



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

0921-52

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Sep 25, 2020
Property description	GIANNOTTI LINDA D 1010 DEASON ST PENSACOLA, FL 32505 5613 PIPELINE RD 04-1883-300 BEG AT NW COR OF SEC E ALG N LI OF SEC 3905 16/100 FT 87 DEG 50 MIN RIGHT 831 FT TO S R/W LINE OF 66 (Full legal attached.)	Certificate #	2018 / 1813
		Date certificate issued	06/01/2018

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)
# 2018/1813	06/01/2018	819.54	40.98	860.52
→Part 2: Total*				860.52

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)
# 2020/1888	06/01/2020	944.62	6.25	47.23	998.10
# 2019/1772	06/01/2019	920.76	6.25	46.04	973.05
Part 3: Total*					1,971.15

Part 4: Tax Collector Certified Amounts (Lines 1-7)	
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,831.67
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	3,206.67

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: *Aoun Mustain* Escambia, Florida
 Signature, Tax Collector or Designee Date October 5th, 2020

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: _____ Date of sale <u>09-07-2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 6.25

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 NW COR OF SEC E ALG N LI OF SEC 3905 16/100 FT 87 DEG 50 MIN RIGHT 831 FT TO S R/W LINE OF 66 FT R/W 87 DEG 33 MIN LEFT AND ALG SD R/W 854 11/100 FT 87 DEG 33 MIN RIGHT 152 42/100 FT TO N LINE OF PATE PROPERTY IN OR 280 P 525 87 DEG 33 MIN LEFT AND ALG N LINE OF SD PROPERTY 290 67/100 FT 87 DEG 33 MIN RIGHT 86 FT FOR POB 89 DEG 33 MIN LEFT 200 FT TO W R/W LINE OF UNITED GAS CO 30 FT R/W 87 DEG 33 MIN RIGHT AN ALG SD W R/W LINE 100 FT 87 DEG 33 MIN RIGHT AND PARALLEL TO CO RD 200 FT 87 DEG 33 MIN RT 100 FT TO POB OR 1143/1202 P 704/793 OR 3185 P 142 OR 7587 P 313

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000754

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,

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
04-1883-300	2018/1813	06-01-2018	BEG AT NW COR OF SEC E ALG N LI OF SEC 3905 16/100 FT 87 DEG 50 MIN RIGHT 831 FT TO S R/W LINE OF 66 FT R/W 87 DEG 33 MIN LEFT AND ALG SD R/W 854 11/100 FT 87 DEG 33 MIN RIGHT 152 42/100 FT TO N LINE OF PATE PROPERTY IN OR 280 P 525 87 DEG 33 MIN LEFT AND ALG N LINE OF SD PROPERTY 290 67/100 FT 87 DEG 33 MIN RIGHT 86 FT FOR POB 89 DEG 33 MIN LEFT 200 FT TO W R/W LINE OF UNITED GAS CO 30 FT R/W 87 DEG 33 MIN RIGHT AN ALG SD W R/W LINE 100 FT 87 DEG 33 MIN RIGHT AND PARALLEL TO CO RD 200 FT 87 DEG 33 MIN RT 100 FT TO POB OR 1143/1202 P 704/793 OR 3185 P 142 OR 7587 P 313

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
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

09-25-2020
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List

← Navigate Mode Account Reference →

[Printer Friendly Version](#)

General Information

Reference: 441S302000000038
Account: 041883300
Owners: GIANNOTTI LINDA D
Mail: 1010 DEASON ST
 PENSACOLA, FL 32505
Situs: 5613 PIPELINE RD 32505
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2020	\$15,295	\$38,854	\$54,149	\$54,149
2019	\$15,295	\$36,264	\$51,559	\$51,559
2018	\$15,295	\$33,672	\$48,967	\$48,967

[Disclaimer](#)

[Market Value Breakdown Letter](#)

[Tax Estimator](#)

[File for New Homestead Exemption Online](#)

[Report Storm Damage](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/08/2016	7587	313	\$100	OT	View Instr
05/1992	3185	142	\$15,000	WD	View Instr
01/1976	1039	987	\$7,100	SC	View Instr
01/1966	282	253	\$1,500	WD	View Instr
01/1909	1143	704	\$3,000	QC	View Instr

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

2020 Certified Roll Exemptions

None

Legal Description

BEG AT NW COR OF SEC E ALG N LI OF SEC 3905
 16/100 FT 87 DEG 50 MIN RIGHT 831 FT TO S R/W
 LINE OF 66 FT R/W 87 DEG...

Extra Features

None

Parcel Information [Launch Interactive Map](#)

Section Map Id: 44-1S-30-1

Approx. Acreage: 0.4591

Zoned: HDMU

Evacuation & Flood Information
[Open Report](#)

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

Buildings

Address: 5613 PIPELINE RD, Year Built: 1945, Effective Year: 1960, PA Building ID#: 68471

Structural Elements

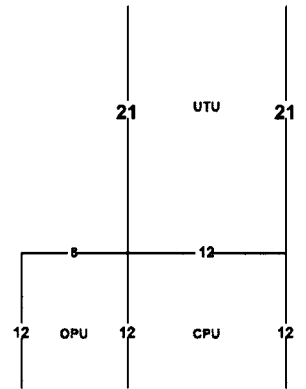
DECOR/MILLWORK-BELOW AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-SIDING-SHT.AVG.
 FLOOR COVER-HARDWOOD/PARQET
 FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-HEAT W/DUCTS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1584 Total SF
BASE AREA - 1092
CARPORT UNF - 144
OPEN PORCH UNF - 96
UTILITY UNF - 252

33

BAS



Images



3/6/19

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: 10/14/2020 (tc.4191)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01813**, issued the **1st day of June, A.D., 2018** 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 NW COR OF SEC E ALG N LI OF SEC 3905 16/100 FT 87 DEG 50 MIN RIGHT 831 FT TO S R/W LINE OF 66 FT R/W 87 DEG 33 MIN LEFT AND ALG SD R/W 854 11/100 FT 87 DEG 33 MIN RIGHT 152 42/100 FT TO N LINE OF PATE PROPERTY IN OR 280 P 525 87 DEG 33 MIN LEFT AND ALG N LINE OF SD PROPERTY 290 67/100 FT 87 DEG 33 MIN RIGHT 86 FT FOR POB 89 DEG 33 MIN LEFT 200 FT TO W R/W LINE OF UNITED GAS CO 30 FT R/W 87 DEG 33 MIN RIGHT AN ALG SD W R/W LINE 100 FT 87 DEG 33 MIN RIGHT AND PARALLEL TO CO RD 200 FT 87 DEG 33 MIN RT 100 FT TO POB OR 1143/1202 P 704/793 OR 3185 P 142 OR 7587 P 313

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041883300 (0921-52)

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

LINDA D GIANNOTTI

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 Tuesday in the month of September, which is the 7th day of September 2021.

Dated this 21st day of October 2020.

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

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8388, Page 1603, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01813, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 041883300 (0921-52)

DESCRIPTION OF PROPERTY:

BEG AT NW COR OF SEC E ALG N LI OF SEC 3905 16/100 FT 87 DEG 50 MIN RIGHT 831 FT TO S R/W LINE OF 66 FT R/W 87 DEG 33 MIN LEFT AND ALG SD R/W 854 11/100 FT 87 DEG 33 MIN RIGHT 152 42/100 FT TO N LINE OF PATE PROPERTY IN OR 280 P 525 87 DEG 33 MIN LEFT AND ALG N LINE OF SD PROPERTY 290 67/100 FT 87 DEG 33 MIN RIGHT 86 FT FOR POB 89 DEG 33 MIN LEFT 200 FT TO W R/W LINE OF UNITED GAS CO 30 FT R/W 87 DEG 33 MIN RIGHT AN ALG SD W R/W LINE 100 FT 87 DEG 33 MIN RIGHT AND PARALLEL TO CO RD 200 FT 87 DEG 33 MIN RT 100 FT TO POB OR 1143/1202 P 704/793 OR 3185 P 142 OR 7587 P 313

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: LINDA D GIANNOTTI

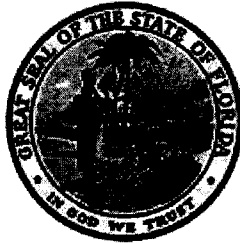
Dated this 29th day of January 2021.



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



**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: 041883300 Certificate Number: 001813 of 2018**

Payor: DANIEL MACK 5613 PIPELINE RD PENSACOLA, FL 32505 Date 01/29/2021

Clerk's Check # 1
 Tax Collector Check # 1

Clerk's Total	\$551.06	\$3580.34
Tax Collector's Total	\$3,790.12	
Postage	\$60.00	
Researcher Copies	\$0.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	\$4,418.18	\$3,597.34

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: *Whitney Coppage*
 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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**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 # 2018 TD 001813

Redeemed Date 01/29/2021

Name DANIEL MACK 5613 PIPELINE RD PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$551.06	\$ 3580.34
Due Tax Collector = TAXDEED	\$3790.12	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 041883300 Certificate Number: 001813 of 2018

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="09/25/2020"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="09/07/2021"/>	Redemption Date	<input type="text" value="01/29/2021"/> <input type="checkbox"/>
Months	12				4
Tax Collector	<input type="text" value="\$3,206.67"/>				<input type="text" value="\$3,206.67"/>
Tax Collector Interest	\$577.20				\$192.40
Tax Collector Fee	<input type="text" value="\$6.25"/>				<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,790.12				\$3,405.32 T.C.
Record TDA Notice	<input type="text" value="\$17.00"/>				<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>				<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>				<input type="text" value="\$120.00"/> -
Legal Advertisement	<input type="text" value="\$200.00"/>				<input type="text" value="\$200.00"/> -
App. Fee Interest	\$84.06				\$28.02
Total Clerk	\$551.06				\$495.02 C.H.
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>				<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>				<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>				<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>				<input type="text" value="\$0.00"/>
Total Redemption Amount	\$4,418.18				\$3,917.34 -120-200
		Repayment Overpayment Refund Amount			\$500.84 \$3,597.34
Book/Page	<input type="text" value="8388"/>				<input type="text" value="1603"/>



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 #: 04-1883-300 CERTIFICATE #: 2018-1813

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: June 21, 2001 to and including June 21, 2021 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: June 29, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 28, 2021

Tax Account #:04-1883-300

1. The Grantee(s) of the last deed(s) of record is/are: **LINDA D. GIANNOTTI A/K/A LINDA DAVIS GIANNOTTI F/K/A LINDA DIANE DAVIS**

By Virtue of Warranty Deed recorded 06/04/1992 – OR 3185/142, together with Death Certificate recorded 09/08/2016 – OR 7587/313

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. **Code Enforcement Lien in favor of in favor of Escambia County, Florida, recorded 07/06/2017 – OR 7740/885, together with Code Enforcement Lien recorded 12/14/2020 – OR 8422/1785**
- b. **Fire Protection MSBU Lien in favor of Escambia County, Florida, recorded 07/28/1999 – OR 4444/845**
- c. **Fire Protection MSBU Lien in favor of Escambia County, Florida, recorded 10/02/1998 – OR 4314/1536**
- d. **Judgment in favor of Cynthia B. Nasca and Michael A. Nasca recorded 1/22/2009 – OR 6417/569**

4. Taxes:

Taxes for the year(s) 2017-2020 are delinquent.

Tax Account #:04-1883-300

Assessed Value: \$54,149

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: SEPT 8, 2021

TAX ACCOUNT #: 04-1883-300

CERTIFICATE #: 2018-1813

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
 X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for 2020 tax year.

LINDA D. GIANNOTTI
AKA LINDA DAVIS GIANNOTTI
1010 DEASON ST
PENSACOLA, FL 32505

LINDA D. GIANNOTTI
5613 PIPELINE RD
PENSACOLA, FL 32505

LINDA DAVIS GIANNOTTI
22 PEN HAVEN DR
PENSACOLA, FL 32506

ESCAMBIA COUNTY
CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505

CYNTHIA B. NASCA
AND MICHAEL A. NASCA
2991 GREYSTONE DR.
PACE, FL 32571

LINDA DAVIS
2711 E. KINGSFIELD RD.
CANTONMENT, FL 32533

Certified and delivered to Escambia County Tax Collector, this 28th day of June, 2021.

PERDIDO TITLE & ABSTRACT, INC.



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

June 28, 2021

Tax Account #:04-1883-300

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NW COR OF SEC E ALG N LI OF SEC 3905 16/100 FT 87 DEG 50 MIN RIGHT 831 FT TO S
R/W LINE OF 66 FT R/W 87 DEG 33 MIN LEFT AND ALG SD R/W 854 11/100 FT 87 DEG 33 MIN
RIGHT 152 42/100 FT TO N LINE OF PATE PROPERTY IN OR 280 P 525 87 DEG 33 MIN LEFT
AND ALG N LINE OF SD PROPERTY 290 67/100 FT 87 DEG 33 MIN RIGHT 86 FT FOR POB 89
DEG 33 MIN LEFT 200 FT TO W R/W LINE OF UNITED GAS CO 30 FT R/W 87 DEG 33 MIN
RIGHT AN ALG SD W R/W LINE 100 FT 87 DEG 33 MIN RIGHT AND PARALLEL TO CO RD 200
FT 87 DEG 33 MIN RT 100 FT TO POB OR 1143/1202 P 704/793 OR 3185 P 142 OR 7587 P 313**

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-1883-300 (0921-52)

Prepared By: JULIE A. CUMMINGS
CHESSEA TITLE COMPANY
312 S. RAYMON ST. PENSACOLA, FL 32501 ✓
Incidental to the issuance of a title insurance policy.
File No.: T-59624-C
Parcel ID # 04-1883-300 / 44-1S-30-2000-000-038
Grantee(s) SS # ,

945
1000
90.00

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated May 27, 1992 by
RAYMOND PATE AND MAXIE LOU PATE, HUSBAND AND WIFE

whose post office address is
5536 SUN VALLEY DRIVE, PENSACOLA, FLORIDA 32505
hereinafter called the GRANTOR, to
JOSEPH L. GIANNOTTI and LINDA D. GIANNOTTI, husband and wife

whose post office address is
5613 Pipeline Road Pensacola, FL 32505
hereinafter called the GRANTEE:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the GRANTEE, all that certain land situate in ESCAMBIA County, Florida, viz:

* SEE ATTACHED Exhibit "A" to Warranty Deed *

D.S. PD. \$ 90.00
DATE 6-4-93
JCE A. FLOWERS, COMPTROLLER
BY: [Signature] D.C.
CERT. #59-2043328-27-01.

This Deed is given in fulfillment of that certain Contract for Deed recorded in Official Records Book 1039 at Page 987 of the Public Records.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1992 and subsequent years; and to all applicable zoning ordinances and/or restrictions and provisions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever.

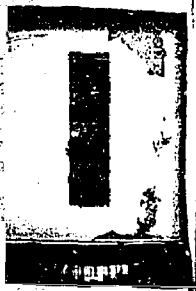
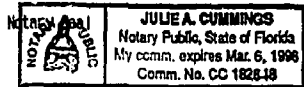
IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:
Signature: [Signature] RAYMOND PATE
Print Name: RAYMOND PATE
Signature: [Signature] MAXIE LOU PATE
Print Name: MAXIE LOU PATE
Signature: [Signature]
Print Name: PATRICIA A. SHEPPARD

State of Florida
County of ESCAMBIA
I am a notary public of the state of Florida, and my commission expires: MARCH 6, 1998
THE FOREGOING INSTRUMENT was acknowledged before me on May 27, 1992 by
RAYMOND PATE AND MAXIE LOU PATE, HUSBAND AND WIFE

who is personally known to me or who has produced DRIVERS LICENSE as identification and who DID NOT take an oath.
(type of identification) (did/did not)

Signature: [Signature]
Print Name: JULIE A. CUMMINGS Notary Public



Commencing at the Northwest corner of Section 44, Township 1 South, Range 30 West, Escambia County, Florida; thence East along the North line of said Section 44 for 3905.16 feet; thence 87°50' right for 831 feet to the South right of way line of 66-foot County Road; thence 87°33' left and along the South right of way line of said County Road for 854.11 feet; thence 87°33' right for 152.42 feet to the North line of Raymond Pate property, recorded in Official Records Book 280 at Page 525 of the Public Records of Escambia County, Florida, thence 87°33' left and along the North line of Raymond Pate property for 290.67 feet, thence 87°33' right for 86 feet to the Point of Beginning, thence 89°33' left for 200 feet to West right of way line of United Gas Company 30 foot right of way; thence 87°33' right and along the West right of way line of United Gas Company 30 foot right of way for 100 feet; thence 87°33' right and parallel to said 66-foot County Road for 200 feet; thence 87°33' right for 100 feet to the Point of Beginning.

IN BOOK 3056, PAGE 143
 FILED & RECORDED IN
 PUBLIC RECORDS OF
 ESCAMBIA COUNTY, FLORIDA
 JUN 4 4 21 PM '92
 JOE A. TAYLOR, CLERK
 ESCAMBIA COUNTY

982233

Recorded in Public Records 7/6/2017 2:18 PM OR Book 7740 Page 415,
Instrument #2017051488, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

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

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

VS.

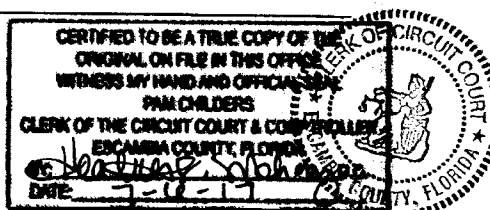
**CASE NO: CE#17-01-00306
LOCATION: 22 Pen Haven Dr
PR# 342S301151300004**

**Giannotti Linda Davis
1010 Deason St
Pensacola, FL 32505
RESPONDENT**

ORDER

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

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



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

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that RESPONDENT shall have until 7-27, 2017 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

- Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- Immediately cease burning and refrain from future burning
- Remove all refuse and dispose of legally and refrain from future littering
- Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- Obtain necessary permits or cease operations
- Acquire proper permits or remove sign(s)
- Other *X the trailer cannot regularly store as have the debris/walk trash on trailer at home*
- Other _____
- Other _____
- Other _____
- Other _____

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 25.00 per day, commencing July 28, 2017. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.


Costs in the amount of \$ 1,100 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

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

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

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

DONE AND ORDERED at Escambia County, Florida on the 27 day of June, 2017.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

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

ESCAMBIA COUNTY, FLORIDA

Case No: CE170100306
Location: 22 PEN HAVEN DR
PR #: 342S301151300004

vs.

GIANNOTTI, LINDA DAVIS
1010 DEASON ST
PENSACOLA, FL 32505

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

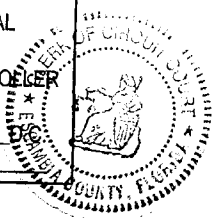
Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 6/27/2017.

Itemized Cost		
Daily fines	\$17,500.00	\$25.00 Per Day From: <u>07/28/2017</u> To: <u>06/28/2019</u>
Fines	\$0.00	
Court Cost	\$1,100.00	\$550
County Abatement Fees	\$0.00	
Administrative Costs	\$0.00	
Payments	\$0.00	
Total:	\$18,600.00	\$18,050

DONE AND ORDERED at Escambia County, Florida on Dec 8 2020

Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: H. Dupree Coppage
DATE: 12-14-2020



RCD Jul 28, 1999 12:22 pm
Escambia County, Florida

NOTICE OF LIEN

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-635612

STATE OF FLORIDA
COUNTY OF ESCAMBIA

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: GIANNOTTI JOSEPH L & LINDA D 5613 PIPELINE RD PENSACOLA FL 32505	ACCT.NO. 04 1883 300 000 AMOUNT \$35.20
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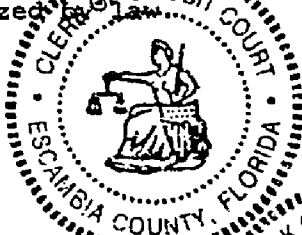
THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

BEG AT NW COR OF SEC E ALG
N LI OF SEC 3905 16/100
FT 87 DEG 50 MIN RIGHT 831
FT TO S R/W LINE OF 66 FT
R/W 87 DEG 33 MIN LEFT AND
ALG SD R/W 854 11/100 FT
PROP.NO. 44 1S 30 2000 000 038

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

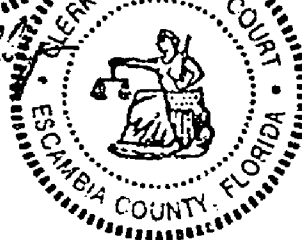
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to fore-close liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 73, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999



Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
M. M. MCBrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Deputy Clerk



OR BK 4314 P61536
Escambia County, Florida
INSTRUMENT 98-528502

NOTICE OF LIEN

RCD Oct 02, 1998 02:19:00
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-528502

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: GIANNOTTI JOSEPH L &
LINDA D
5613 PIPELINE RD
PENSACOLA FL 32505

ACCT.NO. 04 1883 300 000

AMOUNT \$243.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

BEG AT NW COR OF SEC E ALG
N LI OF SEC 3905 16/100
FT 87 DEG 50 MIN RIGHT 831
FT TO S R/W LINE OF 66 FT
R/W 87 DEG 33 MIN LEFT AND
ALG SD R/W 854 11/100 FT
PROP.NO. 44 1S 30 2000 000 038

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$243.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to fore-close liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

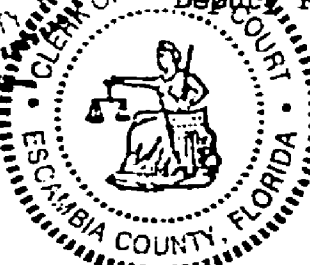


Ernie Lee Magaha
Clerk of the Circuit Court

Frank M. McCreary
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court

Barbara B. Donnelly
Deputy Clerk



IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY FLORIDA

ERNE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

CYNTHIA B. NASCA and
MICHAEL A. NASCA
2991 Greystone Dr.
Pace, FL 32571

2009 JAN 21 A 10:33

COUNTY CIVIL DIVISION
FILED & RECORDED
Plaintiffs,

vs.

Case No. 2008 SC 006641
Division 5

MELISSA MAJORS
2745 Monroe St.
Pensacola, FL 32514

JUDY WRIGHT
5733 Janet St.
Milton, FL 32570

LINDA DAVIS
2711 E. Kingsfield Rd.
Cantonment, FL 32533

Defendants.

FINAL JUDGMENT

At a final hearing in open court on January 15, 2009, the parties appeared representing themselves. Plaintiffs seek release of their daughter's competition funds held by defendants. Defendants refuse to release the funds because they terminated plaintiffs' daughter from the program and their by-laws enable them to keep any monies held on account if they terminate a child "for any reason" or if a child "exit[s] the group under any circumstances."

Plaintiffs employed defendants to instruct their child in baton twirling. For three years, the child received instruction and excelled. The purpose of the twirling group is to prepare and assist children for competitions and performances throughout the area. Since competing requires travel to locations outside the immediate area, the defendants provide a means for fund raising. The child is allowed to keep 60% of the funds raised. The program holds the child's funds in an account and disburses the money to the child's parents as reimbursement for entry fees and/or expenses traveling to competitions.

In February, 2008, defendants terminated plaintiffs' child from the program. At that time, the child had \$270.00 in her competition account. Although the child incurred expenses of \$250.00 for a competition, they refused to release the monies they were holding on her behalf.

Defendants rely on the "Santa Rosa and Escambia Twirlers Baton Team Rules" as their authorization to withhold the child's money. Rule 14 includes the sentence, ". . .Continual complaints voiced to other members of the group will be an obvious indication of your dissatisfaction and will result in dismissal from the program." However, they offer no testimony or other evidence that the plaintiffs violated this rule. They refer to hearsay accusations from an unknown source who allegedly attended a meeting at Pace High School and told them that plaintiffs said they would prefer an instructor other than defendants to coach the PHS twirlers.

Case: 2008 SC 006641



00004949108

Dkt: CC1033 Pg#: 2

It is undisputed that the plaintiffs' child was a member in good standing with defendants' program at all times up to and including the day she was terminated. In fact, she had signed up for another competition and continued her classes with defendants' program until defendants forced her to leave. It is undisputed that PHS was starting a new school activity for students in the form of a twirling squad. It is undisputed that defendants rely on a hearsay allegation that plaintiffs recommended a coach for PHS other than Ms. Majors as the reason they terminated the child. It is undisputed that the child did not "exit" the program; that is, leave by her own choice.

Because the defendants did not *prove* the termination by competent, admissible and credible evidence, the court can only conclude the child was wrongfully terminated. It is interesting to note that the defendants sent plaintiffs a letter explaining their actions in withholding the child's monies because they are "accountable to donors to use it for the purpose for which it was donated." Yet it is undisputed that plaintiffs sought release of the funds to cover competition expenses-the very *purpose for which it was donated*.

The defendants went to great lengths to assure the court that the children's fund raising activities and administration of the childrens' accounts was for the sole purpose of making sure each child's hard work in practicing and preparing for competition would not be in vain because they did not have the money to pay entry fees and/or travel to participate. Yet here, they refuse to release the child's funds which would have reimbursed her expenses for competition.

The By-Laws place a student on notice that the program will withhold any monies held in a student's competition account if that student voluntarily leaves the program. It also permits the program to withhold these monies if a student is terminated with cause...that is, for "any reason." The reason given by the defendants for this termination was "continual complaints voiced to other members of the group" and yet the defendant offered no evidence of any one complaint, let alone *continual* complaints. Therefore it is

ORDERED AND ADJUDGED that plaintiffs shall recover from defendants \$250.00 plus court costs of \$170.00 which shall accrue interest at the rate of 8% per annum for which let execution issue.

DONE AND ORDERED this 20th day of January 2009 in chambers, Pensacola, Escambia County, Florida.



County Judge

cc: Plaintiffs
Defendants