

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100247

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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
07-1657-000	2019/3473	06-01-2019	LT 17 BLK 4 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 7940 P 1797 CA 173

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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-16-2021
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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/07/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

76.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.



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

0322-32

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021
Property description	ROPER AND ROPER GENERAL CONTRACTORS LLC 5042 SKYLARK CT PENSACOLA, FL 32505 1419 N 48TH AVE 07-1657-000 LT 17 BLK 4 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 7940 P 1797 CA 173	Certificate #	2019 / 3473
		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)
# 2019/3473	06/01/2019	843.37	42.17	885.54
→Part 2: Total*				885.54

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)
# 2020/3778	06/01/2020	276.04	6.25	13.80	296.09
Part 3: Total*					296.09

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)	1,181.63
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	230.08
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)	1,786.71

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: Candice Deuss
Signature, Tax Collector or Designee

Escambia, Florida
Date April 27th, 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](#)

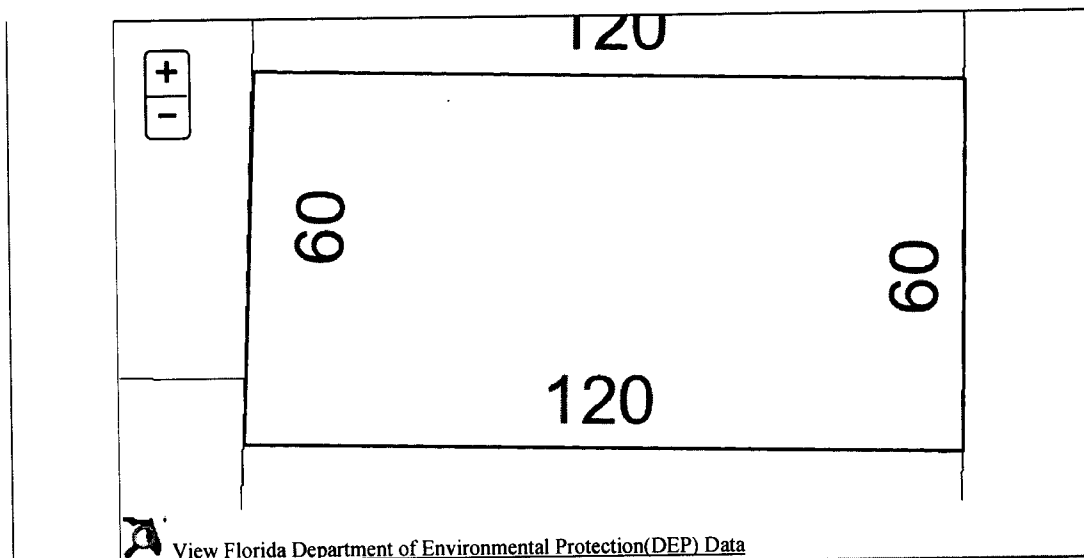
[←](#) Nav. Mode ☒ Account ☐ Reference [→](#)

[Printer Friendly Version](#)

General Information		Assessments				
Reference:	342S301151170004	Year	Land	Imprv	Total	Cap Val
Account:	071657000	2020	\$7,000	\$200	\$7,200	\$7,200
Owners:	ROPER AND ROPER GENERAL CONTRACTORS LLC	2019	\$7,000	\$200	\$7,200	\$7,200
Mail:	5042 SKYLARK CT PENSACOLA, FL 32505	2018	\$7,000	\$36,936	\$43,936	\$43,936
Situs:	1419 N 48TH AVE 32506					
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						
		Disclaimer				
		Market Value Breakdown Letter				
		Tax Estimator				
		File for New Homestead Exemption Online				
		Report Storm Damage				

Sales Data		2020 Certified Roll Exemptions	
Sale Date	Book Page Value Type	Official Records (New Window)	None
05/21/2018	7940 1797 \$10,000 QC		Legal Description LT 17 BLK 4 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 7940 P 1797 CA 173
08/01/2017	7755 883 \$7,700 CT		
03/14/2017	7688 1138 \$100 QC		
06/10/2016	7563 808 \$100 QC		
03/2004	5362 1648 \$100 OT		
09/1991	3054 830 \$30,000 WD		
06/1980	1449 519 \$17,000 WD		Extra Features CARPORT
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller			

Parcel Information	Launch Interactive Map
Section	
Map Id:	CA173
Approx. Acreage:	0.1585
Zoned:	MDR
Evacuation & Flood Information	
Open Report	



Buildings

Address:1419 N 48TH AVE, Year Built: 1953, Effective Year: 1953, PA Building ID#: 83312

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-CONCRETE BLOCK

FLOOR COVER-ASPHALT TILE

FOUNDATION-SLAB ON GRADE

HEAT/AIR-WALL/FLOOR FURN

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-HIP

STORY HEIGHT-0

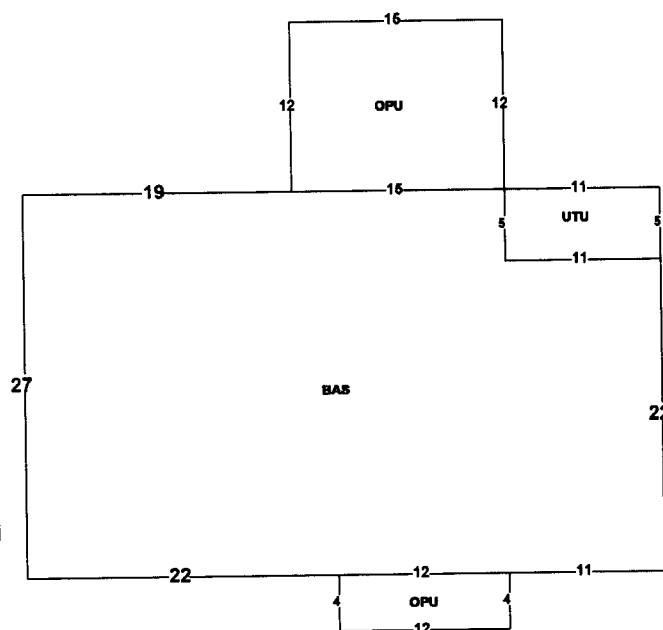
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 1443 Total SF

BASE AREA - 1160

OPEN PORCH UNF - 228

UTILITY UNF - 55



Images



1/22/21

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:04/29/2021 (tc.3563)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021055395 5/19/2021 3:54 PM
OFF REC BK: 8534 PG: 949 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 03473**, 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:

LT 17 BLK 4 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 7940 P 1797 CA 173

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071657000 (0322-32)

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

ROPER AND ROPER GENERAL CONTRACTORS 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 **March**, which is the **7th day of March 2022**.

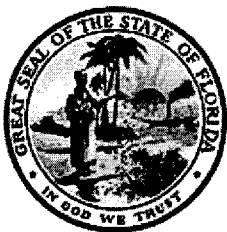
Dated this 17th day of May 2021.

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

Tax Deed - Redemption Calculator

Account: 071657000 Certificate Number: 003473 of 2019

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 03/07/2022	Redemption Date 12/10/2021
Months	11	8
Tax Collector	\$1,786.71	\$1,786.71
Tax Collector Interest	\$294.81	\$214.41
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,087.77	\$2,007.37 TC
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	\$77.06	\$56.04
Total Clerk	\$544.06	\$523.04 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$2,708.83	\$2,547.41
	Repayment Overpayment Refund Amount	\$161.42
Book/Page	8534	949

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

Case # 2019 TD 003473

Redeemed Date 12/10/2021

Name ROPER AND ROPER GENERAL CONTRACTORS LLC 5042 SKYLARK CT PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$544.06
Due Tax Collector = TAXDEED	\$2,087.77
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
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**

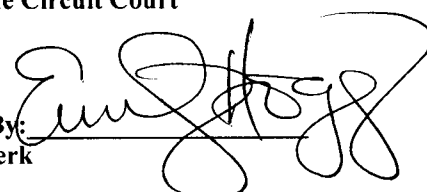
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 071657000 Certificate Number: 003473 of 2019**

**Payor: ROPER AND ROPER GENERAL CONTRACTORS LLC 5042 SKYLARK CT PENSACOLA, FL
32505 Date 12/10/2021**

Clerk's Check #	725000727	Clerk's Total	\$544.06
Tax Collector Check #	1	Tax Collector's Total	\$2,087.77
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,708.83

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
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>**

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 8534, Page 949, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03473, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 071657000 (0322-32)

DESCRIPTION OF PROPERTY:

LT 17 BLK 4 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 7940 P 1797 CA 173

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: ROPER AND ROPER GENERAL CONTRACTORS LLC

Dated this 10th day of December 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 10/30/2012 at 02:24 PM OR Book 6927 Page 1419,
Instrument #2012083022, 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:
CATHERINE MATTHEWS,
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 UTILITES 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:

LT 17 BLK 4 OR 3054 P 830 1ST ADDN TO PEN HAVEN PB 3 P 14...

Customer: JOSEPHINE MURRAY CLEVELAND

Account Number: 58972-48341

Amount of Lien: \$65.65, 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: 10/21/12

EMERALD COAST UTILITIES AUTHORITY

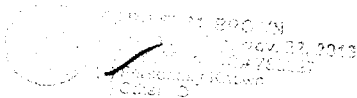
BY: Catherine Matthews

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 29 day of
October, 20 12, by CATHERINE MATTHEWS of
the Emerald Coast Utilities Authority, who is personally known to me and who did not
take an oath.

[Notary Seal]

[Signature]
Notary Public - State of Florida



RWK:ls
Revised 05/31/2011

OR BK 4451 PG1359
Escambia County, Florida
INSTRUMENT 99-643254

RCD Aug 11, 1999 08:05 am
Escambia County, Florida

NOTICE OF LIEN

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-643254

STATE OF FLORIDA
COUNTY OF ESCAMBIA

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: CLEVELAND FRANK & JOSEPHINE
1419 N 48TH AVE
PENSACOLA FL 32506

ACCT.NO. 07 1657 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:

LT 17 BLK 4
OR 3054 P 830
1ST ADDN TO PEN HAVEN
PB 3 P 14
CA 173

PROP.NO. 34 2S 30 1151 170 004

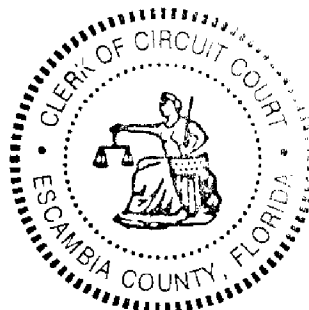
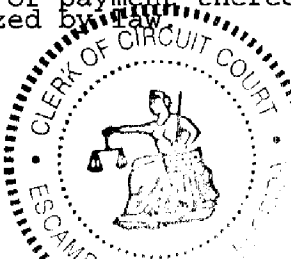
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can 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: 05/24/1999

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

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



DR BK 4316 P61415
Escambia County, Florida
INSTRUMENT 98-531779

RCD Oct 05, 1998 02:14 pm
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-531779

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: CLEVELAND FRANK
1419 N 48TH AVE
PENSACOLA FL 32506

ACCT.NO. 07 1657 000 000

AMOUNT \$246.40

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:

LT 17 BLK 4
OR 1449 P 519
1ST ADDN TO PEN HAVEN
PB 3 P 14 CA 173

PROP.NO. 34 2S 30 1151 170 004

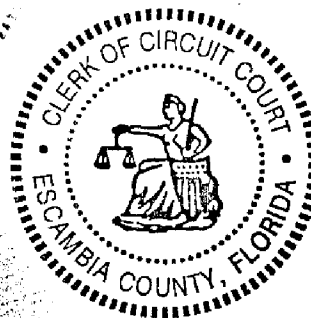
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$246.40. Evidence of discharge and satisfaction of this lien can 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
by Barbara B. Donnelly
Deputy Clerk

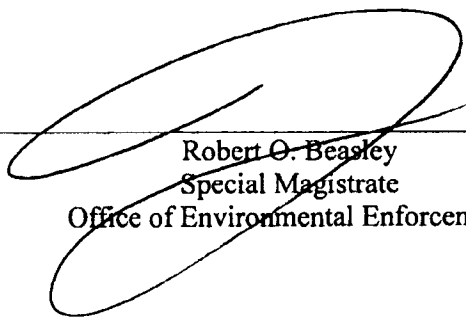
Ernie Lee Magaha
Clerk of the Circuit Court
by Wanda M. McBrearty
Deputy Finance Director



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 26th day of July, 2011.



Robert O. Beasley
Special Magistrate
Office of Environmental Enforcement

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 50.00 per day, commencing August 10, 2011. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

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

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.

☒ 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 _____

☒ 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 _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in
the premises; it is hereby **ORDERED** that: perp
shall have until August 9, 2011 to correct the violation and to bring the violation
into compliance. Corrective action shall include:

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

ESCAMBIA COUNTY, FLORIDA

VS.

**CASE NO: CE#11-04-00865
LOCATION: 1419 48th Avenue
PR# 342S30-1151-170-004**

**Frank & Josephine Cleveland
1419 North 48th Avenue
Pensacola, Florida 32506**

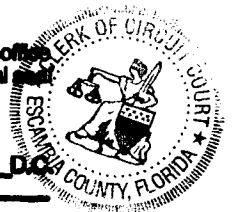
ORDER

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,
N/A, as well as evidence submitted and after consideration of the
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate
finds that a violation of the following Code of Ordinance(s) has occurred and continues

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

- ☒ 42-196 (d) Overgrowth

Certified to be a true 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 [Signature]
DATE 7/29/11



OR BK 4706 PG1828
Escambia County, Florida
INSTRUMENT 2001-842682

This Certificate is attached to a one (1) page document entitled, Escambia/Pensacola State Housing Initiatives Partnership (SHIP) Program Lien Agreement between Escambia County, Florida, and Frank Cleveland, Hitomi H. Cleveland, and Josephine B. Murry.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 26th Day of April, 2001, by Frank Cleveland, who is personally known to me or who produced Florida Drivers License as identification and Hitomi H. Cleveland, who is personally known to me or who produced Florida Drivers License as identification and who did (did not) take an oath.

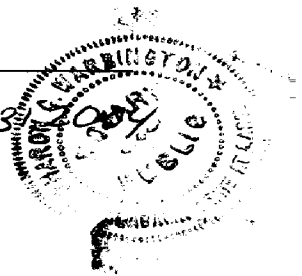
BRUCE C. THOMPSON
Notary Public-State of Florida
My Commission Expires May 8, 2004
COMM # CC 934803


Notary Public - State of Florida

STATE OF Alabama
COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 10th Day of May, 2001, by Josephine B. Murry, who is personally known to me or who produced Military ID As identification, and who did (did not) take an oath.


Notary Public
Commission Exp. Aug 31, 2004



RED May 16, 2001 08:38 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-842682

This Instrument Prepared by The West Florida Regional Planning Council, P.O. Box 486, Pensacola, FL 32593-0486, Phone: (850) 595-8910, as Agent for Escambia County, Florida.

DR BK 4706 PG1827
Escambia County, Florida
INSTRUMENT 2001-842682

10.50
**ESCAMBIA/PENSACOLA STATE HOUSING
INITIATIVES PARTNERSHIP (SHIP) PROGRAM
ESCAMBIA COUNTY, FLORIDA**

Administered By:
Neighborhood Enterprise Foundation, Inc.
P.O. Box 18178
Pensacola, Florida 32523-8178
Phone: (850) 458-0466
FAX: (850) 458-0464

LIEN AGREEMENT

Applicant Name(s)	Address of Property	Date of Sale or Vacate
<u>Frank Cleveland</u>	<u>1419 North 48th Avenue</u>	
<u>Hitomi H. Cleveland</u>	<u>Pensacola, Florida 32506</u>	
Total Amount of Lien		Lot <u>17</u>
<u>\$5,889.00</u>	(xx) Deferred Payment Grant	Block <u>4</u>
Total Amount Due to Date		Book <u>3054</u> Page <u>830</u>
\$ <u> </u>		Tract <u> </u>

I, the undersigned, owner occupant of said property do hereby agree that I will continue to occupy and maintain the rehabilitated housing unit for at least a five (5) year period from the date of execution of this lien agreement. I will not sell, transfer ownership, or rent the property to any other person or persons during this five (5) year period. The lien will depreciate at the rate of twenty percent (20%) per year for a period of five (5) years. I understand that this lien will not be subordinated under any circumstances.

If the property is sold, ownership is transferred to another party or parties, or the property is converted to rental occupancy during the five (5) year period, I do hereby agree that I or my heir(s) will repay to the Escambia/Pensacola State Housing Initiatives Partnership (SHIP) Program Trust Fund, the undepreciated portion of the total lien amount cited above. If the property is sold, the undepreciated portion shall be paid lump-sum from the proceeds of the sale. If the property is rented or transferred to another party, the undepreciated portion shall be considered a loan and a repayment plan will be established. The undepreciated portion to be repaid shall be calculated on a daily rate, based upon the number of days remaining in the five (5) year period, from the date of sale, rental or transfer of said property.

<u>4/26/01</u> Date	Signature: <u>Frank Cleveland</u>
	Type/Print Name: <u>Frank Cleveland</u>
<u>4/26/01</u> Date	Signature: <u>Hitomi H. Cleveland</u>
	Type/Print Name: <u>Hitomi H. Cleveland</u>
<u>5/10/01</u> Date	Signature: <u>Josephine B. Murry</u>
	Type/Print Name: <u>Josephine B. Murry</u>

This Instrument Prepared by The West Florida Regional Planning Council, P.O. Box 486, Pensacola, FL 32593-0486, Phone: (850) 595-8910, as Agent for Escambia County, Florida.

Recorded in Public Records 7/30/2018 9:41 AM OR Book 7940 Page 1797,
Instrument #2018059639, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$70.00

QUIT CLAIM DEED

STATE OF FLORIDA

COUNTY OF ESCAMBIA

5620 Cerny Rd
Pensacola, FL 32506
Grantors Address

KNOW ALL MEN BY THESE PRESENTS: That we, **Clayton H. McPhaul, and Dorothy E. McPhaul**, husband and wife, for and in consideration, of one dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged do remise, release and quit claim unto **Roper and Roper General Contractors, LLC**, its successors and assigns forever, the following described property, situated in Escambia County, Florida, to wit:

Lot 17 Block 4, 1st addition to Pen Haven PB 3 P 14, OR 7755 P 883 CA 173,
(commonly known as 1419 48th Ave. Pensacola, FL 32506).

To have and to hold the above described improvements to said property unto the said purchasers, their heirs and assigns forever. This donation is made and accepted for and in the consideration for the love and affection given and received by grantor and grantee.

Title insurance has been neither requested nor purchased. Both Grantor and Grantee indemnify preparer hereof from any and all defects in title

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 21st day of May A. D. 2018

Linda S. Saighman
WITNESS Printed - Linda S. Saighman

Clayton H. McPhaul
CLAYTON H MCPHAUL Signature

Debra J. Smothers
WITNESS Printed - Debra J. Smothers

Dorothy E. McPhaul
DOROTHY E. MCPHAUL Signature

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21st day of May 2018 by Clayton H. McPhaul and Dorothy E. McPhaul, who is personally known to me or who produced drivers license as identification and who did not take an oath.
and personal known

Debra J. Smothers
Notary public
My comm. Expires: 2/18/2022

THIS INSTRUMENT PREPARED BY:
Larry D. Roper
5042 Skylark Ct
Pensacola, FL 32505



DEBRA J SMOTHERS
Commission # GG 181018
Expires February 18, 2022
Bonded Thru Budget Notary Services

Recorded in Public Records 8/3/2017 2:35 PM OR Book 7755 Page 883,
Instrument #2017059836, Pam Childers Clerk of the Circuit Court Escambia
County, FL Deed Stamps \$53.90

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

CLAYTON H MCPHAUL AND DOROTHY E MCPHAUL, HUSBAND AND WIFE, AND CLAYTON H. MCPHAUL
AND DOROTHY E. MCPHAUL, AS TRUSTEES
Plaintiff

CASE NO.
2016 CA
001852

VS.

CLEVELAND, HITOMI H ; CLEVELAND, VICTORIA ; CAMPBELL, MONNETTE CLEVELAND ; BEASLEY, KATIE ;
CLEVELAND, TRINIECE ; ESCAMBIA COUNTY FLORIDA ; CLEVELAND, MICHAEL ; FRANK CLEVELAND WHO
IS KNOWN TO BE DECEASED AND ALL UNKNOWN HEIRS DEVISEES GRANTEEES ASSIGNEES AND
TRUSTEES OF FRANK CLEVELAND AND ALL OTHER PERSONS CLAIMING BY THROUGH OR UNDER OR
AGAINST ANY OF THE FOREGOING UNKNOWN PARTIES
Defendant

CERTIFICATE OF TITLE

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been
executed and filed in this action on July 20, 2017, for the property described herein and that no objections to the
sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida was sold to

CLAYTON H. MCPHAUL AND DOROTHY E. MCPHAUL, HUSBAND AND WIFE
5620 Cerny Road PENSACOLA, FL, 32526

**Lot 17, Block 4, First Addition to Pen Haven a subdivision of a portion of Section
34, Township 2 South, Range 30 West, Escambia County, Florida, according to a
plat of said subdivision recorded in Plat Book 3 at Page 14 of the Public Records
of said county.**

The successful bid was in the amount of \$7700.00.

WITNESS my hand and the official seal on this 1 day of August, 2017, as Clerk of the Circuit Court.



Pam Childers
Clerk of the Circuit Court

BY: [Signature]
Deputy Clerk

Conformed copies to all parties

PROPERTY INFORMATION REPORT

December 21, 2021

Tax Account #:07-1657-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 17 BLK 4 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 7940 P 1797 CA 173

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-1657-000(0322-32)

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: MAR 7, 2022

TAX ACCOUNT #: 07-1657-000

CERTIFICATE #: 2019-3473

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
☐	☒	Notify City of Pensacola, P.O. Box 12910, 32521
☐	☒	Notify Escambia County, 190 Governmental Center, 32502
☐	☒	Homestead for <u>2020</u> tax year.

**ROPER AND ROPER GENERAL
CONTRACTORS, LLC**
5042 SKYLARK CT
PENSACOLA, FL 32505

**ESCAMBIA COUNTY SHIP PROGRAM
NEIGHBORHOOD ENTERPRISE FOUNDATION**
P.O. BOX 18178
PENSACOLA, FL 32523-8178

**ROPER AND ROPER
GENERAL CONTRACTORS, LLC**
1419 N 48TH AVE
PENSACOLA, FL 32506

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

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

Certified and delivered to Escambia County Tax Collector, this 20th day of December, 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**

December 21, 2021

Tax Account #: **07-1657-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ROPER AND ROPER GENERAL CONTRACTORS, LLC**

By Virtue of QUIT CLAIM DEED recorded 7/30/2018 in OR 7940/1797

ABSTRACTOR'S NOTE: WE FIND NO PROBATE DETERMINING HEIRS OF FRANK CLEVELAND AND THERE WAS NO ATTORNEY/ADMINISTRATOR/GUARDIAN AD LITEM APPOINTED IN CASE NO 2016 CA 001852 SO WE CAN NOT CONFIRM THAT ALL HEIRS OF FRANK CLEVELAND WERE NOTICED PROPERLY.

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. **Lien Agreement in favor of Escambia County State Housing Initiatives Partnership (SHIP) Program recorded 8-16-2001 – OR 4706/1827**
 - b. **Code Enforcement Lien in favor of Escambia County, Florida recorded 7/29/2011 - OR 6747/408**
 - c. **MSBU Fire Tax Lien in favor of Escambia County recorded 10/5/1998 – OR 4316/1415**
 - d. **MSBU Fire Tax Lien in favor of Escambia County recorded 08/11/1999 – OR 4451/1359**
 - e. **Lien in favor of Emerald Coast Utilities Authority recorded 10/30/2012 – OR 6927/1419**

4. Taxes:

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

Tax Account #: 07-1657-000

Assessed Value: \$7,200.00

Exemptions: NONE

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

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

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



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 #: 07-1657-000 CERTIFICATE #: 2019-3473

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: November 30, 2001 to and including November 30, 2021 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: December 21, 2021