



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

0124.03

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JAMES W WALLS 1612 SW 28TH AVE FORT LAUDERDALE, FL 33312	Application date	May 09, 2023
Property description	GGH 17 LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160 BANKHEAD DR OFF OF 09-1635-100 BEG AT SW COR OF SEC N 01 DEG 45 MIN 57 SEC W ALG W LI OF SEC 1003 83/100 FT FOR POB CONT N 01 DEG 4 (Full legal attached.)	Certificate #	2016 / 4673
		Date certificate issued	06/01/2016

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)
# 2016/4673	06/01/2016	1,251.06	225.19	1,476.25
# 2020/4774	06/01/2020	779.08	140.23	919.31
# 2019/4437	06/01/2019	896.78	161.42	1,058.20
→Part 2: Total*				3,453.76

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)
# 2022/4040	06/01/2022	566.21	6.25	55.21	627.67
# 2021/3754	06/01/2021	672.68	6.25	121.08	800.01
# 2018/4621	06/01/2018	599.23	6.25	539.31	1,144.79
# 2017/4586	06/01/2017	593.46	6.25	623.13	1,222.84
Part 3: Total*				3,795.31	

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)	7,249.07
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	522.50
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)	8,146.57

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

Sign here:



Signature, Tax Collector or Designee

Escambia, Florida

Date May 18th, 2023

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

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.	Total Paid (Lines 8-13)
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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>01/03/2024</u>	

INSTRUCTIONS + 18.75

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.

BEG AT SW COR OF SEC N 01 DEG 45 MIN 57 SEC W ALG W LI OF SEC 1003 83/100 FT FOR POB CONT N 01 DEG 45 MIN 57 SEC W 385 18/100 FT TO NW COR OF SW 1/4 O F SW 1/4 N 88 DEG 25 MIN 45 SEC E 339 84/100 FT S 01 DEG 45 MIN 57 SEC E 385 18/100 FT S 88 DEG 25 M IN 45 SEC W 339 86/100 FT TO POB OR 6366 P 237

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300471

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JAMES W WALLS
1612 SW 28TH AVE
FORT LAUDERDALE, FL 33312,

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
09-1635-100	2016/4673	06-01-2016	BEG AT SW COR OF SEC N 01 DEG 45 MIN 57 SEC W ALG W LI OF SEC 1003 83/100 FT FOR POB CONT N 01 DEG 45 MIN 57 SEC W 385 18/100 FT TO NW COR OF SW 1/4 O F SW 1/4 N 88 DEG 25 MIN 45 SEC E 339 84/100 FT S 01 DEG 45 MIN 57 SEC E 385 18/100 FT S 88 DEG 25 M IN 45 SEC W 339 86/100 FT TO POB OR 6366 P 237

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

JAMES W WALLS
1612 SW 28TH AVE
FORT LAUDERDALE, FL 33312

05-09-2023
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

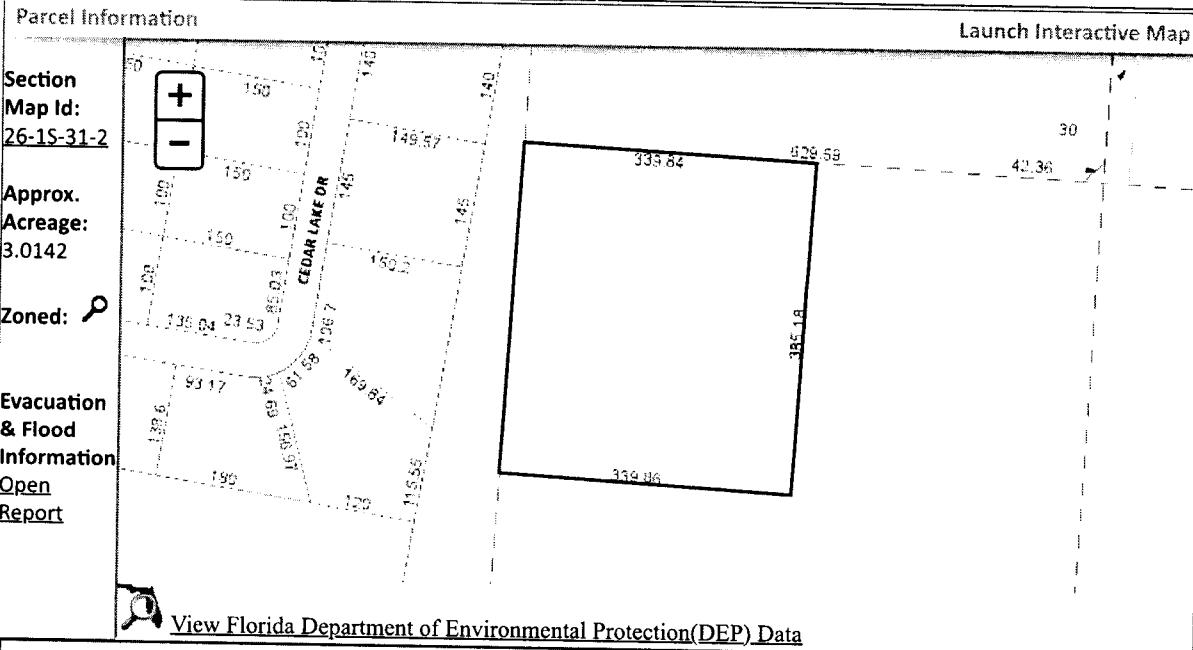
◀ Nav. Mode Account Parcel ID ▶

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	261S313200002002	Year	Land	Imprv	Total	Cap Val
Account:	091635100	2022	\$34,200	\$0	\$34,200	\$34,200
Owners:	GGH 17 LLC	2021	\$34,200	\$0	\$34,200	\$34,200
Mail:	18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160	2020	\$34,200	\$0	\$34,200	\$34,200
Situs:	BANKHEAD DR OFF OF 32526	Disclaimer				
Use Code:	NON-AG ACREAGE	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Sales Data						2022 Certified Roll Exemptions
Sale Date Book Page Value Type						Official Records (New Window)
08/04/2008 6366 237 \$3,300 TD						
10/2001 4789 669 \$34,000 WD						
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						
						Legal Description
						BEG AT SW COR OF SEC N 01 DEG 45 MIN 57 SEC W ALG W LI OF SEC 1003 83/100 FT FOR POB CONT N 01 DEG 45 MIN 57 SEC W...
						Extra Features
						None


[Buildings](#)
[Images](#)
[None](#)

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:05/18/2023 (tc.4059)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JAMES W WALLS holder of Tax Certificate No. 04673, issued the 1st day of June, A.D., 2016 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:

**BEG AT SW COR OF SEC N 01 DEG 45 MIN 57 SEC W ALG W LI OF SEC 1003 83/100 FT FOR POB
CONT N 01 DEG 45 MIN 57 SEC W 385 18/100 FT TO NW COR OF SW 1/4 OF SW 1/4 N 88 DEG 25
MIN 45 SEC E 339 84/100 FT S 01 DEG 45 MIN 57 SEC E 385 18/100 FT S 88 DEG 25 MIN 45 SEC W
339 86/100 FT TO POB OR 6366 P 237**

SECTION 26, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091635100 (0124-03)

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

GGH 17 LLC

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 January, which is the 3rd day of January 2024.

Dated this 23rd day of May 2023.

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



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 #: 09-1635-100 CERTIFICATE #: 2016-4673

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

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

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

Period Searched: October 5, 2003 to and including October 5, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: October 13, 2023

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

October 13, 2023
Tax Account #: **09-1635-100**

1. The Grantee(s) of the last deed(s) of record is/are: **GGH 17 LLC**

By Virtue of Tax Deed recorded 8/18/2008 in OR 6366/237

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Judgment in favor of Escambia County recorded 5/15/2008 OR 6327/1843**
 - b. **Judgment in favor of Capital One Bank a corporation fka Capital One FSB recorded 7/25/2008 OR 6357/1169**
4. Taxes:

Taxes for the year(s) 2015-2022 are delinquent.

Tax Account #: 09-1635-100

Assessed Value: \$34,200.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: JAN 3, 2024

TAX ACCOUNT #: 09-1635-100

CERTIFICATE #: 2016-4673

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

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2022 tax year.

GGH 17 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

ESCAMBIA COUNTY
221 PALAFOX PLACE SUITE 430
PENSACOLA, FL 32502

CAPITAL ONE BANK A CORPORATION
FKA CAPITAL ONE FSB
15000 CAPITAL ONE DRIVE
RICHMOND, VA 23238

Certified and delivered to Escambia County Tax Collector, this 13th day of October, 2023.

PERDIDO TITLE & ABSTRACT, INC.

Michael A. Campbell

BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT

October 13, 2023
Tax Account #:09-1635-100

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT SW COR OF SEC N 01 DEG 45 MIN 57 SEC W ALG W LI OF SEC 1003 83/100 FT FOR
POB CONT N 01 DEG 45 MIN 57 SEC W 385 18/100 FT TO NW COR OF SW 1/4 OF SW 1/4 N 88
DEG 25 MIN 45 SEC E 339 84/100 FT S 01 DEG 45 MIN 57 SEC E 385 18/100 FT S 88 DEG 25 MIN 45
SEC W 339 86/100 FT TO POB OR 6366 P 237**

SECTION 26, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-1635-100(0124-03)

**ABSTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

This instrument was prepared by:
Ernie Lee Magaha, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

Tax Deed File No. 08-238
Property Identification No. 261S313200002002
Tax Account No. 091635100

TAX DEED

State of Florida
County of Escambia

The following Tax Sale Certificate Numbered 04827 issued on June 1, 2006 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 4th day of August 2008, offered for sale as required by law for cash to the highest bidder and was sold to: **GGH 17 LLC, 18305 BISCAYNE BLVD STE 400 AVENTURA FL 33160**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

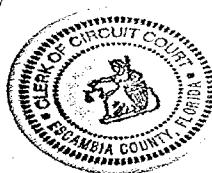
Now, on this 4th day of August 2008, in the County of Escambia, State of Florida, in consideration of the sum of (\$3,279.82) THREE THOUSAND TWO HUNDRED SEVENTY NINE AND 82/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

**BEG AT SW COR OF SEC N 01 DEG 45 MIN 57 SEC W ALG W LI OF SEC 1003 83/100 FT FOR
POB CONT N 01 DEG 45 MIN 57 SEC W 385 18/100 FT TO NW COR OF SW 1/4 OF SW 1/4 N 88
DEG 25 MIN 45 SEC E 339 84/100 FT S 01 DEG 45 MIN 57 SEC E 385 18/100 FT S 88 DEG 25 MIN
45 SEC W 339 86/100 FT TO POB OR 4789 P 669**

SECTION 26, TOWNSHIP 1 S, RANGE 31 W

Ernie Lee Magaha
ERNIE LEE MAGAHA, Clerk of the Circuit Court
Escambia County, Florida

John Sims
witness John Sims
Mylinda K. Johnson
witness Mylinda K. Johnson



State of Florida
County of Escambia

On this 4th day of August 2008, before me Mylinda K. Johnson personally appeared Ernie Lee Magaha, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

Ernie Lee Magaha, Clerk of the Circuit Court
Mylinda K. Johnson, Deputy Clerk



STATE OF FLORIDA
COUNTY OF ESCAMBIA

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 04827 of 2006

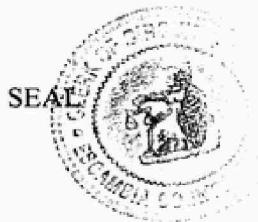
I, ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 3, 2008, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

KEITH HETHINGTON 497 N 70TH AVENUE PENSACOLA FL 32506	THOMPSON TRACTOR CO INC DBA THE CAT RENTAL STORE 2401 PINSON HWY BIRMINGHAM AL 35202
FLORIDA DEPT OF ENVIRONMENTAL PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399	

WITNESS my official seal this 3rd day of July 2008.

**ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT**

BY *John Sims*
John Sims
Deputy Clerk



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THE ESCAMBIA SUN-PRESS, LLC



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That SAUTERNES V LLC holder of Tax Certificate No. 04827, issued the 1st day of June, A.D., 2006 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:

BEG AT SW COR OF SEC N 01 DEG 45 MIN 57 SEC W ALG W LI OF SEC 1003 83/100 FT FOR POB CONT N 01 DEG 45 MIN 57 SEC W 385 18/100 FT TO NW COR OF SW 1/4 OF SW 1/4 N 88 DEG 25 MIN 45 SEC E 339 84/100 FT S 01 DEG 45 MIN 57 SEC E 385 18/100 FT S 88 DEG 25 SEC E 339 86/100 FT TO POB OR 4789 P 669 SECTION 26, TOWNSHIP 1 S, RANGE 31 W TAX ACCOUNT NUMBER 091635100

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 11:00 A.M. on the first Monday in the month of August, which is the 4th day of August 2008.

Dated this 3rd day of July 2008.

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 Mylinda K. Johnson 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.

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Mylinda K. Johnson
Deputy Clerk

caw-4w-7-3-10-17-24-2008

PUBLISHED WEEKLY SINCE 1948

(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared
Michael J. Driver

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a Notice in the matter of Sale

August 4th, 2008 Tax Cert #04827

in the Circuit Court
was published in said newspaper in the issues of July 3, 10, 17, 24 2008

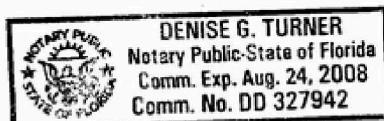
Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter 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 in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 24th
day of July A.D., 20 08

DENISE G. TURNER

NOTARY PUBLIC



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

ESCAMBIA COUNTY,

Plaintiff,

v.

KEITH A. HETHINGTON,
Defendant.

ERNIE LEE MAGAH
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2008 MAY -6 P 4:37

CIRCUIT CIVIL DIVISION
FILED & RECORDED

CASE NO.: 2006-CA-1097
DIVISION: J

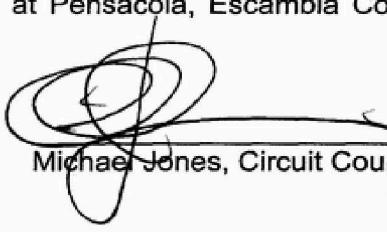
FINAL JUDGMENT FOR MONETARY AND INJUNCTIVE RELIEF

Pursuant to the settlement agreement reached between the parties,

IT IS ADJUDGED that Plaintiff, Escambia County, Florida, 221 Palafox Place, Suite 430, Pensacola, FL 32502, recover from Defendant, Keith A. Hethington, 497 North 70th Avenue, Pensacola, FL 32506, SSN No. [REDACTED] the sum of \$20,026.75 that shall bear interest at the rate of 11%, for which let execution issue.

IT IS FURTHER ADJUDGED that the order entered by the court on February 23, 2007, is hereby adopted and incorporated by reference as a judgment for permanent injunctive relief and Escambia County, through its officers, employees, and agents may enter the real property in accordance with the terms of the order which is attached to this final judgment as Exhibit 1.

DONE AND ORDERED in chambers at Pensacola, Escambia County, Florida, this 6th day of May, 2008.


Michael Jones, Circuit Court Judge

Copies furnished to:
✓ Charles V. Peppler, Esq., County Attorney's Office
✓ Jesse W. Rigby, Esq.

05/09/08 [Signature]

Case: 2006 CA 001097

00030413981

Dkt: CA1036 Pg#:

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

ESCAMBIA COUNTY,

COPY

Plaintiff,

v.

CASE NO: 2006 CA 001097
DIVISION: J

KEITH HETHINGTON,

Defendant.

ORDER

The County's Motion for Additional Temporary and Permanent Injunction came on for hearing before the Court on February 23, 2007.

Based on representations by counsel for the Parties, and counsels' statement of agreement as to the content of this Order, the Court finds that:

1. Defendant Hethington does not have either the equipment or financial resources to respond to or control a fire at the Bankhead Facility;

2. Pursuant to its police power, Escambia County has the right and duty to protect the public against the dangers of fire; and

3. In consideration of Mr. Hethington's inability to respond to or control fires at the Bankhead Facility, the actions authorized herein constitute a public purpose, which authorizes the expenditure of public funds.

NOW THEREFORE, it is ORDERED that Escambia County, and its officers, employees and agents, may enter the property described in Attachment "A" (the "Bankhead Facility"), for the following purposes:

{A0212472.DOC}

1. To respond to any active or on-going fire;
2. To enter onto the Bankhead Facility for the purpose of determining whether conditions at the Bankhead Facility may create a danger of fire; and
3. To take reasonable action deemed necessary by the County Administrator, or his designee, to protect adjoining property owners from the danger of fire, to include, without being limited to, the placement of additional fill dirt on the Bankhead Facility.

The Court reserves jurisdiction to determine whether, under the current pleadings, Escambia County is entitled to recover costs or damages from Mr. Hethington.

DONE AND ORDERED this 25 day of February 2007.

/S/ MICHAEL JONES

MICHAEL JONES
Judge of the Circuit Court

Conformed copies to:

Jesse W. Rigby, Esquire
✓ Fred H. Wagner, Assistant County Attorney

4250
238
248.50

OR BK 4789 PG 69
Escambia County 1-12
INSTRUMENT 2-19 6
DEED DOC STAMPS PD & ESC CO \$ 238.00
10/23/01 ERNIE LEE MURRAY, CLERK
By: Charles W. Heaton

This Document Prepared By and Returns to:

Gerald L. Brown
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, FL 32501
H1014 84634 awj

Parcel ID Number: 26-1S-31-3200-000-002

Grantor #1 TIN:

Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 18th day of October, 2001 A.D., Between Heaton Brothers Construction Company, Inc., a corporation existing under the laws of the State of Florida of the County of Escambia State of Florida, grantor, and Keith Hethington

whose address is: 497 N. 70th Avenue, Pensacola, FL 32506

of the County of Escambia State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of -----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Escambia State of Florida to wit:
See Exhibit "A" attached hereto and made a part hereof

There is expressly excepted from the warranties herein contained all easements and restrictions of record, if any, and ad valorem real property taxes for the year 2000 and subsequent years.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence: Heaton Brothers Construction Company, Inc.

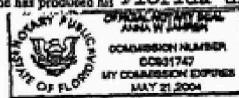
Printed Name: Anna S. Johnson By: Charles W. Heaton (Seal)
Witness Charles W. Heaton, President
P.O. Address: 5805 Saufley Field Rd., Pensacola, FL 32526

Printed Name: Unde A. Sonner
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF Escambia.

The foregoing instrument was acknowledged before me this 18th day of October, 2001 by Charles W. Heaton, President of Heaton Brothers Construction Company, Inc., a Florida Corporation, on behalf of the corporation he is personally known to me or he has produced his Florida driver's license as identification.



Printed Name: Anna S. Johnson
Notary Public
My Commission Expires:

H1014 84634 awj

Last Generated by O Display Systems, Inc., 3200 (800) 763-5555 Form FLWD-1

ATTACHMENT A

3K 4789 PG 670
Escambia County, Florida
INSTRUMENT 2001-895176

Exhibit "A"

DESCRIPTION (AS PREPARED BY SOUTHERN LAND CONCEPTS, INC.)
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 01°45'57" WEST ALONG THE WEST LINE OF
SECTION 26 A DISTANCE OF 1003.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE
TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
SAID SECTION 26; THENCE DEPARTING SAID WEST LINE GO NORTH 88°25'45" EAST ALONG THE
NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 339.84
FEET; THENCE GO SOUTH 01°45'57" EAST A DISTANCE OF 385.18 FEET; THENCE GO SOUTH
88°25'45" WEST A DISTANCE OF 339.86 FEET TO THE POINT OF BEGINNING; THE ABOVE
DESCRIBED PARCEL OF LAND CONTAINS 3.0 ACRES MORE OR LESS.

TOGETHER WITH A 20' WIDE STRIP OF LAND TO BE USED AS A EGRESS, INGRESS & UTILITY'S
EASEMENT

DESCRIPTION (INGRESS, EGRESS & UTILITY'S EASEMENT)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE
31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 01°45'57" WEST ALONG
THE WEST LINE OF SAID SECTION A DISTANCE OF 1389.00 FEET TO THE NORTHWEST
CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION
26; THENCE DEPARTING SAID WEST LINE GO NORTH 88°25'45" EAST ALONG THE
NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE
OF 339.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°25'45"
EAST A DISTANCE OF 349.40 FEET; THENCE GO SOUTH 01°45'57" EAST A DISTANCE
OF 20.00 FEET; THENCE GO SOUTH 88°25'45" WEST A DISTANCE 349.40 FEET;
THENCE GO NORTH 01°45'57" WEST A DISTANCE OF 20.00 FEET TO THE POINT OF
BEGINNING; THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.16 ACRES MORE OR
LESS.

TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2636,
PAGE 291.

RCD Oct 23, 2001 03:07 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-895176

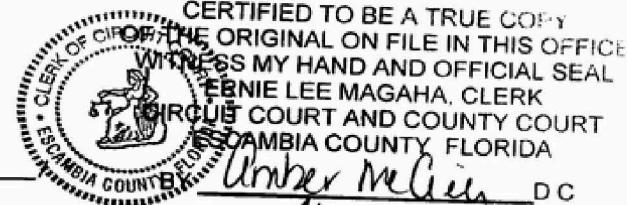
Recorded in Public Records 07/25/2008 at 04:15 PM OR Book 6357 Page 1169,
Instrument #2008056409, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 06/09/2008 at 11:27 AM OR Book 6338 Page 470,
Instrument #2008043674, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT
IN AND FOR ESCAMBIA
COUNTY, FLORIDA
CASE NUMBER: 08-SC-1603
DIVISION: V

CAPITAL ONE BANK, a corporation
f/k/a Capital One, F.S.B.
Plaintiff,
vs.
KEITH A HETHINGTON

Defendant(s).



FINAL JUDGMENT

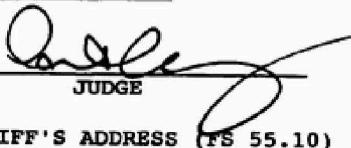
DATE

1/23/08

The Court finding the Defendant(s) is/are indebted to the Plaintiff in
the sum of \$2,041.57, it is:

ADJUDGED that the Plaintiff, CAPITAL ONE BANK, a corporation f/k/a Capital One, F.S.B.; recover from the Defendant(s), KEITH A HETHINGTON, the principal sum of \$2,041.57 and prejudgment interest of \$1,059.01 with costs of \$275.00, and attorneys fees of \$300.00 for a total of \$3,675.58 that shall bear interest at the rate of 11% per year, for all of the above let execution issue.

DONE AND ORDERED at PENSACOLA, ESCAMBIA County, Florida
this 30 day of June, 2008.


JUDGE

Copies furnished to:

BRAY & LUNSFORD, P.A.
Attorney for Plaintiff
P.O Box 53197
Jacksonville, FL 32201
904-355-9921

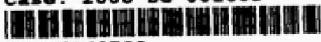
KEITH A HETHINGTON
SS# [REDACTED]
Defendant
497 N 70TH AVE
PENSACOLA, FL 32506

PLAINTIFF'S ADDRESS (FS 55.10)

CAPITAL ONE BANK, a corporation
f/k/a Capital One, F.S.B.
15000 CAPITAL ONE DRIVE
RICHMOND, VA 23238

COUNTY CIVIL DIVISION
FILED & RECORDED
2008 JUN - 3 P 3:35

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

Case: 2008 SC 001603

00056163782
dkt: CC1033 Pg#:

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 04673 of 2016

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 16, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

GGH 17 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

CAPITAL ONE BANK
FKA CAPITAL ONE FSB
15000 CAPITAL ONE DR
RICHMOND VA 23238

ESCAMBIA COUNTY / STATE OF FLORIDA
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

WITNESS my official seal this 16th day of November 2023.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 3, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JAMES W WALLS** holder of Tax Certificate No. 04673, issued the 1st day of **June, A.D., 2016** 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:

BEG AT SW COR OF SEC N 01 DEG 45 MIN 57 SEC W ALG W LI OF SEC 1003 83/100 FT FOR POB
CONT N 01 DEG 45 MIN 57 SEC W 385 18/100 FT TO NW COR OF SW 1/4 OF SW 1/4 N 88 DEG 25
MIN 45 SEC E 339 84/100 FT S 01 DEG 45 MIN 57 SEC E 385 18/100 FT S 88 DEG 25 MIN 45 SEC W
339 86/100 FT TO POB OR 6366 P 237

SECTION 26, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091635100 (0124-03)

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

GGH 17 LLC

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 January, which is the **3rd day of January 2024**.

Dated this 16th day of November 2023.

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

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Personal Services:

GGH 17 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

GGH 17 LLC [0124-03]
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

9171 9690 0935 0129 1338 91

CAPITAL ONE BANK [0124-03]
FKA CAPITAL ONE FSB
15000 CAPITAL ONE DR
RICHMOND VA 23238

9171 9690 0935 0129 1338 84

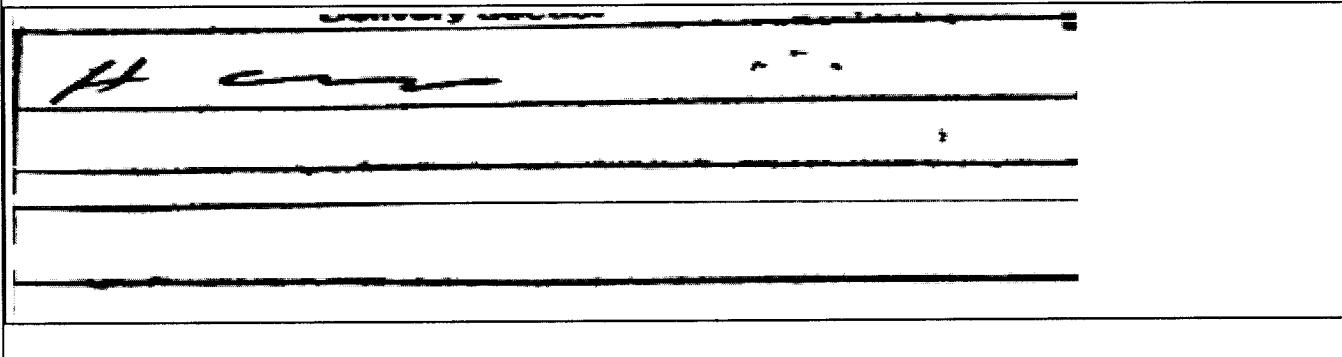
✓ delivered

ESCAMBIA COUNTY / STATE OF
FLORIDA [0124-03]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

Status History ?

Tracking Number Information			
Meter:	31219251	Mailing Date:	11/29/23 09:32 AM
Tracking Number:	9171969009350129133891	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	33160
Service:	ERR	City:	MIAMI
Value	\$0.630	State:	FL

[Proof of Delivery](#)



Status Details		Status
▼ Status Date	Status	
Mon, 12/04/23, 01:52:00 PM	OK : Delivered	
Sat, 12/02/23, 09:35:00 AM	Delayed: Business Closed	
Sat, 12/02/23, 09:13:00 AM	Out for Delivery	



Miami-Dade Police Department

Court Services Section

Stephanie V. Daniels
Director



0124-03

Case Number
091635100

GGH 17 LLC (et al.) vs. GGH 17 LLC

RETURN OF SERVICE

TAX NOTICE

12/1/23 12:30 pm	Served - Posted Tax Notice	SERVED	GGH 17 LLC
------------------	----------------------------	--------	------------

11/28/2023 Came this day into hand of the Sheriff

12/01/2023 12:30 PM - SERVED THE TAX NOTICE UPON GGH 17 LLC BY POSTING A COPY AT 18305 BISCAYNE BLVD, STE 400, AVEN TURA, FL 33160 PER FLA. STAT. 197.522(2)(A). SERVICE AFFECTED BY: CSS1 CRISTINA SUAREZ #60219, DEPUTY SHERIFF OF MIAMI-DADE COUNTY, FL.

CRISTINA SUAREZ, CSS1, #60219

Escambia County Clerk of Court
Florida Clerk of Courts
P.O. Box 333
Pensacola, FL 32591

WARNING

SERVED 12/1/23
DATE 12/30pm
TIME C. Sharpe
BY Badge # 60219
MIAMI-DADE POLICE DEPARTMENT
OFFICE OF THE
METROPOLITAN SHERIFF
COURT SERVICES BUREAU
MIAMI-DADE COUNTY, FLORIDA

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A
LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **January 3, 2024**,
UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT
THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN
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Dated this 16th day of November 2023.

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Personal Services:

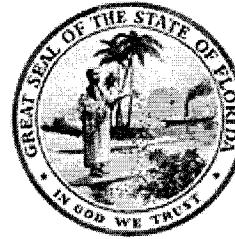
GGH 17 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
High Bid Tax Deed Sale

Cert # 004673 of 2016 Date 1/3/2024

Name SHANE WILLIS

Cash Summary

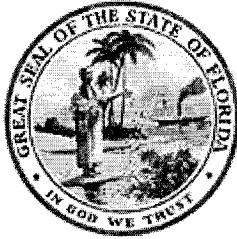
Cash Deposit	\$505.00
Total Check	\$9,708.20
Grand Total	\$10,213.20

Purchase Price (high bid amount)	\$10,100.00	Total Check	\$9,708.20
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$70.70	Adv Doc. Stamps	\$70.70
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$10,050.32	Postage	\$16.86
		Researcher Copies	\$0.00
- postage	\$16.86		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00	Clerk's Prep Fee	\$14.00
=Registry of Court	\$10,033.46	Registry of Court	\$10,033.46
Purchase Price (high bid)	\$10,100.00		
-Registry of Court	\$10,033.46	Overbid Amount	\$49.68
-advance recording (for mail certificate)	\$18.50		
-postage	\$16.86		
-Researcher Copies	\$0.00		
= Overbid Amount	\$49.68		

PAM CHILDERS
 Clerk of the Circuit Court

By: *[Signature]*
 Deputy Clerk

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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BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2016 TD 004673

Sold Date 1/3/2024

Name SHANE WILLIS

RegistryOfCourtT = TAXDEED	\$10,033.46
overbidamount = TAXDEED	\$49.68
PostageT = TD2	\$16.86
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$70.70
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2016	0101	CASE FILED 06/01/2016 CASE NUMBER 2016 TD 004673	
5/18/2023	TD83	TAX COLLECTOR CERTIFICATION	
5/18/2023	TD84	PA INFO	
5/18/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023038306	
5/24/2023	TD84	NOTICE OF TDA	
10/23/2023	TD82	PROPERTY INFORMATION REPORT	
11/17/2023	CheckMailed	CHECK PRINTED: CHECK # 900036295 -- REGISTRY CHECK	
11/29/2023	TD81	CERTIFICATE OF MAILING	
12/8/2023	CheckVoided	CHECK (CHECKID 131406) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
12/8/2023	CheckMailed	CHECK PRINTED: CHECK # 900036381 -- REGISTRY CHECK	
12/18/2023	TD84	CERT MAIL TRACKING	
12/20/2023	TD84	SHERIFF'S RETURN OF SERVICE	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/18/2023 12:19:43 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
5/18/2023 12:19:44 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
5/18/2023 12:19:42 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
5/18/2023 12:19:45 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/18/2023 12:21:25 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
-------------	---------------	---------------	-------------	-------------	--------------

5/18/2023 12:22:24 PM	2023038306	WALLS, JAMES	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
12/8/2023 11:27:11 AM	Check (outgoing)	101849506	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900036381 CLEARED ON 12/8/2023
11/17/2023 1:37:45 PM	Check (outgoing)	101844537	MIAMI-DADE COUNTY SHERIFF	ATTN: CIVIL DIVISION	40.00	900036295 CLEARED ON 11/17/2023
5/18/2023 12:22:24 PM	Deposit	101793697	WALLS, JAMES		320.00	Deposit
Deposited			Used		Balance	
320.00			8,440.00		-8,120.00	

68442

Shane Willis

\$10,100.00

Deposit

\$505.00

OC stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale.

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fees	Rec Fees	EA Fee	POPR Fee	Doc ** Stamps	Total Due	Certificate Number	Name On Title	Title Address
01/03/2024	2016 TD 00467 261S3														
01/03/2024	2016 TD 00310 172S3														

Case Number: 2016 TD 004673

Result Date: 01/03/2024

Title Information:

Name:

Address1:

Address2:

City:

State:

Zip:

Q ?

Page of 1

View 1 - 2 of 2

TOTALS: Items Count: 2 Balance: \$15,200.00 Clerk Fees: \$0.00 Rec Fees: \$85.00 Doc Stamps: \$112.00 Total Due: \$15,397.00



Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE - 01-03-2024 - TAX CERTIFICATE #'S 04673

in the CIRCUIT Court

was published in said newspaper in the issues of

NOVEMBER 30 & DECEMBER 7, 14, 21, 2023

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2023.12.21 10:09:29 -06'00'

PUBLISHER

Sworn to and subscribed before me this 21ST day of DECEMBER
A.D., 2023

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2023.12.21 10:18:26 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JAMES W WALLS holder of Tax Certificate No. 04673, issued the 1st day of June, A.D., 2016 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:

BEG AT SW COR OF SEC N 01 DEG 45
MIN 57 SEC W ALG W LI OF SEC 1003
83/100 FT FOR POB CONT N 01 DEG 45
MIN 57 SEC W 385 18/100 FT TO NW
COR OF SW 1/4 OF SW 1/4 N 88 DEG 25
MIN 45 SEC E 339 84/100 FT S 01 DEG
45 MIN 57 SEC E 385 18/100 FT S 88
DEG 25 MIN 45 SEC W 339 86/100 FT
TO POB OR 6366 P 237 SECTION 26,
TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091635100
(0124-03)

The assessment of the said property under the said certificate issued was in the name of GGH 17 LLC

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 January, which is the 3rd day of January 2024.

Dated this 22nd day of November 2023.

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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-11-30-12-07-14-21-2023

Tax Cert

Property Owner

Property Address

2016 TD 004673
GGH LLC

SOLD TO:

Shane Willis \$10,100.00

Amt Available to Disburse \$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

Post sale process:

Tax Deed Results Report to Tax Collector

Print Deed/Send to Admin for signature

Request check for recording fees/doc stamps

Request check for Clerk Registry fee/fee due clerk

Request check for Tax Collector fee (\$6.25 etc)

Request check for certificate holder refund/taxes & app fee

Request check for certificates issued to the inmate in the name of the inmate.

Print Final notices to all lienholders/owners

Request check for postage fees for final notices

Determine government liens of record/ amounts due

Record Tax Deed/Certificate of Mailing

Copy of Deed for file and to Tax Collector

Lien Information:

Notes:

NOT INCLUDED IN PIR REPORT

Recorded in Public Records 05/07/2008 at 12:06 PM OR Book 6324 Page 743,
Instrument #2008035087, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

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

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION,

Plaintiff,

vs.

Case No.: 2007 CA 477

KEITH A. HETHINGTON,

Defendant.

Ernie Lee Magaha
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST 2008035087 04/08/2008 at 04:20 PM
OFF REC BIC: 0311 PG: 484 - 487 Doc Type: FJ

1000 APR 2 P 251
1000 APR 2 P 251

FINAL JUDGMENT

THIS CAUSE having come before the Court on February 26, 2008, and the Court having
taken testimony, having heard the argument of the parties, and being otherwise advised,

IT IS HEREBY ADJUDGED:

1. Defendant Keith A. Hethington is liable for the violations alleged in Counts I and III of the Department's Amended Complaint and Petition for Enforcement.
2. Defendant allowed open burning of solid waste in violation of Section 403.161, Fla. Stat. and Chapters 62-701 and 62-256, Fla. Admin. Code.
3. Defendant has failed to construct a stormwater management system in violation of Section 373.430, Fla. Stat. and Chapter 62-25, Fla. Admin. Code.
4. Defendant has failed to close the Ambush Land Clearing Debris Disposal Facility "Facility" within 180 days after final receipt of wastes, in violation of Section 403.161, Fla. Stat. and Rules 62-701.803(10) and 62-701.803(11), Fla. Admin. Code.

Case: 2007 CA 000477
00042360165
Dkt: CA1036 Pg#:

56

5. Defendant has failed to pay \$4,000.00 in penalties and \$1,000.00 in costs assessed in the Final Order, and has failed to complete any of the Corrective Actions required by the Final Order.

6. Section 403.141(1), Fla. Stat., authorizes the Court to impose civil penalties of not more than \$10,000 per day per violation. Additionally, Section 403.161(6), Fla. Stat., states “[i]t is the legislative intent that the civil penalties and criminal fines imposed by the court be of such amount as to ensure immediate and continued compliance....”

7. Plaintiff is not entitled to relief under Count II of the Department's Amended Complaint and Petition for Enforcement. The active life of the permit terminated on February 6, 2007, and therefore the alleged facility access control violations are not sanctionable.

WHEREFORE, IT IS HEREBY ORDERED that:

A. In accordance with the claims set forth in the Amended Complaint and Petition for Enforcement, the following relief is ORDERED:

1. A mandatory injunction is issued requiring Defendant Keith A. Hethington to close the Ambush Land Clearing Debris Disposal Facility in accordance with Rules 62-701.803(10) and 62-701.803(11), Fla. Admin. Code within 120 days of entry of this Judgment. Defendant shall place final cover on the facility, and shall seed or plant vegetative cover. Final cover shall consist of a 24-inch thick soil layer, the upper six inches of which shall be capable of supporting vegetation and shall be graded to eliminate ponding, promote drainage, and minimize erosion. The side slopes of all above-grade disposal areas shall be no greater than three feet horizontal to one foot vertical rise. Defendant shall notify the Department within 30 days after closing, covering, and seeding

the facility, as required by Rule 62-701.803(10). This time may be extended by the Court, upon motion by the Defendant, in order to effectuate the stormwater management plan.

2. A mandatory injunction is issued requiring Defendant Keith A. Hethington to develop a stormwater management plan and submit it to the Department's Northwest District Office for approval, with a copy to the Court and a copy to Escambia County, Stormwater Manager, Attention Doyle Butler, within 90 days of entry of this Judgment. The stormwater management plan shall conform to the requirements of Chapter 62-25, Fla. Admin Code. Defendant shall construct the stormwater management system within 90 days of Department approval of the stormwater management plan.

B. The Department is hereby granted site access to the Ambush Land Clearing Debris Disposal Facility, located south of Bankhead Road approximately $\frac{1}{4}$ mile west of the Bankhead Road and Blue Angel Parkway intersection in Escambia County, Florida to verify compliance with the terms of this Judgment.

C. Judgment is entered in favor of Plaintiff, State of Florida Department of Environmental Protection, located at 3900 Commonwealth Boulevard, Tallahassee, Florida, 32399, and against Defendant Keith A. Hethington, whose social security number is [REDACTED] and who resides at 497 North 70th Avenue, Pensacola, Florida, 32506, in the amount of \$12,500.00, for which let execution issue. This consists of \$1,000 in costs; \$4,000 in civil penalties awarded by Administrative Law Judge P. Michael Ruff in his Final Order of April 20, 2007; and \$7,500 in civil penalties awarded for the violation alleged in Count I of the Department's Amended Complaint and Petition for Enforcement. Payment shall be made by cashier's check or money order payable to the "State of Florida Department of Environmental Protection" and shall include the notations "Ecosystem Management and Restoration Trust Fund"

and "OGC# 06-0165" thereon. Payment shall be sent to the State of Florida Department of Environmental Protection, Northwest District, 160 Governmental Center, Pensacola, Florida 32502.

D. In addition to any other payments or penalties, the Department shall also be entitled to the payment of reasonable attorney's fees incurred by the Department to enforce any provision of this Judgment. Other than as stated in paragraph C, above, of this Judgment. Otherwise, each party shall bear its own costs, expenses, and attorney's fees.

E. The Court retains jurisdiction of this case to enter further orders that are proper, and to enforce this Judgment by contempt or other appropriate sanctions.

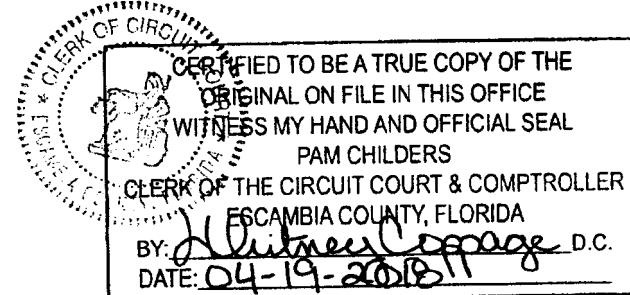
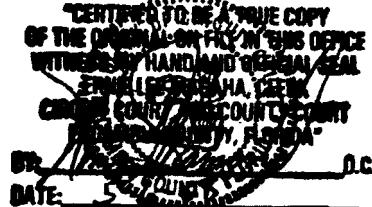
DONE AND ORDERED in Escambia County, Florida on this 2 day of April, 2008.


Honorable Michael T. Jones
Circuit Court Judge

Copies furnished to:

No. Karen Bishop, for Plaintiff
Copies William J. Dunaway and Jesse W. Rigby, for Defendant

04-04-08



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

ESCAMBIA COUNTY,

Plaintiff,

v.

KEITH A. HETHINGTON,

Defendant.

ERNE LEE MAGAH
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2008 MAY -6 P 4:37

CIRCUIT CIVIL DIVISION
FILED & RECORDED

CASE NO.: 2006-CA-1097
DIVISION: J

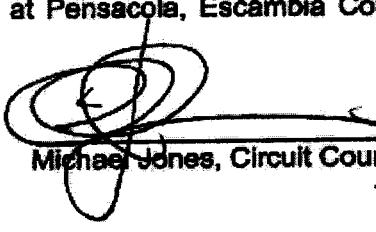
FINAL JUDGMENT FOR MONETARY AND INJUNCTIVE RELIEF

Pursuant to the settlement agreement reached between the parties,

IT IS ADJUDGED that Plaintiff, Escambia County, Florida, 221 Palafox Place, Suite 430, Pensacola, FL 32502, recover from Defendant, Keith A. Hethington, 497 North 70th Avenue, Pensacola, FL 32506, SSN No. [REDACTED], the sum of \$20,026.75 that shall bear interest at the rate of 11%, for which let execution issue.

IT IS FURTHER ADJUDGED that the order entered by the court on February 23, 2007, is hereby adopted and incorporated by reference as a judgment for permanent injunctive relief and Escambia County, through its officers, employees, and agents may enter the real property in accordance with the terms of the order which is attached to this final judgment as Exhibit 1.

DONE AND ORDERED in chambers at Pensacola, Escambia County, Florida, this 6th day of May, 2008.


Michael Jones, Circuit Court Judge

Copies furnished to:
✓ Charles V. Peppler, Esq., County Attorney's Office
✓ Jesse W. Rigby, Esq.

05/09/08 [Signature]

Case: 2006 CA 001097
00030413981
Dkt: CA1036 Pg#:

5
44

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

COPY

ESCAMBIA COUNTY,

Plaintiff,

v.

KEITH HETHINGTON,

Defendant.

CASE NO: 2006 CA 001097
DIVISION: J

ORDER

The County's Motion for Additional Temporary and Permanent Injunction came on for hearing before the Court on February 23, 2007.

Based on representations by counsel for the Parties, and counsels' statement of agreement as to the content of this Order, the Court finds that:

1. Defendant Hethington does not have either the equipment or financial resources to respond to or control a fire at the Bankhead Facility;

2. Pursuant to its police power, Escambia County has the right and duty to protect the public against the dangers of fire; and

3. In consideration of Mr. Hethington's inability to respond to or control fires at the Bankhead Facility, the actions authorized herein constitute a public purpose, which authorizes the expenditure of public funds.

NOW THEREFORE, it is ORDERED that Escambia County, and its officers, employees and agents, may enter the property described in Attachment "A" (the "Bankhead Facility"), for the following purposes:

(A0212472.DOC)

1. To respond to any active or on-going fire;
2. To enter onto the Bankhead Facility for the purpose of determining whether conditions at the Bankhead Facility may create a danger of fire; and
3. To take reasonable action deemed necessary by the County Administrator, or his designee, to protect adjoining property owners from the danger of fire, to include, without being limited to, the placement of additional fill dirt on the Bankhead Facility.

The Court reserves jurisdiction to determine whether, under the current pleadings, Escambia County is entitled to recover costs or damages from Mr. Hethington.

DONE AND ORDERED this 23 day of February 2007.

/s/ MICHAEL JONES

MICHAEL JONES
Judge of the Circuit Court

Conformed copies to:

Jesse W. Rigby, Esquire
Fred H. Wagner, Assistant County Attorney

(A0212472.DOC)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024001506 1/9/2024 10:13 AM
OFF REC BK: 9088 PG: 1782 Doc Type: COM
Recording \$18.50

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 04673 of 2016

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 16, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

GGH 17 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

CAPITAL ONE BANK
FKA CAPITAL ONE FSB
15000 CAPITAL ONE DR
RICHMOND VA 23238

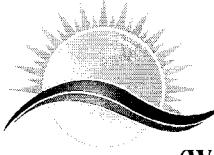
ESCAMBIA COUNTY / STATE OF FLORIDA
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

WITNESS my official seal this 16th day of November 2023.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE in the matter of TAX DEED SALE

DATE - 01-03-2024 - TAX CERTIFICATE #'S 04673

in the CIRCUIT Court

was published in said newspaper in the issues of

NOVEMBER 30 & DECEMBER 7, 14, 21, 2023

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2023.12.21 10:09:29 -0600'

PUBLISHER

Sworn to and subscribed before me this 21ST day of DECEMBER
A.D., 2023

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD579360064AAE, cn=Heather Tuttle
Date: 2023.12.21 10:18:26 -0600'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN, That JAMES W WALLS holder of Tax Certificate No. 04673, issued the 1st day of June, A.D., 2016 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:

BEG AT SW COR OF SEC N 01 DEG 45
MIN 57 SEC W ALG W LI OF SEC 1003
83/100 FT FOR POB CONT N 01 DEG 45
MIN 57 SEC W 385 18/100 FT TO NW
COR OF SW 1/4 OF SW 1/4 N 88 DEG 25
MIN 45 SEC E 339 84/100 FT S 01 DEG
45 MIN 57 SEC E 385 18/100 FT S 88
DEG 25 MIN 45 SEC W 339 86/100 FT
TO POB OR 6366 P 237 SECTION 26,
TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091635100
(0124-03)

The assessment of the said property under the said certificate issued was in the name of GGH 17 LLC

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 January, which is the 3rd day of January 2024.

Dated this 22nd day of November 2023.

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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-11-30-12-07-14-21-2023

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024001507 1/9/2024 10:13 AM
OFF REC BK: 9088 PG: 1784 Doc Type: TXD
Recording \$10.00 Deed Stamps \$70.70

Tax deed file number 0124-03

Parcel ID number 261S313200002002

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 04673 issued on June 1, 2016 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 3rd day of January 2024, the land was offered for sale. It was sold to **Shane Willis**, 2172 W 9 Mile Rd, #245 Pensacola FL 32534, who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: BEG AT SW COR OF SEC N 01 DEG 45 MIN 57 SEC W ALG W LI OF SEC 1003 83/100 FT FOR POB CONT N 01 DEG 45 MIN 57 SEC W 385 18/100 FT TO NW COR OF SW 1/4 OF SW 1/4 N 88 DEG 25 MIN 45 SEC E 339 84/100 FT S 01 DEG 45 MIN 57 SEC E 385 18/100 FT S 88 DEG 25 MIN 45 SEC W 339 86/100 FT TO POB OR 6366 P 237 SECTION 26, TOWNSHIP 1 S, RANGE 31 W

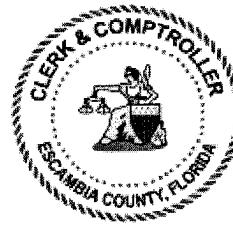
**** Property previously assessed to: GGH 17 LLC**

On 3rd day of January 2024, in Escambia County, Florida, for the sum of (\$10,100.00) TEN THOUSAND ONE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

Mylinda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502

Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502

Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida



On this 3rd day of January, 2024, before me personally appeared Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

Emily Hogg
Emily Hogg



Emily Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida