## **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

512 R. 12/16

Application Number: 2000460

To: Tax Collector of ES	CAMBIA COUNTY	_, Florida				
I, PLEASANT VALLEY CAPITAL US BANK % PLEASANT VALI PO BOX 645040 CINCINNATI, OH 45264-504 hold the listed tax certificate a	LEY CAPITAL LLC - 18	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			
<ul> <li>pay any current taxes, if due and</li> <li>redeem all outstanding tax certificates plus interest not in my possession, and</li> <li>pay all delinquent and omitted taxes, plus interest covering the property.</li> <li>pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.</li> </ul> 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 CAPIT US BANK % PLEASANT VA PO BOX 645040 CINCINNATI, OH 45264-5	ALLEY CAPITAL LLC - 18					
Applican	t's signature		<u>04-21-2020</u> Application Date			

8.	rt 5: Clerk of Court Certified Amounts (Lines 8-14)  Processing tax deed fee	T
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.		
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
Sign he		
	Signature, Clerk of Court or Designee Date of sale05/03/202	21

#### **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.

# CERTIFICATION OF TAX DEED APPLICATION Sections 197.502 and 197.542, Florida Statutes

513 R. 07/19

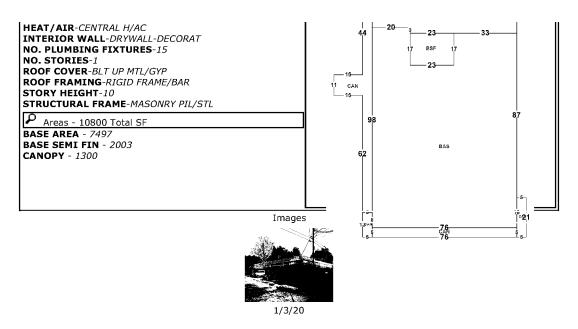
Part 1: Tax Deed								
Applicant Name Applicant Address	PO B	OX 645040 INNATI, OH	SANT VAL 45264-50	LEY CAPI 40	3 ITAL LLC - 18	Appl	ication date	Apr 21, 2020
Property description	ROUI PO B	NDHOUSE PE OX 340	ROPERTIE	SLLC		Certi	ficate #	2018 / 2346
	GULF	GULF BREEZE, FL 32562					certificate issued	06/01/2018
						Deed application number		2000460
Part 2: Certificate	96 Ow	nod by Ann	l!t - ·			Acco	unt number	05-2771-000
Part 2: Certificate Column 1	es Ow	Colum	ilcant and			Appli	cation	
Certificate Numbe	r	Date of Certifi	cate Sale		olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
		06/01/2	018 ————		4,113.89		205.69	4,319.5
D- 10 04 0							→Part 2: Total*	4,319.5
Part 3: Other Cer			ed by App	olicant (C	ther than Cou	ınty)		
Column 1 Certificate Number	Dat	olumn 2 e of Other ificate Sale	Face Ar	mn 3 mount of ertificate	Column 4 Tax Collector's F	ee	Column 5 Interest	Total (Column 3 + Column 4
<sup>‡</sup> 2019/2225	06	/01/2019		3,146.44	6	5.25	157.32	+ Column 5) 3,310.0
)							Part 3: Total*	3,310.0
Part 4: Tax Collect	ctor C	ertified Am	ounts (Li	nes 1-7)				
Cost of all certifi				and other	certificates rede (*To	emed otal of	by applicant Parts 2 + 3 above)	7,629.59
2. Delinquent taxe			nt ————					0.00
<ol> <li>Current taxes pa</li> </ol>								2,942.40
Property information report fee and Deed Application Recording and Release Fees						ase Fe	es	200.00
4. Property informa		e						175.00
5. Tax deed applica								
<ol> <li>Tax deed application</li> <li>Interest accrued</li> </ol>		collector unde	er s.197.54	2, F.S. (se	e Tax Collector	Instruc	tions, page 2)	0.00
<ol> <li>Property informa</li> <li>Tax deed application</li> <li>Interest accrued</li> </ol>		collector unde	er s.197.54	2, F.S. (se	e Tax Collector		tions, page 2)  Paid (Lines 1-6)	
<ul><li>5. Tax deed application</li><li>6. Interest accrued</li><li>7.</li></ul>	by tax	n is true and t	he fax cert	ificates int	erest property	Tota		10,946.99
<ul><li>5. Tax deed application</li><li>6. Interest accrued</li><li>7.</li><li>certify the above info</li></ul>	by tax	n is true and t	he fax cert	ificates int	erest property	<b>Tota</b>	Paid (Lines 1-6)	10,946.99 tax collector's fees



Real Estate Search Tangible Property Search Sale List

00000098 0 USE PROPERTI 40 EZE, FL 32562 ELANO ST 3250 B/LOUNGE/BAF ISTU Inquiry Window Scott Lunsford ctor  /alue Type 60,000 WD 626,000 WD 55,000 WD \$8,500 WD rtesy of Pam Circuit Court	Official Records (New Window) View Instr View Instr View Instr View Instr Childers	Assessments   Year   Land   Imprv   Total   Cap Var   2019   \$30,336   \$148,925   \$179,261   \$179,22018   \$30,336   \$144,130   \$174,466   \$174,42017   \$30,336   \$201,928   \$232,264   \$232,225     Disclaimer
60,000 WD 26,000 WD 55,000 WD \$8,500 WD rtesy of Pam C	Records (New Window) View Instr View Instr View Instr View Instr Liew Instr Liew Instr	2019 Certified Roll Exemptions None  Legal Description LTS 98 THRU 103 HYER PLACE PB 1 P 92 OR 7719 P 474 SEC 8/9 T 2S R 30  Extra Features ASPHALT PAVEMENT
		WOOD FENCE
		Launch Interactive N
Γ, Year Built: 19	Ві	onmental Protection(DEP) Data  uildings e Year: 1980
Τ. Α	<del>-</del>	B, Year Built: 1971, Effectiv GGE OV BLOCK

FOUNDATION-SLAB ON GRADE



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)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020043318 5/29/2020 4:40 PM
OFF REC BK: 8303 PG: 1939 Doc Type: TDN

## 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.

COUNTY

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** 

11,271.45

#### Case # 2018 TD 002346

**Redeemed Date** 05/29/2020

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

Clerk's Total = TAXDEED Due Tax Collector = TAXDEED Postage = TD2ResearcherCopies = TD6 \$0.00 Release TDA Notice (Recording) = RECORD2 \$10.00 Release TDA Notice (Prep Fee) = TD4 \$7.00

• For Office Use Only

**Amount Owed** Amount Due

Desc

Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets

Docket

Date

#### **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 05/29/2020

Clerk's Check #

1207309335

Tax Collector Check #

1

Clerk's Total

Tax Collector's Total

Postage

Researcher Copies

Recording

Prep Fee

Total Received

411,271.45

\$0.00

\$10.00

\$7.00

**PAM CHILDERS** Clerk of the Circuit Court

**Deputy Clerk** 

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



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

Tax Deed - Redemption Calculator Account: 052771000 Certificate Number: 002346 of 2018

Redemption No >	Application Date 04/21/2020	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
,	Auction Date 05/03/2021	Redemption Date 05/29/2020
Months	13	1
Tax Collector	\$10,946.99	\$10,946.99
Tax Collector Interest	\$2,134.66	\$164.20
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$13,087.90	\$11,117.44 T. C.
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$91.07	\$7.01
Total Clerk	\$558.07	\$474.01 C.H
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$13,762.97	\$11,608.45 -120-200
Book/Page	Repayment Overpayment Refund Amount	\$11,608.45 -120-200 \$2,154.52 #11,288.45

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020043322 5/29/2020 4:43 PM
OFF REC BK: 8303 PG: 1945 Doc Type: RTD

#### 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.

COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

Pai	t 5: Clerk of Court Certified Amounts (Lines 8-14)
8.	
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 I	nere:  Date of sale 05/03/2021  Signature, Clerk of Court or Designee

# INSTRUCTIONS 4 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.

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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.



## **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	Ann	lication Infor	motion		<del></del>			
- dit i. lax peeq					****	T		
Applicant Name Applicant Address	US E	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040				Apr 21, 2020		
Property description	PO E GUL	ULF BREEZE, FL 32562					2018 / 2346	
	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 issued	06/01/2018	
Part 2: Certificate	es Ov	wned by App	icant and	d Filed w	ith Tax Deed	Appli	cation	
Column 1 Certificate Numbe		Column Date of Certific	2	C	olumn 3 unt of Certificate		Column 4 interest	Column 5: Total (Column 3 + Column 4)
# 2018/2346		06/01/20	)18		4,113.89		205.69	4,319.58
							→Part 2: Total*	4,319.58
Part 3: Other Cer	tifica	tes Redeeme	d by App	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Column 3 Column 4 Column 5					Total (Column 3 + Column 4 + Column 5)		
# 2019/2225	C	6/01/2019		3,146.44		6.25	157.32	3,310.01
						<b>.</b>	Part 3: Total*	3,310.01
Part 4: Tax Colle	ctor	Certified Am	ounts (Li	nes 1-7)				
Cost of all certi	ficates	s in applicant's	possession	n and other	r certificates red (*1	eeme	d by applicant f Parts 2 + 3 above)	7,629.59
2. Delinquent taxe	es pai	d by the applica	nt					0.00
3. Current taxes p	aid by	y the applicant					***************************************	2,942.40
4. Property inform	ation	report fee						200.00
5. Tax deed appli	cation	fee			7	74		175.00
6. Interest accrue	d by ta	ax collector und	er s.197.5	42, F.S. (se	ee Tax Collecto	r Instr	uctions, page 2)	0.00
7.					,,, <u>,</u>		tal Paid (Lines 1-6)	10,946.99
I certify the above in have been paid, and	forma	ition is true and the property info	the tax cer ormation st	rtificates, ir tatement is	nterest, property attached.	inforr	nation report fee, an	d tax collector's fees
RD	1		W	····	7		Escambia, Florida	a
gn here: Signature, Tax Collector or Designee Date August 25th, 2020								

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

BK: 8152 PG: 1960

BK: 8152 PG: 1746

☐ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s) ☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (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 Commericial 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 2-2-11 HCLT
□ Other
□ Other
□ Other
☐ Other
THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby <b>ORDERED</b> that the <b>RESPONDENT</b> shall have until 10-24.
Corrective action shall include:

BK: 8152 PG: 1747

✓	Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
Ø	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
Ø	Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
Ċ	Obtain necessary permits or cease operations
	Acquire proper permits or remove sign(s)
	Other

BK: 8152 PG: 1962

BK: 8152 PG: 1748

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 30 per day, commencing Oct, 27, 20 19. 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 measurers are necessary to abate the violation for you. These measurers 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, \_\_are awarded in favor of Escambia County as the costs in the amount of \$\_\_\_\_\_ 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.

BK: 8152 PG: 1963 Last Page

BK: 8152 PG: 1749 Last Page

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.

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

THE CIRCUIT COURT & COMPTROLLER

Recorded in Public Records 8/26/2019 2:46 PM OR Book 8152 Page 1959, Instrument #2019074559, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$44.00

> 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: **LOCATION: 2148 W DELANO ST** 

CE1902788Z

PR#:

0928301100000098

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. mothy Ma 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
四	42-196 (b) Trash and Debris
	42-196 (c) Inoperable Vehicle(s); Described
	42-196 (d) Overgrowth
邙	42-130 (d) Overgrowth

**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: \_\_\_\_\_\_

Roy Jones, Jr., Manager

Witness Name: Matthew C. Hoffman

Witness Name:

ame: Brittany Hami

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 [3] has produced a driver's license as identification.

[Notary Seal]

Matthew C. Hoffman
Notary Public
State of Florida
My Comm. Expires October 5, 2019
Commission No. FF 908714

Notary Public

Matthew C. Hoffman

Printed Name:

My Commission

Expires:

Recorded in Public Records 5/25/2017 4:25 PM OR Book 7719 Page 474, Instrument #2017039985, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording S18.50 Deed Stamps S1,120.00

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

[Sp:	ace 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.

#### 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)

# 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

P.O. Box 1312 Pensacola, FL 32591		
CERTIFICATION: TITLE SEA	RCH FOR TDA	
TAX DEED SALE DATE:	May, 3, 2021	_
TAX ACCOUNT #:	05-2771-000	_
CERTIFICATE #:	2018-2346	
those persons, firms, and/or agen	2, Florida Statutes, the following is a list of names and addressies having legal interest in or claim against the above-described ax sale certificate is being submitted as proper notification of tax	d
YES NO		
X Notify City of Pens Notify Escambia C X Homestead for 20	cola, P.O. Box 12910, 32521 unty, 190 Governmental Center, 32502 <u>0</u> tax year.	
ROUNDHOUSE PROPERTIES, PO BOX 340 GULF BREEZE, FL 32562	ROUNDHOUSE PROPERTIES, LLC 2148 W DELANO ST PENSACOLA, FL 32505	
ESCAMBIA COUNTY CODE E 3363 W PARK PL PENSACOLA, FL 32505	FORCEMENT	
Certified and delivered to Escam	ia County Tax Collector, this <u>15th</u> day of <u>February, 2021.</u>	
PERDIDO TITLE & ABSTRAC	, INC.	

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

Melafill

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

#### 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.



#### 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

Michael A. Campbell,

As President

Dated: February 17, 2021