

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I, DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC  
2912 PARK ARBOR COURT  
FORT WORTH, TX 76116

, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Date	Legal Description
2014/ 267	06-01-2014	S 1/2 OF LTS 13 14 15 & 16 BLK 271 EAST PENSACOLA PLAT DB 77 P 520 OR 5725 P 1082 OR 6124 P 1490 CA 4

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the above- mentioned 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*

Applicant's Signature

04-07-2016

Date

16-071

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**

1600033

**Date of Tax Deed Application**

Apr 07, 2016

This is to certify that **DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC**, holder of **Tax Sale Certificate Number 2014 / 267**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **01-3615-000**

**Cert Holder:**

**DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC**  
**2912 PARK ARBOR COURT**  
**FORT WORTH, TX 76116**

**Property Owner:**

**MABIRE VICTOR L JR**  
**4400 BAYOU BLVD STE 25B**  
**PENSACOLA, FL 32503**

S 1/2 OF LTS 13 14 15 & 16 BLK 271 EAST PENSACOLA PLAT DB  
 77 P 520 OR 5725 P 1082 OR 6124 P 1490 CA 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
2014/267	01-3615-000	06-01-2014	1,158.31	57.92	1,216.23

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
2015/333	01-3615-000	06-01-2015	1,287.57	6.25	64.38	1,358.20

**Amounts Certified by Tax Collector (Lines 1-7):****Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	2,574.43
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1253.89
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	4,203.32

**Amounts Certified by Clerk of Court (Lines 8-15):****Total Amount Paid**

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	6.25
19. Total Amount to Redeem	

Done this the 11th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: July 11, 2016

By 

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
 01-3615-000 2014

S 1/2 OF LTS 13 14 15 & 16 BLK 271 EAST PENSACOLA PLAT DB 77 P 520 OR 5725 P 1082 OR 6124 P 1490 CA 4



# Chris Jones Escambia County Property Appraiser

Real Estate  
Search

Tangible Property  
Search

Sale  
List

Amendment 1/Portability  
Calculations

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← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

## General Information

**Reference:** 052S295905130271  
**Account:** 013615000  
**Owners:** MABIRE VICTOR L JR  
**Mail:** 4400 BAYOU BLVD STE 25B  
 PENSACOLA, FL 32503  
**Situs:** 3010 E GONZALEZ ST 32503  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** PENSACOLA CITY LIMITS  
**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley  
Escambia County Tax Collector

## Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$46,550	\$17,829	\$64,379	\$64,379
2014	\$46,550	\$16,717	\$63,267	\$59,117
2013	\$38,636	\$15,107	\$53,743	\$53,743

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/2007	6124	1490	\$100	SC	<a href="#">View Instr</a>
09/2005	5725	1082	\$100	WD	<a href="#">View Instr</a>
10/2004	5503	977	\$60,000	WD	<a href="#">View Instr</a>
10/1999	4492	696	\$40,000	WD	<a href="#">View Instr</a>

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

## 2015 Certified Roll Exemptions

## Legal Description

S 1/2 OF LTS 13 14 15 & 16 BLK 271 EAST PENSACOLA  
PLAT DB 77 P 520 OR 5725 P 1082 OR 6124 P 1490 CA  
4

## Extra Features

METAL BUILDING  
UTILITY BLDG

## Parcel Information

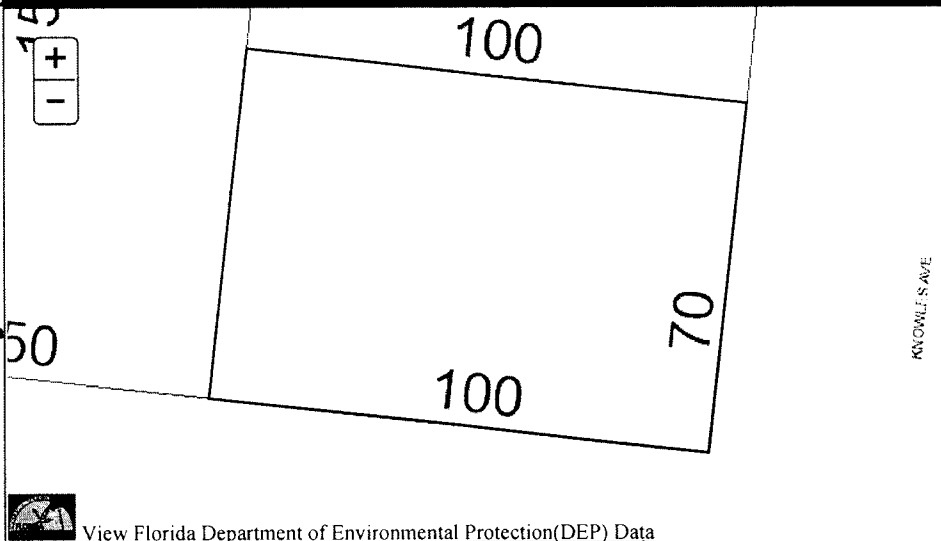
[Launch Interactive Map](#)

**Section**  
**Map Id:**  
CA004

**Approx.  
Acreage:**  
0.1607

**Zoned:**   
R-1AA

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



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

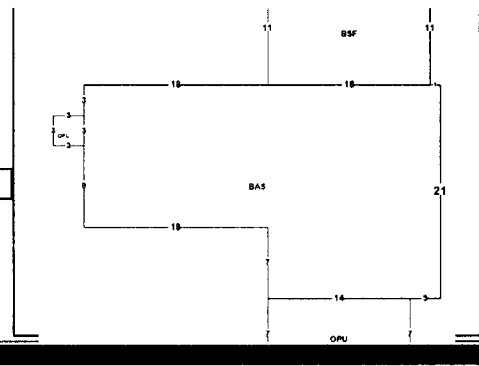
## Buildings

Address: 3010 E GONZALEZ ST, Year Built: 1945, Effective Year: 1945

## Structural Elements

**DECOR/MILLWORK-BELOW AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-CLAY TILE**  
**EXTERIOR WALL-SIDING-MINIMUM**  
**FLOOR COVER-ASPHALT TILE**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-UNIT HEATERS**

**OPEN PORCH UNF - 107**



Last Updated:04/12/2016 (tc.1567)


the respondent(s) for each day the repeat violation is found to have occurred by the Code Inspector and for every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on February 10, 2012, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY



Louis F. Ray Jr.

(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.

(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me on February 10, 2012, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This Order was Prepared by:  
Joanna Walker  
Administrative Officer  
Code Enforcement Authority  
City of Pensacola, Florida  
Post Office Box 12910  
Pensacola, FL 32521-0001

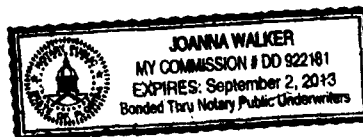
Joanna Walker

(Signature of Notary and Administrative Officer)

Joanna Walker

(Printed Name of Notary & Admin. Officer)

rev. 2/9/12



the Special Magistrate Judge beginning at 2:00 p.m. on February 7, 2012, at which hearing the respondent(s) did not appear.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):  
4-3-42 of the Code of the City of Pensacola, Florida.  
of the Florida Building Code.  
of the Standard Housing Code.  
of the International Property Maintenance Code.
2. The City prevailed in prosecuting this case before the Special Magistrate Judge and, if the City requested that the amount of the costs it incurred to date in doing so be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ \_\_\_\_\_.
3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must correct the violation(s) before February 21, 2012, by subscribing to the City's trash pickup service from this occupied residence.
2. In the event this order is not complied with before the above compliance date, without further hearing or notice to the respondent(s): A FINE MAY BE ASSESSED AGAINST THE RESPONDENT(S) AND THE PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST THE PROPERTY AND AGAINST ANY AND ALL OTHER REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S); AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).
3. It is the responsibility of the respondent(s) to contact the above named City Department or Division prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.
4. If the violation(s) is (are) corrected and, thereafter, a City Code Inspector finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against

**BEFORE THE CODE ENFORCEMENT AUTHORITY  
OF THE CITY OF PENSACOLA, FLORIDA**

**THE CITY OF PENSACOLA,**  
a Florida municipal corporation,  
by its X Code Enforcement (436-5500)  
Inspection Services (436-5600)  
Petitioner,

vs.

**VICTOR L. MABRIE & MEXINE B. MAY,**  
Respondent(s).

Case # 12-078 (S)

**CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS**

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on February 7, 2012 after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 6141 Walton Street, Pensacola, Escambia County, Florida, legally described as:

LT 8 WALDEN S/D PB 11 P 92 ALSO LT 8A WALDEN S/D PHASE II PB 12 P 31  
OR 5731 P 1220. TAX ID #040561090.

2. The following described condition exists on the property: there is no separate subscription to City solid waste collection and disposal services at this occupied residence and the occupant disposes of generated solid waste and refuse elsewhere and the condition constitutes no mandatory trash pickup.

3. The date this condition was first observed was November 21, 2011; re-inspection made on February 7, 2012, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:  
\_ the posting of a notice on the property and at City Hall for ten  
(10) days beginning  
X certified mail, return receipt requested,

on January 6, 2012, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before

Recorded in Public Records 11/05/2007 at 09:54 AM OR Book 6243 Page 137,  
Instrument #2007104795, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA

RICK L. EVANS and WILLIAM  
D. POWELL d/b/a A PERFECT MIX,

Plaintiff,

vs.

LEE MABIRE a/k/a LEE MABRIE,

Defendant.

Case No.: 2007 SC 005313

**FINAL JUDGMENT**

THIS CAUSE having come before the Court for a Pre-Trial Conference and the Defendant  
having failed to appear,

It is adjudged that the Plaintiff, RICK L. EVANS and WILLIAM D. POWELL d/b/a A PERFECT  
MIX, recover from the Defendant, LEE MABIRE a/k/a LEE MABRIE, the sum of \$382.38 as principal,  
\$18.59 as prejudgment interest, with costs of \$180.00, for a total of \$590.97 all of which shall bear  
interest at the rate of 11%, for all which let execution issue.

It is further ordered and adjudged that the Defendant shall complete Florida Small Claims Rules  
Form 7.343A (Fact Information Sheet) and return it to the Plaintiff's attorney, within 30 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.

If the Defendant claims to be the head of household in which defendant's spouse resides, the  
Defendant shall complete the Spouse Related Portion in addition to all of the rest of the Fact Information  
Sheet.

Jurisdiction of this case is retained to enter further orders that are proper to compel the  
Defendant to complete form 7.343A and return it to the Plaintiff's attorney.

ORDERED at Pensacola, Escambia County, Florida on this 1<sup>st</sup> day of November  
2007.

Conformed copies to:  
J. Arby Van Slyke, Esquire  
Post Office Box 13244  
Pensacola, FL 32591  
Attorney for Plaintiff and Additional  
Person to Receive Notice of Homestead

Rick L. Evans and William D. Powell  
d/b/a A Perfect Mix  
Post Office Box 91  
Cantonment, FL 32533

Lee Mabire a/k/a Lee Mabrie  
4400 Bayou Blvd., #25-B  
Pensacola, FL 32503

COUNTY JUDGE

COUNTY CIVIL DIVISION  
FILED & RECORDED

2007 NOV - 11 P 3 29

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL



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 Ernie Lee Magaha DC  
DATE 11/27/07

Case: 2007 SC 005313  
00044471020  
Dkt: CC1033 Pg#:



OFFICIAL RECORDS BOOK 1974, PAGE 249; OFFICIAL RECORDS BOOK 1984, PAGE 696; OFFICIAL RECORDS BOOK 1995, PAGE 127; OFFICIAL RECORDS BOOK 2015, PAGE 755; OFFICIAL RECORDS BOOK 2047, PAGE 35; AND OFFICIAL RECORDS BOOK 2083, PAGE 234, ALL IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Street Address: 5001 Grande Drive, #123  
Pensacola, FL 32504

Property Appraiser Property Reference Number:  
33-1S-30-2000-123-001

**RECORDED AS RECEIVED**

Parcel Five:

LOT 37, BLOCK "A", SOTOGRADE VILLAS, UNIT NO. 2, A TOWNHOUSE DEVELOPMENT BEING A PORTION OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 29 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA IN PLAT BOOK 15 AT PAGE 13.

Street Address: Lot on Flintwood Circle  
Pensacola, FL 32504

Property Appraiser Property Reference Number:  
14-1S-29-1001-370-001

Parcel Six:

THE NORTH HALF (1/2) OF LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), AND SIXTEEN (16), IN BLOCK TWO HUNDRED SEVENTY ONE (271) OF EAST PENSACOLA, ACCORDING TO MAP BY J.E. KAUSER DRAWN IN 1893.

Street Address: 715 Knowles Avenue  
Pensacola, FL 32503

Property Appraiser Property Reference Number:  
05-2S-29-5905-131-271

Parcel Seven:

THE SOUTH HALF (1/2) OF LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), AND SIXTEEN (16), IN BLOCK TWO HUNDRED SEVENTY-ONE (271) OF EAST PENSACOLA, ACCORDING TO MAP OF J.E. KAUSER, DRAWN IN 1893, AS RECORDED IN DEED BOOK 77, PAGE 520, IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Street Address: 3010 East Gonzalez Street  
Pensacola, FL 32503

Property Appraiser Property Reference Number:  
05-2S-29-5905-130-271

Parcel Eight:

LOT 1 AND THE EASTERLY 3.00 FEET OF LOT 2, WALDEN, BEING A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 11 AT PAGE 92 OF THE PUBLIC RECORDS OF SAID COUNTY.

Street Address: 6155 Walton Street  
Pensacola, FL 32503

Property Appraiser Property Reference Number:  
35-1S-30-7250-000-001

None of the above-described eight parcels is the

Parcel One:

UNIT NO. 1 OF BUILDING B, WINDCHASE BAY PHASE 2, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1765, PAGE 583, AND ALL EXHIBITS AND AMENDMENTS THEREOF, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Street Address: 2299 Scenic Highway, B-1  
Pensacola, FL 32503

Property Appraiser Property Reference Number:  
33-1S-30-0502-001-002

Parcel Two:

CONDOMINIUM PARCEL: UNIT I-9, BUILDING I OF WINDCHASE BAY, PHASE 9, A CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM DATED THE 16TH DAY OF MAY 1983 AND RECORDED ON THE 18TH DAY OF MAY 1983 IN OFFICIAL RECORD BOOK 1765 AT PAGES 583-681 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED BY SPECIAL AMENDMENT DATED THE 17TH DAY OF MAY 1983 AND RECORDED ON THE 18TH DAY OF MAY 1983 IN OFFICIAL RECORD BOOK 1765 AT PAGES 682-683 OF SAID PUBLIC RECORDS, AS FURTHER AMENDED BY AMENDMENT(S) TO ADD SUBSEQUENT PHASE(S) 2, 3, 4, 5, 6, 7, AND 8 OF RECORD IN ESCAMBIA COUNTY, FLORIDA, AND ACCORDING TO AMENDMENT TO ADD SUBSEQUENT PHASE 9 DATED JULY 8, 1983 AND RECORDED IN OFFICIAL RECORD BOOK 1786 AT PAGES 537-554 OF SAID PUBLIC RECORDS, TOGETHER WITH ALL ITS APPURTENANCES, INCLUDING WITHOUT LIMITATION, ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION.

Street Address: 2299 Scenic Highway, #I-9  
Parcel Three: Pensacola, FL 32503

CONDOMINIUM PARCEL: UNIT S-11, BUILDING S OF WINDCHASE BAY, PHASE 19, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM DATED THE 16TH DAY OF MAY 1983 AND RECORDED ON THE 18TH DAY OF MAY 1983 IN OR BOOK 1765, PAGES 583-681 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED BY AMENDMENT TO INCLUDE PHASE 19 RECORDED DECEMBER 27, 1983 IN OR BOOK 1852, PAGE 756 OF SAID PUBLIC RECORDS, AND ANY OTHER AMENDMENTS THERETO, TOGETHER WITH ALL ITS APPURTENANCES, INCLUDING WITHOUT LIMITATION, ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION.

Street Address: 2299 Scenic Highway, #S-11  
Pensacola, FL 32503

Property Appraiser Property Reference Number:  
33-1S-30-0502-011-019

Parcel Four:

CONDOMINIUM PARCEL: UNIT 123, BUILDING 1, PHASE 1, VILLAS ON THE SQUARE, A CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM DATED THE 20TH DAY OF JULY, 1984, AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, ON THE 27TH DAY OF AUGUST, 1984, AT 3:29 P.M., UNDER COMPTROLLER'S FILE FOR RECORD NO. 313323, AND IN OFFICIAL RECORDS BOOK 1955, AT PAGES 61-254, TOGETHER WITH ALL OF ITS APPURTENANCES, INCLUDING WITHOUT LIMITATION, ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION AND ALL AMENDMENTS THERETO RECORDED, RESPECTIVELY, IN OFFICIAL RECORDS BOOK 1974, PAGE 249; OFFICIAL RECORDS BOOK 1984, PAGE 696; OFFICIAL RECORDS BOOK 1995, PAGE 127; OFFICIAL RECORDS BOOK 2015, PAGE 755; OFFICIAL RECORDS BOOK 2047, PAGE 35; AND OFFICIAL RECORDS BOOK 2083, PAGE 234, ALL IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Property Appraiser Property Reference Number:  
33-1S-30-0502-009-009

## Contract agreement

Ref: Transfer of properties from Mexine B. May to Victor Lee Mabire Jr.

On September 09, 2005 Mexine B. May had Ron Nelson, an attorney, transfer eight parcels of real property to Victor Lee Mabire Jr. This will allow Lee to use these properties for collateral/borrowing power from the book to help pay IRS and to help solve business financial problems that may occur.

### Conditions:

1. Any of the deeded properties will not be sold for at least 15 years. **SEE ATTACHED**
2. The two lots will be used for future spec. houses. The profit will be split between Mexine B. May and Victor Lee Mabire, Jr.
3. During the fifteen year time frame Mexine B. May will receive all the monies collected from the properties. She will continue to pay association fees, taxes, insurance, and special assessments.
4. Lee Mabire will be responsible for all repairs and to maintain all properties.

*Ernie Lee Magaha*  
September 15, 2005

Property giver  
Mexine B. May

*Mexine B. May*

State of Florida  
County of Escambia

Property receiver

Victor Lee Mabire 09/15/05

*[Signature]* 09/15/05

Sworn to and subscribed before me this 12<sup>th</sup> day of  
April 20 07 by Mexine May  
who is personally known to me or produced  
FLD M000542449590 as identification.

*Jennifer M Newman*  
Signature of Notary

This contract re-typed as per original contract document.

*Notary Public 01-12-07*



Jennifer M Newman  
My Commission DD308709  
Expires April 08, 2008

PREPARED BY:  
MEXINE B. MAY  
2299 SCENIC HWY B-4  
PENSACOLA, FL.  
33503



Jennifer M Newman  
My Commission DD308709  
Expires April 08, 2008

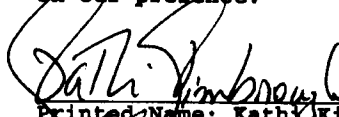
State of Florida  
County of Escambia

Sworn to and subscribed before me this 12<sup>th</sup> day of  
April 20 07 by Victor Lee Mabire  
who is personally known to me or produced  
FLD M160872631350 as identification.

*Jennifer M Newman*  
Signature of Notary

Signed, sealed and delivered  
in our presence:

GRANTOR

  
Printed Name: Kathi Kimbrough

  
MEXINE B. MAY

  
Printed Name: Violet Hall-Brown

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 9 day of September, 2005, by MEXINE B. MAY, who is personally known to me ~~or who produced~~ as identification and who did not take an oath.



RONALD L. NELSON  
Notary Public - State of Florida  
My comm. expires March 30, 2007  
Comm. No. DD175440

  
NOTARY PUBLIC

FILED/NOTARY/NOTARY.FPD

Parcel Six:

THE NORTH HALF (1/2) OF LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), AND SIXTEEN (16), IN BLOCK TWO HUNDRED SEVENTY ONE (271) OF EAST PENSACOLA, ACCORDING TO MAP BY J.E. KAUSER DRAWN IN 1893.

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Pensacola, FL 32503

Property Appraiser Property Reference Number:  
05-28-29-5905-131-271

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Street Address: 3010 East Gonzalez Street  
Pensacola, FL 32503

Property Appraiser Property Reference Number:  
05-28-29-5905-130-271

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Street Address: 6155 Walton Street  
Pensacola, FL 32503

Property Appraiser Property Reference Number:  
35-18-30-7250-000-001

None of the above-described eight parcels is the homestead of Grantor.

Subject to zoning restrictions and other requirements imposed by governmental authorities; recorded restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and ad valorem taxes for 2005 and thereafter which are not yet due and payable.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And said Grantor does hereby fully warrant the title to the said property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunder executed this Warranty Deed the day and year first above written.

Property Appraiser Property Reference Number:  
33-1S-30-0502-009-009

Parcel Three:

CONDOMINIUM PARCEL: UNIT S-11, BUILDING S OF WINDCHASE BAY, PHASE 19, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM DATED THE 16TH DAY OF MAY 1983 AND RECORDED ON THE 18TH DAY OF MAY 1983 IN OR BOOK 1765, PAGES 583-681 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED BY AMENDMENT TO INCLUDE PHASE 19 RECORDED DECEMBER 27, 1983 IN OR BOOK 1852, PAGE 756 OF SAID PUBLIC RECORDS, AND ANY OTHER AMENDMENTS THERETO, TOGETHER WITH ALL ITS APPURTENANCES, INCLUDING WITHOUT LIMITATION, ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION.

Street Address: 2299 Scenic Highway, #S-11  
Pensacola, FL 32503

Property Appraiser Property Reference Number:  
33-1S-30-0502-011-019

Parcel Four:

CONDOMINIUM PARCEL: UNIT 123, BUILDING 1, PHASE 1, VILLAS ON THE SQUARE, A CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM DATED THE 20TH DAY OF JULY, 1984, AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, ON THE 27TH DAY OF AUGUST, 1984, AT 3:29 P.M., UNDER COMPTROLLER'S FILE FOR RECORD NO. 313323, AND IN OFFICIAL RECORDS BOOK 1955, AT PAGES 61-254, TOGETHER WITH ALL OF ITS APPURTENANCES, INCLUDING WITHOUT LIMITATION, ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION AND ALL AMENDMENTS THERETO RECORDED, RESPECTIVELY, IN OFFICIAL RECORDS BOOK 1974, PAGE 249; OFFICIAL RECORDS BOOK 1984, PAGE 696; OFFICIAL RECORDS BOOK 1995, PAGE 127; OFFICIAL RECORDS BOOK 2015, PAGE 755; OFFICIAL RECORDS BOOK 2047, PAGE 35; AND OFFICIAL RECORDS BOOK 2083, PAGE 234, ALL IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Street Address: 5001 Grande Drive, #123  
Pensacola, FL 32504

Property Appraiser Property Reference Number:  
33-1S-30-2000-123-001

Parcel Five:

LOT 37, BLOCK "A", SOTOGRADE VILLAS, UNIT NO. 2, A TOWNHOUSE DEVELOPMENT BEING A PORTION OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 29 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA IN PLAT BOOK 15 AT PAGE 13.

Street Address: Lot on Flintwood Circle  
Pensacola, FL 32504

Property Appraiser Property Reference Number:  
14-1S-29-1001-370-001

This instrument prepared by  
and return to:  
Ronald L. Nelson, Esq.  
517 East Government Street  
Pensacola, FL 32502

WARRANTY DEED

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THIS WARRANTY DEED is made this 9th day of September, 2005, between MEXINE B. MAY, whose address is 2299 Scenic Highway, B-4, Pensacola, Florida 32503, Grantor, and VICTOR LEE MABIRE, JR., whose address is 4400 Bayou Boulevard, Suite 25-B, Pensacola, Florida 32503 (mail tax bills to 4400 Bayou Boulevard, Suite 25-B, Pensacola, Florida 32503), Grantee.

WITNESSETH that said Grantor, for Ten Dollars and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, transferred, conveyed and sold to said Grantee, and does hereby grant, bargain, transfer, convey and sell to Grantee, Grantee's heirs and assigns forever, the following described property, situate, lying and being in Escambia County, Florida, to wit:

Parcel One:

UNIT NO. 1 OF BUILDING B, WINDCHASE BAY PHASE 2, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1765, PAGE 583, AND ALL EXHIBITS AND AMENDMENTS THEREOF, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Street Address: 2299 Scenic Highway, B-1  
Pensacola, FL 32503

Property Appraiser Property Reference Number:  
33-18-30-0502-001-002

Parcel Two:

CONDOMINIUM PARCEL: UNIT I-9, BUILDING I OF WINDCHASE BAY, PHASE 9, A CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM DATED THE 16TH DAY OF MAY 1983 AND RECORDED ON THE 18TH DAY OF MAY 1983 IN OFFICIAL RECORD BOOK 1765 AT PAGES 583-681 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED BY SPECIAL AMENDMENT DATED THE 17TH DAY OF MAY 1983 AND RECORDED ON THE 18TH DAY OF MAY 1983 IN OFFICIAL RECORD BOOK 1765 AT PAGES 682-683 OF SAID PUBLIC RECORDS, AS FURTHER AMENDED BY AMENDMENT(S) TO ADD SUBSEQUENT PHASE(S) 2, 3, 4, 5, 6, 7, AND 8 OF RECORD IN ESCAMBIA COUNTY, FLORIDA, AND ACCORDING TO AMENDMENT TO ADD SUBSEQUENT PHASE 9 DATED JULY 8, 1983 AND RECORDED IN OFFICIAL RECORD BOOK 1786 AT PAGES 537-554 OF SAID PUBLIC RECORDS, TOGETHER WITH ALL ITS APPURTENANCES, INCLUDING WITHOUT LIMITATION, ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION.

Street Address: 2299 Scenic Highway, #I-9  
Pensacola, FL 32503

# 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

Janet Holley  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 7-11-2016

TAX ACCOUNT NO.: 01-3615-000

CERTIFICATE NO.: 2014-267

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 Notify Escambia County, 190 Governmental Center, 32502

       X Homestead for        tax year.

Victor Lee Mabire, Jr.  
4400 Bayou Blvd., Ste 25 B  
Pensacola, FL 32503

Unknown Tenants  
3010 E. Gonzalez St.  
Pensacola, FL 32503

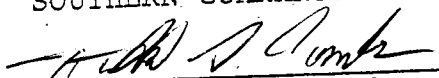
Mexine B. May  
2299 Scenic Hwy. Apt. B4  
Pensacola, FL 32503

Rick L. Evans and  
William D. Powell  
dba Perfect Mix  
P.O. Box 91  
Cantoment, FL 32533

City of Pensacola Code Enforcement  
P.O. Box 12910  
Pensacola, FL 32521

Certified and delivered to Escambia County Tax Collector,  
this 13th day of April, 2016.

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.



**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12522

April 12, 2016

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

1. Contract Agreement between Mexine B. May and Victor Lee Mabire, Jr. dated 04/12/2007 and recorded 04/12/2007 in O.R. Book 6124, page 1490, public records of Escambia County, Florida.
2. Judgment filed by Rick L. Evans and William D. Powell DBA Perfect Mix recorded in O.R. Book 6252, page 1717.
3. Code Enforcement Lien filed by City of Pensacola recorded in O.R. Book 6902, page 1553.
4. Taxes for the year 2013-2015 delinquent. The assessed value is \$64,379.00. Tax ID .

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.

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12522

April 12, 2016

**The South 1/2 of Lots 13, 14, 15, and 16, Block 271, East Pensacola, according to Map of J.E. Kauser, drawn in 1893, as recorded in Deed Book 77, Page 520, of the Public Records of Escambia County, Florida**

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

16-071

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 12522

April 12, 2016

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 04-12-1996, through 04-12-2016, and said search reveals the following:

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

Victor Lee Mabire, Jr.

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

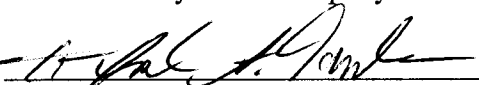
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

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

Southern Guaranty Title Company

By:  \_\_\_\_\_

April 12, 2016

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



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

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

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

**Case # 2014 TD 000267**

**Redeemed Date 05/31/2016**

**Name VICTOR L MABIRE JR 4400 BAYOU BLVD STE 25B PENSACOLA, FL 32503**

Clerk's Total = TAXDEED	\$470.25
Due Tax Collector = TAXDEED	\$4,398.72
Postage = TD2	\$32.04
ResearcherCopies = TD6	\$11.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

10-071

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
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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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 013615000 Certificate Number: 000267 of 2014**

**Payor: VICTOR L MABIRE JR 4400 BAYOU BLVD STE 25B PENSACOLA, FL 32503      Date  
 05/31/2016**

Clerk's Check #            119704894  
 Tax Collector Check #    1

Clerk's Total                \$470.25  
 Tax Collector's Total      \$4,398.72  
 Postage                      \$32.04  
 Researcher Copies        \$11.00  
 Total Received            \$4,912.01

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: \_\_\_\_\_  
 Deputy Clerk

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



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

16-071

June 15, 2016

VICTOR L MABIRE JR  
4400 BAYOU BLVD STE 25B  
PENSACOLA FL 32503

Dear Redeemer,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2014 TD 000267

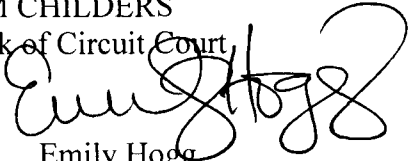
\$291.64

**TOTAL \$291.64**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

June 3, 2016

DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC  
2912 PARK ARBOR COURT  
FORT WORTH TX 76116

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 009566	\$490.00	\$7.35	\$497.35
2014 TD 000267	\$450.00	\$6.75	\$456.75

**TOTAL \$954.10**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division

# THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC** holder of Tax Certificate No. 00267, issued the 1st day of June, A.D., 2014 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

S 1/2 OF LTS 13 14 15 & 16 BLK 271  
EAST PENSACOLA PLAT DB 77 P 520  
OR 5725 P 1082 OR 6124 P 1490 CA 4

SECTION 05, TOWNSHIP 2 S, RANGE  
29 W  
TAX ACCOUNT NUMBER  
013615000 (16-071)

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

**VICTOR L MABIRE JR**

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 second Monday in the month of July, which is the 11th day of July 2016.

Dated this 8th day of June 2016.

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  
As Clerk of the Circuit Court  
Of Escambia County, Florida

By: Emily Hogg  
Deputy Clerk

4wr6/8-6/29TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2014 TD 00267 in the ESC Court was published in said newspaper in and was printed and released on the start date of 6-8-16 and end date of 7-5-16.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X

Malcolm G. Ballinger  
MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me, Na'Shanda L. Edwards, this 30 day of June 2016, by Malcolm G. Ballinger, who is personally known to me.

X

Na'Shanda L. Edwards  
NA'SHANDA L. EDWARDS, NOTARY PUBLIC

