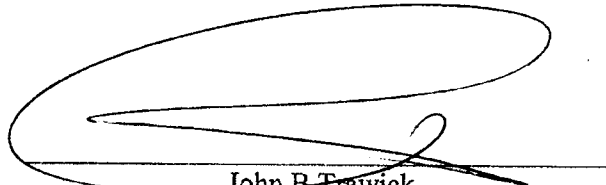
Costs in the amount of \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

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

**DONE AND ORDERED** at Escambia County, Florida on the 19<sup>th</sup> day of December, 2017.

A large, stylized handwritten signature in black ink, appearing to read 'John B. Trawick', is written over a horizontal line.

John B. Trawick  
Special Magistrate  
Office of Environmental Enforcement