

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100077

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239,

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
06-1271-000	2019/2813	06-01-2019	LTS 16 17 18 BLK 20 HAZLEHURST PLAT DB 55 P 262 OR 3925 P 29 OR 4492 P 8 OR 7409 P 1082 SEC 17/31 T 2S R 30 CA 129

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
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239

04-07-2021
Application Date

Applicant's signature

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.	11,426.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/06/2021</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.

LTS 16 17 18 BLK 20 HAZLEHURST PLAT DB 55 P 262 OR 3925 P 29 OR 4492 P 8 OR 7409 P 1082 SEC 17/31 T 2S R 30 CA 129



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

1221-28

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 07, 2021
Property description	SALAZAR RAYMUNDO 2218 W MORENO ST PENSACOLA, FL 32505 2218 W MORENO ST 06-1271-000 LTS 16 17 18 BLK 20 HAZLEHURST PLAT DB 55 P 262 OR 3925 P 29 OR 4492 P 8 OR 7409 P 1082 SEC 17/31 T (Full legal attached.)	Certificate #	2019 / 2813
		Date certificate issued	06/01/2019

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)
# 2019/2813	06/01/2019	533.60	26.68	560.28
→Part 2: Total*				560.28

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)
# 2020/3047	06/01/2020	167.52	6.25	27.64	201.41
Part 3: Total*					201.41

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)	761.69
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	129.09
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)	1,265.78

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, Jennifer N. Cassidy
Signature, Tax Collector or Designee

Escambia, Florida

Date April 22nd, 2021

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



Chris Jones

Escambia County Property Appraiser

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

 Nav. Mode ☒ Account ☐ Reference

[Printer Friendly Version](#)

General Information					
Reference:	1725301300016020				
Account:	061271000				
Owners:	SALAZAR RAYMUNDO				
Mail:	2218 W MORENO ST PENSACOLA, FL 32505				
Situs:	2218 W MORENO ST 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					

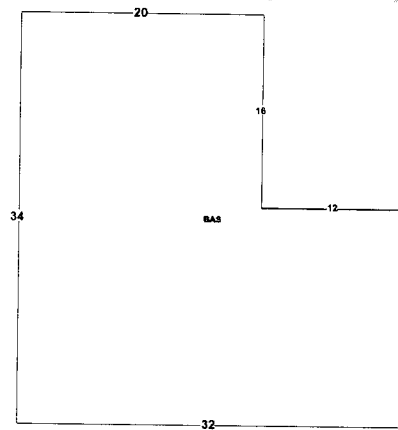
Assessments				
Year	Land	Imprv	Total	Cap Val
2020	\$8,032	\$15,329	\$23,361	\$22,852
2019	\$8,032	\$14,307	\$22,339	\$22,339
2018	\$10,514	\$13,285	\$23,799	\$23,799
Disclaimer				
Market Value Breakdown Letter				
Tax Estimator				
File for New Homestead Exemption Online				
Report Storm Damage				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/22/2015	7409	1082	\$100	OT	
11/1999	4492	8	\$4,500	QC	
02/1996	3925	29	\$17,000	WD	
06/1995	3791	287	\$21,500	QC	
01/1974	827	145	\$4,500	WD	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2020 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	
Legal Description	
LTS 16 17 18 BLK 20 HAZLEHURST PLAT DB 55 P 262 OR 3925 P 29 OR 4492 P 8 OR 7409 P 1082 SEC 17/31 T 2S R...	
Extra Features	
FRAME BUILDING	

Parcel Information		Launch Interactive Map	
Section			
Map Id:			
CA129			
Approx. Acreage:			
0.2634			
Zoned:			
MDR			
Evacuation & Flood Information			
Open Report		View Florida Department of Environmental Protection(DEP) Data	

Buildings	
Address:2218 W MORENO ST, Year Built: 1960, Effective Year: 1960, PA Building ID#: 78983	
Structural Elements	
DECOR/MILLWORK-BELOW AVERAGE	
DWELLING UNITS-1	
EXTERIOR WALL-ALUMINUM SIDING	
FLOOR COVER-CARPET	
FOUNDATION-WOOD/NO SUB FLR	
HEAT/AIR-WALL/FLOOR FURN	
INTERIOR WALL-DRYWALL-PLASTER	
NO. PLUMBING FIXTURES-3	
NO. STORIES-1	
ROOF COVER-CORRUGATED METL	
ROOF FRAMING-GABLE	
STORY HEIGHT-0	
STRUCTURAL FRAME-WOOD FRAME	
Areas - 896 Total SF	
BASE AREA - 896	



Images



1/8/21

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:04/28/2021 (tc: 3439)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 02813**, issued the **1st day of June, A.D., 2019** 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 16 17 18 BLK 20 HAZLEHURST PLAT DB 55 P 262 OR 3925 P 29 OR 4492 P 8 OR 7409 P 1082
SEC 17/31 T 2S R 30 CA 129**

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 061271000 (1221-28)

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

RAYMUNDO SALAZAR

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 December, which is the **6th day of December 2021**.

Dated this 12th day of May 2021.

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
INST# 2021108023 10/1/2021 1:21 PM
OFF REC BK: 8629 PG: 1943 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 8529, Page 645, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02813, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 061271000 (1221-28)

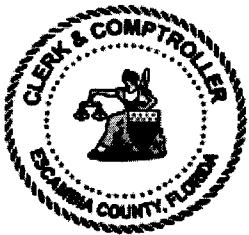
DESCRIPTION OF PROPERTY:

LTS 16 17 18 BLK 20 HAZLEHURST PLAT DB 55 P 262 OR 3925 P 29 OR 4492 P 8 OR 7409 P 1082
SEC 17/31 T 2S R 30 CA 129

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: RAYMUNDO SALAZAR

Dated this 1st day of October 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

BK: 6404 PG: 68 Last Page

BK: 6262 PG: 1501

Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor(s) to complete form 1.977, including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney.

ORDERED at Pensacola, Escambia County, Florida on the 12 day
November 2007 A.D.


Judge

The address of the person who claims a lien as a result of the judgment must be included in the judgment or in order for the judgment to become a lien on real estate when a certified copy of the judgment is recorded. Alternatively, an affidavit with this information may be simultaneously recorded. For the specific requirements, see § 55.10(1), Florida Statutes. The address and social security number (if known) of each person against whom the judgment is rendered must be included in the judgment, pursuant to § 55.01(2), Florida Statutes.


cc. Law Office of Harold E. Scherr, 300 Primera Blvd., Suite 356, Lake Mary, Florida 32746
Richard Valle, Esq., 1-866-431-7117, 407-995-3004


RAYMUNDO SALAZAR, 2216 W. MORENO ST, PENSACOLA, FL 32505
(FIS ATTACHED)

DATED on _____,

As Clerk of the Court

By: _____
As Deputy Clerk

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA
BY: 



Recorded in Public Records 12/08/2008 at 03:56 PM OR Book 6404 Page 67,
Instrument #2008089977, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

Recorded in Public Records 12/17/2007 at 03:56 PM OR Book 6262 Page 1500,
Instrument #2007116932, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

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

CACV OF COLORADO, LLC
Plaintiff

CASE NO.: 2006 SC 005898

vs.

DIVISION: SMALL CLAIMS

RAYMUNDO SALAZAR
Defendant

FINAL JUDGMENT

This action was heard after entry of default against defendant and

IT IS ADJUDGED that Plaintiff, CACV OF COLORADO, LLC, 370 17TH STREET, 50TH FLOOR, DENVER, CO 80202, by and through undersigned counsel recover from Defendant **RAYMUNDO SALAZAR**, 2216 W. MORENO ST, PENSACOLA, FL 32505, the sum of \$ 3751.43 on principal, \$500.00 for attorneys' fees and costs in the sum of \$291.00, and prejudgment interest in the sum of \$ 1913.26, making a total of \$ 6,455.69 that shall bear interest at the rate of 11% a year, for which let execution issue.

IT IS FURTHER ORDERED and adjudged that the judgment debtor(s) shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

Case: 2006 SC 005898



00086949981

Dkt: CC1033 Pg#:

26

Recorded in Public Records 03/30/2012 at 11:33 AM OR Book 6837 Page 1818,
Instrument #2012024461, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY
190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

STATE OF FLORIDA

vs.

CASE NO: 2012 CO 021142 A

CITATION NO: 21212

/ M DOB: 01/15/1948

SOCIAL SECURITY NBR: [REDACTED]

JAMES GARY HELMS
2218 W MORENO
PENSACOLA FL 32505

Case: 2012 CO 021142 A



00067989177

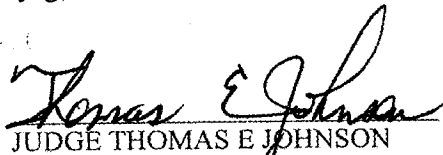
Dkt: CERTLIEN Pg#:

JUDGMENT AGAINST DEFENDANT FOR ANIMAL CONTROL FINES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$10,000.00, payable to the Clerk of the Court, which the Court has determined to be the defendant's liability for civil infraction under animal control law per FS 828.27, and related costs.

It is further ordered and adjudged that, in accordance with Section 828.27, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 26 day of March, 2012


JUDGE THOMAS E JOHNSON

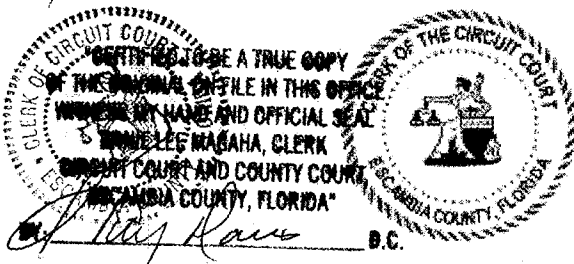
ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this judgment.

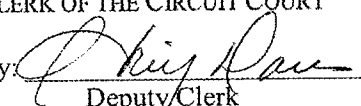
Defendant's Signature

I do hereby certify that copy of hereof has been furnished to defendant by delivery/mail, this 30th day of

March, 2012.



ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

MMANLIEN(3/2011)

Recorded in Public Records 10/18/2012 at 04:45 PM OR Book 6922 Page 1648,
Instrument #2012080089, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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

ESCAMBIA COUNTY, FLORIDA

vs.

Helms James G. & Salazar Raymundo
2218 W. Moreno Street
Pensacola, FL 32505

Case No.: CE 12-01-00316
Location: 2218 W. Moreno Street
PR# 172S30-1300-016-020


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 of August 14, 2012; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (c) Inoperable vehicle(s) red Ford and dark blue and white Van, (d) Overgrowth, and 30-203 (o), (p), (t), (u), (v) and (cc). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. Escambia County having given the Respondent notice of the fines and abatement costs and the Respondent having failed to timely object thereto. 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 in addition to the costs of \$1,100.00 imposed by the Order of Special Magistrate dated August 14, 2012, the following itemized fines and abatement fees are hereby imposed as follow:

Itemized	Cost
a. Fines	\$.00
b. County Abatement Fees	\$.00
Total	\$.00 which

together with the previously imposed costs of \$1,100.00 makes a total of \$1,100.00.

DONE AND ORDERED at Escambia County, Florida, this 5TH day of October, 2012.



Special Magistrate
Office of Environmental Enforcement


BK: 6902 PG: 590 Last Page

BK: 6902 PG: 555 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 Escambia Central Office Complex, 3363 W. Park Place, Pensacola, Florida 32504 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 14th day of AUGUST, 2012.



Jeffrey T. Sauer
Special Magistrate
Office of Environmental Enforcement

BK: 6902 PG: 589

BK: 6902 PG: 554

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100.00 per day, commencing SEPT 29, 2012. 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 \$ 1100.00 are awarded in favor of Escambia County as the prevailing party against JAMES G. HELMS & RAYMOND SALAZAR

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.

BK: 6902 PG: 588

BK: 6902 PG: 553

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☒ Remove vehicles ~~or~~ 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 PROPER STORAGE OR REMOVAL OF ITEMS
CURRENTLY STORED OUTSIDE
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

BK: 6902 PG: 587

BK: 6902 PG: 552

- ☒ 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 Article 6 Commercial in residential and non permitted use
- ☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- ☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- ☒ Other 6.05.07 - IMPROPER OUTSIDE STORAGE OF ITEMS
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that: JAMES G. HELMS AND RAYMOND SALAZAR shall have until SEPTEMBER 28, 2012 to correct the violation and to bring the violation into compliance. Corrective action shall include:

Recorded in Public Records 08/31/2012 at 06:43 PM OR Book 6902 Page 586,
Instrument #2012067243, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 08/31/2012 at 06:27 PM OR Book 6902 Page 551,
Instrument #2012067231, Ernie Lee Magaha 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**

ESCAMBIA COUNTY, FLORIDA

VS.

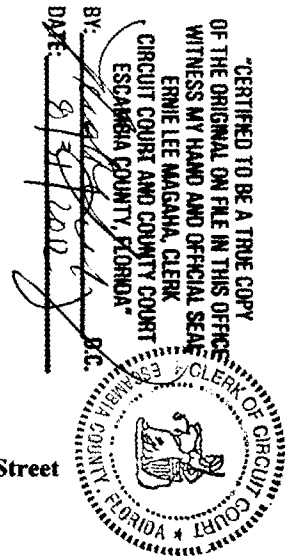
**CASE NO: CE#12-01-00316
LOCATION: 2218 West Moreno Street
PR# 172S30-1300-016-020**

**Helms James G. &
Salazar Raymundo
2218 West Moreno Street
Pensacola, Florida 32505**

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/her in
the form of testimony by the Enforcement Officer and the respondent or
representative, RAYMONDO SALAZAR, 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 RED FORD 4 DARK
BLUE & WHITE VAN AS SHOWN IN EXHIBITS ADMITTED
INTO EVIDENCE
- ☒ 42-196 (d) Overgrowth



Recorded in Public Records 06/12/2012 at 04:49 PM OR Book 6869 Page 1325,
Instrument #2012045955, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY
190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2012 CO 022042 A
CODE ENFORCMENT CITATION NO: CE120100316
W / DOB: 01/15/1948
SOCIAL SECURITY NBR: --not available

JAMES G HELMS
2218 W MORENO ST
PENSACOLA FL 32505

JUDGMENT AGAINST DEFENDANT FOR CODE ENFORCEMENT CIVIL PENALTY

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$100.00, to the Clerk of the Court, which the Court has determined to be the defendant's liability for civil infraction under Escambia County Resolution R98-171;

It is further ordered and adjudged that, in accordance with Section 162.21, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 12 day of June 2012

Darlene F Dickey
JUDGE DARLENE F DICKEY

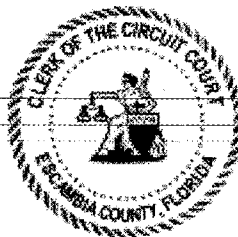
ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of hereof had been furnished to defendant by deliver mail this 12 day of June 2012.

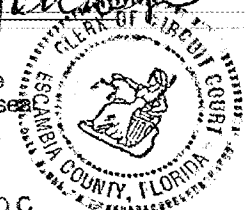
Case: 2012 CO 022042 A
00079801624
Dkt: CERTLIEN Pg#: 2A



ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

By *Sandy Johnson*
Deputy Clerk

Certified true and correct copy of
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By *Sandy Johnson* D.C.
Date: 6/12/12



MMCOLIEN (3/2011)

Recorded in Public Records 06/04/2012 at 11:10 AM OR Book 6865 Page 830,
Instrument #2012043308, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY
190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2012 CO 022260 A
CODE ENFORCMENT CITATION NO: CE120100316
/ DOB: 01/15/1948
SOCIAL SECURITY NBR: --not available

JAMES G HELMS
2218 W MORENO ST
PENSACOLA FL 32505

ERNE LEE MAGAHA
CLERK OF CIRCUIT COURT
IN AND FOR
ESCAMBIA COUNTY
2012 JUN - 1
FILED & RECORDED

JUDGMENT AGAINST DEFENDANT FOR CODE ENFORCEMENT CIVIL PENALTY

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$100.00, to the Clerk of the Court, which the Court has determined to be the defendant's liability for civil infraction under Escambia County Resolution R98-171;

It is further ordered and adjudged that, in accordance with Section 162.21, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 31 day of May, 2012

Thomas E Johnson
JUDGE THOMAS E JOHNSON

ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

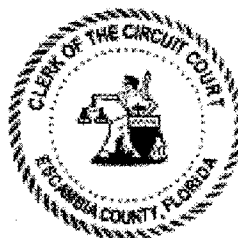
I do hereby certify that copy of hereof had been furnished to defendant by delivery mail, this 1 day of June, 2012

Case: 2012 CO 022260 A

00059933786

Dkt: CERTLIEN Pg#:

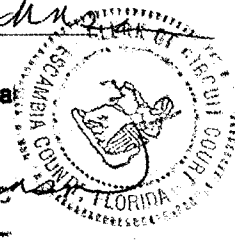
30 A



ERNE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

By: *[Signature]*
Certified to be a true copy of
the original on file in this office
Witness my hand and official seal
ERNE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida

By: *[Signature]*
6/1/12



MMCOLIEN (3/2011)

Recorded in Public Records 05/14/2012 at 09:12 AM OR Book 6856 Page 1404,
Instrument #2012037367, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:
PROCESSING DEPARTMENT,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LTS 16 17 18 BLK 20 HAZLEHURST PLAT DB 55 P 262 OR 3925 P 29 OR 4492 P 8 SEC 17/31 T 2S
R 30...

Customer: James G Helms

Account Number: 194823-6939

Amount of Lien: \$ 125.03, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 5/10/12

EMERALD COAST UTILITIES AUTHORITY

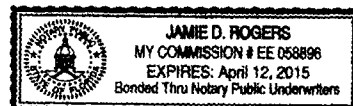
BY: Paula Chetwynde

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14th day of May, 20 12, by Paula Chetwynde of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[Notary Seal]

Jamie D. Rogers
Notary Public - State of Florida



RWK:ls
Revised 05/31/2011

DR BK 4317 P60018
Escambia County, Florida
INSTRUMENT 98-532305

RCD Oct 05, 1998 03:26 pm
Escambia County, Florida

NOTICE OF LIEN

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-532305

STATE OF FLORIDA
COUNTY OF ESCAMBIA

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: HELMS JAMES G
2218 W MORENO ST
PENSACOLA FL 32501

ACCT.NO. 06 1271 000 000

AMOUNT \$35.20

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:

LTS 16 17 18 BLK 20
HAZLEHURST
PLAT DB 55 P 262
SEC 17/31 T 2S R 30
OR 332 P 887/884
OR 3925 P 29
PROP.NO. 17 2S 30 1300 016 020

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 foreclose 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.

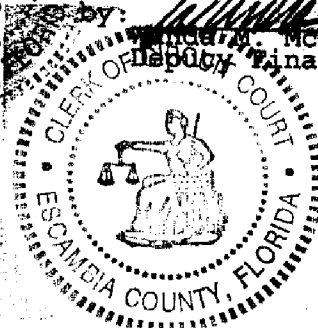
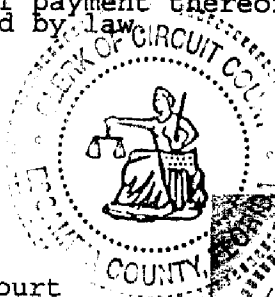
Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court

Ernie Lee Magaha
Clerk of the Circuit Court

by *Wanda M. McBready*
Wanda M. McBready
Finance Director

Ernie Lee Magaha
Ernie Lee Magaha
Clerk of the Circuit Court



OR BK 4448 PG0230
Escambia County, Florida
INSTRUMENT 99-639641
RCD Aug 05, 1999 08:03 am
Escambia County, Florida

NOTICE OF LIEN

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-639641

STATE OF FLORIDA
COUNTY OF ESCAMBIA

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: HELMS JAMES G
2218 W MORENO ST
PENSACOLA FL 32501

ACCT.NO. 06 1271 000 000

AMOUNT \$35.20

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 the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

LTS 16 17 18 BLK 20
HAZLEHURST PLAT DB 55 P 262
OR 3925 P 29
SEC 17/31 T 2S R 30
CA 129

PROP.NO. 17 2S 30 1300 016 020

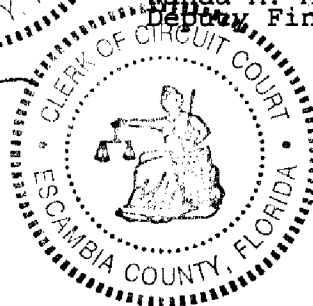
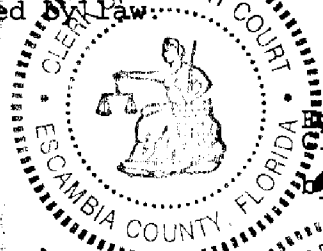
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can 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 foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 19, 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 *G. B. Donnelly*
Deputy Clerk

Ernie Lee Magaha
Clerk of the Circuit Court
by *Wanda M. McBrearty*
Deputy Finance Director



Prepared by:
James G. Helms
Raymundo Salazar
2218 W. Moreno Street
Pensacola, FL 32505

OR BK 4492 P60008
Escambia County, Florida
INSTRUMENT 99-680891

DEED DOC STAMPS PD & ESC CO \$ 31.50
11/12/99 ERNIE LEE MAGAHA CLERK

By: *[Signature]*

RCD Nov 12, 1999 10:46 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-680891

QUIT CLAIM DEED

THIS QUITCLAIM DEED, Executed this 3rd day of November 1999 by James G. Helms

JAMES G. HELMS, a single man, hereinafter referred to as "Grantor", whose address is: 2218 W. Moreno Street, Pensacola, FL 32505 to JAMES G. HELMS AND RAYMUNDO SALAZAR, as Joint Tenants with Rights of Survivorship, hereinafter referred to as "Grantee", whose addresses are: 2218 W. Moreno Street, Pensacola, FL 32505

WITNESSETH, That the said Grantor, for good consideration and for the sum of One Dollar (\$1.00), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest and claim which the said Grantor has in and to the following described premises situated in the City of Pensacola, County of Escambia, Florida, to wit:

LOTS 16, 17 AND 18, BLOCK 20, HAZELHURST, THE ALBERTHAZEL LAND COMPANY'S SUBDIVISION OF LOT 4 AND PARTS OF LOTS 3 & 5, SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST AND LOTS 3 & 4 IN SECTION 31, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS PER MAP RECORDED IN DEED BOOK 55, AT PAGE 262 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

Dated this 3rd day of November 1999.

Signed, sealed and delivered in our presence:
(Two witnesses to sign below and print their names below their signature)

[Signature]
Name: LESLIE A. LIPTON

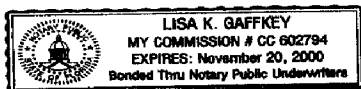
[Signature]
Name: LISA K. GAFFKEY

State of Florida
County of Escambia

[Signature]
James G. Helms
2218 W. Moreno Street
Pensacola, FL 32505

The foregoing instrument was acknowledged before me this 3rd day of November 1999 by James G. Helms, who is personally known to me or who has produced identification.

[Signature]
Notary Public
Print Name: LISA K. GAFFKEY
My Commission Expires: _____



PROPERTY INFORMATION REPORT

September 28, 2021

Tax Account #:06-1271-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LTS 16 17 18 BLK 20 HAZLEHURST PLAT DB 55 P 262 OR 3925 P 29 OR 4492 P 8 OR 7409 P 1082
SEC 17/31 T 2S R 30 CA 129**

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-1271-000(1221-28)

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: DEC 6, 2021

TAX ACCOUNT #: 06-1271-000

CERTIFICATE #: 2019-2813

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2020</u> tax year.

RAYMUNDO SALAZAR
2218 W MORENO ST
PENSACOLA, FL 32505

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT STREET
PENSACOLA, FL 32514-0311

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

ESCAMBIA COUNTY ANIMAL CONTROL
3363 W PARK PL
PENSACOLA, FL 32505

CACV OF COLORADO, LLC
370 17TH STREET 50TH FLOOR
DENVER, CO 80202

Certified and delivered to Escambia County Tax Collector, this 28th day of September, 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
CONTINUATION PAGE

September 28, 2021

Tax Account #: **06-1271-000**

1. The Grantee(s) of the last deed(s) of record is/are: **RAYMUNDO SALAZAR**

By Virtue of Quit Claim Deed recorded 11/12/1999 in OR 4492/8. Death Certificate recorded 9/22/2015 – OR 7409/1082

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. MSBU Lien in favor of Escambia County recorded 8/5/1999 in OR 4448/230**
- b. MSBU Lien in favor of Escambia County recorded 10/5/1998 in OR 4317/18**
- c. Lien in favor of Emerald Coast Utilities Authority recorded 5/14/2012 in OR 6856/1404**
- d. Judgment in favor of State of FL/Escambia County recorded 6/4/2012 in OR 6865/830**
- e. Judgment in favor of State of FL/Escambia County recorded 6/12/2012 in OR 6869/1325**
- f. Code Enforcement Lien in favor of Escambia County recorded 8/31/2012 in OR 6902/586 together with Order recorded 10/18/2012 in OR 6922/1648**
- g. Judgment in favor of State of FL/Escambia County recorded 3/30/2012 in OR 6837/1818**
- h. Judgment in favor of CACV of Colorado, LLC recorded 12/8/2008 in OR 6404/67**

4. Taxes:

Taxes for the year(s) 2018-2020 are delinquent.

Tax Account #: 06-1271-000

Assessed Value: \$22,852

Exemptions: HOMESTEAD

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 #: 06-1271-000 CERTIFICATE #: 2019-2813

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: September 17, 2001 to and including September 17, 2021 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: September 28, 2021