

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0521-35

513  
R. 07/19

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020
Property description	ROUNDHOUSE PROPERTIES LLC PO BOX 340 GULF BREEZE, FL 32562 2148 W DELANO ST LTS 98 THRU 103 HYER PLACE PB 1 P 92 OR 7719 P 474 SEC 8/9 T 2S R 30	Certificate #	2018 / 2346
		Date certificate issued	06/01/2018
		Deed application number	2000460
		Account number	05-2771-000

## 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)
# 2018/2346	06/01/2018	4,113.89	205.69	4,319.58
<b>→Part 2: Total*</b>				<b>4,319.58</b>

## 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)
# 2019/2225	06/01/2019	3,146.44	6.25	157.32	3,310.01
<b>Part 3: Total*</b>					<b>3,310.01</b>

## 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)	7,629.59
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,942.40
4. Property information report fee and Deed Application Recording and Release Fees	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.	
<b>Total Paid (Lines 1-6)</b>	<b>10,946.99</b>

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 County, Florida

Date May 12th, 2020

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	
19. Total amount to redeem	6.25
Sign here: _____ Date of sale <u>05/03/2021</u>	
Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

**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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000460

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
PLEASANT VALLEY CAPITAL LLC - 18  
US BANK % PLEASANT VALLEY CAPITAL LLC - 18  
PO BOX 645040  
CINCINNATI, OH 45264-5040,

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
05-2771-000	2018/2346	06-01-2018	LTS 98 THRU 103 HYER PLACE PB 1 P 92 OR 7719 P 474 SEC 8/9 T 2S R 30

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  
PLEASANT VALLEY CAPITAL LLC - 18  
US BANK % PLEASANT VALLEY CAPITAL LLC - 18  
PO BOX 645040  
CINCINNATI, OH 45264-5040

04-21-2020  
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](#)

<p><b>General Information</b></p> <p><b>Reference:</b> 092S301100000098  <b>Account:</b> 052771000  <b>Owners:</b> ROUNDHOUSE PROPERTIES LLC  <b>Mail:</b> PO BOX 340          GULF BREEZE, FL 32562  <b>Situs:</b> 2148 W DELANO ST 32505  <b>Use Code:</b> NIGHTCLUB/LOUNGE/BAR   <b>Taxing Authority:</b> COUNTY MSTU  <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a>          Tax Inquiry link courtesy of Scott Lunsford          Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>\$30,336</td> <td>\$148,925</td> <td>\$179,261</td> <td>\$179,261</td> </tr> <tr> <td>2018</td> <td>\$30,336</td> <td>\$144,130</td> <td>\$174,466</td> <td>\$174,466</td> </tr> <tr> <td>2017</td> <td>\$30,336</td> <td>\$201,928</td> <td>\$232,264</td> <td>\$232,264</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <hr/> <p style="text-align: center;"><b>Tax Estimator</b></p> <hr/> <p style="text-align: center;">&gt; <b><u>File for New Homestead Exemption Online</u></b></p>	Year	Land	Imprv	Total	Cap Val	2019	\$30,336	\$148,925	\$179,261	\$179,261	2018	\$30,336	\$144,130	\$174,466	\$174,466	2017	\$30,336	\$201,928	\$232,264	\$232,264
Year	Land	Imprv	Total	Cap Val																	
2019	\$30,336	\$148,925	\$179,261	\$179,261																	
2018	\$30,336	\$144,130	\$174,466	\$174,466																	
2017	\$30,336	\$201,928	\$232,264	\$232,264																	

<p><b>Sales Data</b></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>05/25/2017</td> <td>7719</td> <td>474</td> <td>\$160,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>12/2001</td> <td>4817</td> <td>1384</td> <td>\$326,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>03/2000</td> <td>4529</td> <td>877</td> <td>\$155,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>01/1966</td> <td>272</td> <td>263</td> <td>\$8,500</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers          Escambia County Clerk of the Circuit Court and          Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	05/25/2017	7719	474	\$160,000	WD	<a href="#">View Instr</a>	12/2001	4817	1384	\$326,000	WD	<a href="#">View Instr</a>	03/2000	4529	877	\$155,000	WD	<a href="#">View Instr</a>	01/1966	272	263	\$8,500	WD	<a href="#">View Instr</a>	<p><b>2019 Certified Roll Exemptions</b> None</p> <hr/> <p><b>Legal Description</b> LTS 98 THRU 103 HYER PLACE PB 1 P 92 OR 7719 P 474          SEC 8/9 T 2S R 30</p> <hr/> <p><b>Extra Features</b> ASPHALT PAVEMENT WOOD FENCE</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
05/25/2017	7719	474	\$160,000	WD	<a href="#">View Instr</a>																										
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01/1966	272	263	\$8,500	WD	<a href="#">View Instr</a>																										

**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:**  
09-2S-30-4

**Approx. Acreage:**  
1.0288

**Zoned:**   
HC/LI

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


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

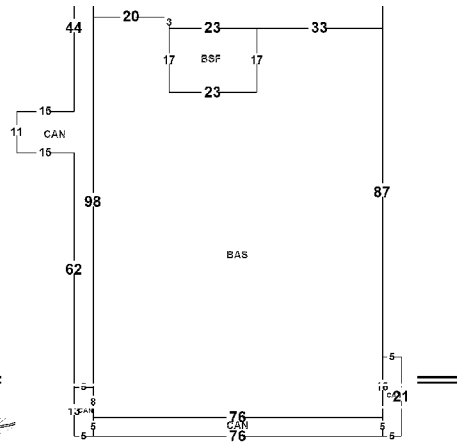
**Buildings**

Address: 2148 W DELANO ST, Year Built: 1971, Effective Year: 1980

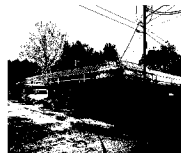
<p><b>Structural Elements</b></p> <p><b>DECOR/MILLWORK-AVERAGE</b>  <b>DWELLING UNITS-0</b>  <b>EXTERIOR WALL-STUCCO OV BLOCK</b>  <b>EXTERIOR WALL-CONCRETE BLOCK</b>  <b>FLOOR COVER-CARPET</b>  <b>FOUNDATION-SLAB ON GRADE</b></p>	
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**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-DECORAT**  
**NO. PLUMBING FIXTURES-15**  
**NO. STORIES-1**  
**ROOF COVER-BLT UP MTL/GYP**  
**ROOF FRAMING-RIGID FRAME/BAR**  
**STORY HEIGHT-10**  
**STRUCTURAL FRAME-MASONRY PIL/STL**

 Areas - 10800 Total SF
<b>BASE AREA - 7497</b>
<b>BASE SEMI FIN - 2003</b>
<b>CANOPY - 1300</b>



Images



1/3/20

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/14/2020 (tc.9787)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **PLEASANT VALLEY CAPITAL LLC - 18 US BANK** holder of **Tax Certificate No. 02346**, 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:

**LTS 98 THRU 103 HYER PLACE PB 1 P 92 OR 7719 P 474 SEC 8/9 T 2S R 30**

**SECTION 09, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 052771000 (0521-35)**

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

**ROUNDHOUSE PROPERTIES 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 Monday** in the month of **May**, which is the **3rd day of May 2021**.

Dated this 29th day of May 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



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

**Tax Deed - Redemption Calculator**

**Account: 052771000 Certificate Number: 002346 of 2018**

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/21/2020"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="05/03/2021"/>	Redemption Date	<input type="text" value="05/29/2020"/>
Months	13				1
Tax Collector	<input type="text" value="\$10,946.99"/>				<input type="text" value="\$10,946.99"/>
Tax Collector Interest	\$2,134.66				\$164.20
Tax Collector Fee	<input type="text" value="\$6.25"/>				<input type="text" value="\$6.25"/>
Total Tax Collector	\$13,087.90			\$11,117.44	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	\$91.07			\$7.01	
Total Clerk	\$558.07			\$474.01	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="\$40.00"/>			<input type="text" value="\$0.00"/>	
Total Redemption Amount	\$13,762.97			\$11,608.45	-120-200
		Repayment Overpayment Refund Amount		\$2,154.52	<u>\$11,288.45</u>
Book/Page	<input type="text"/>			<input type="text"/>	

**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: 052771000 Certificate Number: 002346 of 2018**

**Payor: ROUNDHOUSE PROPERTIES LLC PO BOX 340 GULF BREEZE, FL 32562      Date  
 05/29/2020**

Clerk's Check #            1207309335  
 Tax Collector Check #    1

Clerk's Total	<del>\$558.07</del>	\$11,271.45
Tax Collector's Total	<del>\$13,087.90</del>	
Postage	<del>\$60.00</del>	
Researcher Copies	\$0.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	<del>\$13,722.97</del>	
	\$11,288.45	

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: \$11,288.45  
 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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 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



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

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

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

**Case # 2018 TD 002346**

**Redeemed Date 05/29/2020**

**Name ROUNDHOUSE PROPERTIES LLC PO BOX 340 GULF BREEZE, FL 32562**

Clerk's Total = TAXDEED	<del>\$558.07</del>	\$11,271.45
Due Tax Collector = TAXDEED	<del>\$13,087.90</del>	
Postage = TD2	<del>\$60.00</del>	
ResearcherCopies = TD6	<del>\$0.00</del>	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

<b>Date</b>	<b>Docket</b>	<b>Desc</b>	<b>Amount Owed</b>	<b>Amount Due</b>	<b>Payee Name</b>
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8303, Page 1939, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02346, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **052771000 (0521-35)**

DESCRIPTION OF PROPERTY:

**LTS 98 THRU 103 HYER PLACE PB 1 P 92 OR 7719 P 474 SEC 8/9 T 2S R 30**

**SECTION 09, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: ROUNDHOUSE PROPERTIES LLC

Dated this 29th day of May 2020.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



# 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

**Part 1: Tax Deed Application Information**

Applicant Name Applicant Address	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020
Property description	ROUNDHOUSE PROPERTIES LLC PO BOX 340 GULF BREEZE, FL 32562 2148 W DELANO ST 05-2771-000 LTS 98 THRU 103 HYER PLACE PB 1 P 92 OR 7719 P 474 SEC 8/9 T 2S R 30	Certificate #	2018 / 2346
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7. <b>Total Paid (Lines 1-6)</b>	<b>10,946.99</b>

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: \_\_\_\_\_ Date August 25th, 2020  
Signature, Tax Collector or Designee Escambia, Florida

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
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15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
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Sign here: _____ Date of sale <u>05/03/2021</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**  
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**Part 3: Other Certificates Redeemed by Applicant (Other than County)**  
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**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

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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.



**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 #: 05-2771-000 CERTIFICATE #: 2018-2346

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: March 1, 2000 to and including February 12, 2021 Abstractor: LaChelle Floyd

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell". The signature is written in a cursive, flowing style.

Michael A. Campbell,  
As President

Dated: February 17, 2021

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

February 14, 2021

Tax Account #: 05-2771-000

1. The Grantee(s) of the last deed(s) of record is/are: **ROUNDHOUSE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY**

**By Virtue of Warranty Deed recorded 05/25/2017 – OR 7719/474**

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 Order recorded 08/26/2019- OR 8152/1959**

4. Taxes:

**Taxes for the year(s) 2017-2019 are delinquent.**

**Tax Account #: 05-2771-000**

**Assessed Value: \$180,222**

**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:** May, 3, 2021

**TAX ACCOUNT #:** 05-2771-000

**CERTIFICATE #:** 2018-2346

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.

**ROUNDHOUSE PROPERTIES, LLC**  
**PO BOX 340**  
**GULF BREEZE, FL 32562**

**ROUNDHOUSE PROPERTIES, LLC**  
**2148 W DELANO ST**  
**PENSACOLA, FL 32505**

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

Certified and delivered to Escambia County Tax Collector, this 15th day of February, 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**

**February 14, 2021**

**Tax Account #: 05-2771-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LTS 98 THRU 103 HYER PLACE PB 1 P 92 OR 7719 P 474 SEC 8/9 T 2S R 30**

**SECTION 09, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 05-2771-000 (0521-35)**



Prepared by and return to:  
Matthew C. Hoffman  
Carver Darden Koretzky Tessier Finn Blossman & Areaux, LLC  
801 W. Romana St., Suite A  
Pensacola, FL 32502  
850-266-2300  
File Number: 4893.43578

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this **25th** day of **May, 2017** between **4-2 Morrow, LLC, a Florida limited liability company**, whose post office address is 4400 Bayou Blvd., Suite 50, Pensacola, FL 32503 ("Grantor"), and **Roundhouse Properties, LLC, a Florida limited liability company**, whose post office address is P.O. Box 340, Gulf Breeze, FL 32562 ("Grantee"):

(Whenever 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, companies, trusts and trustees)

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

**Lots 98, 99, 100, 101, 102 and 103, Hyer Place, according to the Plat thereof, recorded in Plat Book 1, Page 92, of the Public Records of Escambia County, Florida**

**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** subject to taxes for the current year and later years and all valid easements and restrictions or record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And Grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

**4-2 Morrow, LLC,**  
A Florida limited liability company

By: [Signature]  
Roy Jones, Jr., Manager

[Signature]  
Witness Name: Matthew C. Hoffman

[Signature]  
Witness Name: Brittany Hammack

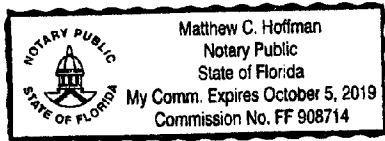
State of Florida

County of Escambia

The foregoing Warranty Deed was acknowledged, sworn to, and subscribed before me this 25th day of May, 2017 by Roy Jones, Jr., Manager of 4-2 Morrow, LLC, on behalf of the limited liability company. He  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public  
Printed Name: Matthew C. Hoffman



My Commission Expires: \_\_\_\_\_

Recorded in Public Records 8/26/2019 2:18 PM OR Book 8152 Page 1745,  
Instrument #2019074486, 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,

CASE NO: CE1902788Z  
LOCATION: 2148 W DELANO ST  
PR#: 092S30110000098

VS.

ROUNDHOUSE, PROPERTIES  
LLC  
PO BOX 340  
GULF BREEZE, FL 32562

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, T. MORTY MAEVOY  
as well as evidence submitted and after consideration of the appropriate sections of George  
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation Buchanan  
of the following Code of Ordinance(s) has occurred and continues.

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

- 
- 42-196 (d) Overgrowth

30-203 Unsafe Building; Described as  Main Structure  Accessory Building(s)  
 (a)  (b)  (c)  (d)  (e)  (f)  (g)  (h)  (i)  (j)  (k)  (l)  (m)  (n)  (o)  (p)  
 (q)  (r)  (s)  (t)  (u)  (v)  (w)  (x)  (y)  (z)  (aa)  (bb)  (cc)  (dd)

94-51 Obstruction of County Right-of-Way (ROW)

82-171 Mandatory Residential Waste Collection

82-15 Illegal Burning

82-5 Littering Prohibited

LDC Chapter 3 Commercial in residential and non-permitted use

LDC Chapter 2 Article 3 Land Disturbance without permits

LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign Row

LDC Sec 4-7.9 Outdoor Storage \_\_\_\_\_

Other LDC 3-2-11 HCLF

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT** shall have until 10-24, 2019 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

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

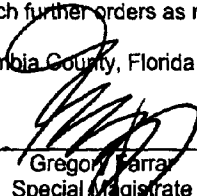
If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 30<sup>00</sup> per day, commencing Oct. 27, 2019. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU 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. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$ 235<sup>00</sup> are awarded in favor of Escambia County as the prevailing party against ROUNDHOUSE. PROPERTIES LLC.


This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec.162.09 (1), Fla. Stat., 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 20th day of August, 2019.

  
\_\_\_\_\_  
Gregorio Parra  
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  
  
*Pam Childers* D.C.  
08/20/2019