

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100694

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
07-4183-000	2019/3706	06-01-2019	LT 19 BLK 3 CORRY HEIGHTS PB 1 P 93 OR 2603 P 870 CA 182

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

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

11-16-2021
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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>08/01/2022</u>	

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

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0822-59

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Nov 16, 2021
Property description	REID MALCOM L & LINDA L AVERY 204 TIFTON AVE PENSACOLA, FL 32507 107 S NEW WARRINGTON RD 07-4183-000 LT 19 BLK 3 CORRY HEIGHTS PB 1 P 93 OR 2603 P 870 CA 182	Certificate #	2019 / 3706
		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)
# 2019/3706	06/01/2019	1,040.23	52.01	1,092.24
→Part 2: Total*				1,092.24

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)
# 2021/3139	06/01/2021	461.78	6.25	23.09	491.12
# 2020/4027	06/01/2020	465.34	6.25	125.64	597.23
Part 3: Total*					1,088.35

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,180.59
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	383.84
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)	2,939.43

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:	<u>Jennifer J. Cassidy</u>	Escambia, Florida
	Signature, Tax Collector or Designee	Date December 2nd, 2021

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

+ \$6.25



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Nav. Mode ○ Account ○ Parcel ID ▶
[Printer Friendly Version](#)

General Information	
Parcel ID:	372S309000019003
Account:	074183000
Owners:	REID MALCOM L & LINDA L AVERY
Mail:	204 TIFTON AVE PENSACOLA, FL 32507
Situs:	107 S NEW WARRINGTON RD 32507
Use Code:	VACANT COMMERCIAL
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
2021	\$27,789	\$0	\$27,789	\$27,789
2020	\$27,789	\$0	\$27,789	\$27,789
2019	\$27,789	\$0	\$27,789	\$27,789

Disclaimer

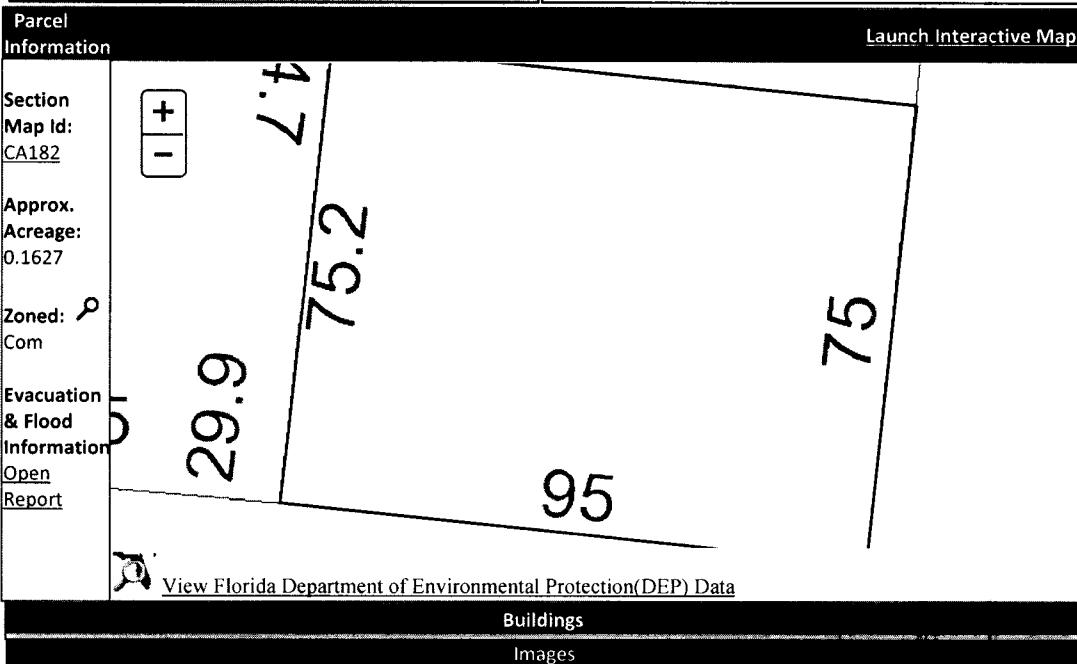
Market Value Breakdown Letter

Tax Estimator

File for New Homestead Exemption Online

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/1988	2603	870	\$100,000	WD	
01/1976	968	800	\$22,000	WD	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2021 Certified Roll Exemptions	
None	
Legal Description	
LT 19 BLK 3 CORRY HEIGHTS PB 1 P 93 OR 2603 P 870 CA 182	
Extra Features	
None	





1/21/14

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 12/08/2021 (tc.1287)

[Search Property](#)[Property Sheet](#)[Lien Holder's](#)[Sold To](#)[Redeem](#)[Forms](#)[Courtview](#)[Benchmark](#)

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

Tax Deed - Redemption Calculator

Account: 074183000 Certificate Number: 003706 of 2019

Redemption

No

Application Date

11/16/2021

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 08/01/2022	Redemption Date 12/29/2021
Months	9	1
Tax Collector	\$2,939.43	\$2,939.43
Tax Collector Interest	\$396.82	\$44.09
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,342.50	\$2,989.77
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$61.56	\$6.84
Total Clerk	\$517.56	\$462.84
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	\$3,937.06	\$3,469.61 - \$20.00 - \$200.00 = \$13
	Repayment Overpayment Refund Amount	\$467.45
Book/Page		

49.61

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



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

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

Case # 2019 TD 003706

Redeemed Date 12/29/2021

Name MALCOM L REID 204 TIFTON AVE PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$517.56	\$ 3,132.61
Due Tax Collector = TAXDEED	\$3,342.50	
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
FINANCIAL SUMMARY					
No Information Available - See Dockets					

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
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BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale**

Account: 074183000 Certificate Number: 003706 of 2019

Payor: MALCOM L REID 204 TIFTON AVE PENSACOLA, FL 32507 Date 12/29/2021

Clerk's Check #	1	Clerk's Total	\$17.56	\$ 3132.61
Tax Collector Check #	1	Tax Collector's Total	\$3,342.50	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$3,937.06	
				\$3,149.61

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021141051 12/29/2021 1:57 PM
OFF REC BK: 8692 PG: 1450 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 8687, Page 1645, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03706, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **074183000 (0822-59)**

DESCRIPTION OF PROPERTY:

LT 19 BLK 3 CORRY HEIGHTS PB 1 P 93 OR 2603 P 870 CA 182

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: MALCOM L REID and LINDA L AVERY REID

Dated this 29th day of December 2021.



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# 2021138553 12/22/2021 9:25 AM
OFF REC BK: 8687 PG: 1645 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 03706, 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 19 BLK 3 CORRY HEIGHTS PB 1 P 93 OR 2603 P 870 CA 182

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 074183000 (0822-59)

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

MALCOM L REID and LINDA L AVERY REID

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 August, which is the **1st day of August 2022**.

Dated this 20th day of December 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

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

ESCAMBIA COUNTY, FLORIDA

vs.

REID, MALCOM L &
204 TIFTON AVE
PENSACOLA, FL 32507

Case No: CE170602494
Location: 107 S NEW WARRINGTON
RD
PR #: 372S309000019003

Cost Order

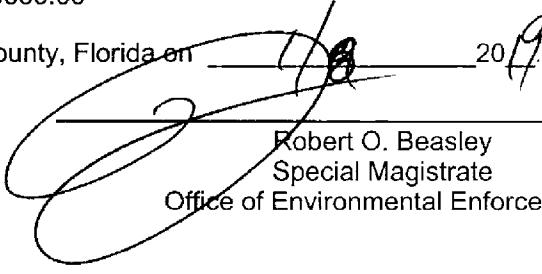
THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances: Escambia County made certain Repairs to bring the property into compliance and that the repairs were reasonable and necessary. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated .

Itemized Cost

Daily Fines	\$5425.00	\$25.00 Per Day From: <u>2/21/2018</u> To: <u>9/26/2018</u>
Court Cost	\$235.00	
County Abatement Fees	\$11,000.00	
Administrative Costs	\$0.00	

Total: \$16660.00

DONE AND ORDERED at Escambia County, Florida on 1/14/2019


Robert O. Beasley

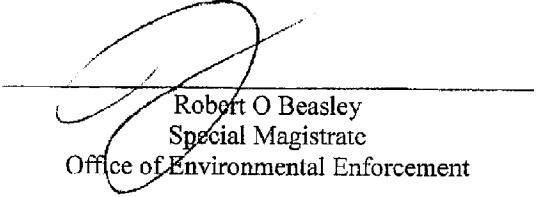
Special Magistrate

Office of Environmental Enforcement

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 30th day of January, 2018.


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 \$ 25.00 per day, commencing 2/21, 2018. 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 \$ 235.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT**.

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

Corrective action shall include:

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

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

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

82-171 Mandatory Residential Waste Collection

82-15 Illegal Burning

82-5 Littering Prohibited

LDC Chapter 3 Commercial in residential and non permitted use

LDC Chapter 2 Article 3 Land Disturbance without permits

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

LDC Sec 4-7.9 Outdoor Storage _____

Other _____

Other _____

Other _____

Other _____

Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in
the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until 2/20,
2018 to correct the violation and to bring the violation into compliance.

Recorded in Public Records 2/8/2018 10:21 AM OR Book 7851 Page 624,
Instrument #2018010208, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

VS.

CASE NO: CE#17-06-02494
LOCATION: 107 S New Warrington Rd
PR# 372S309000019003

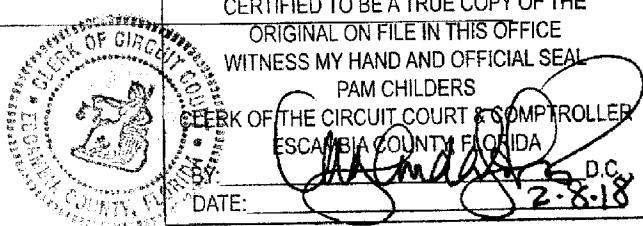
Reid Malcom L & Linda L Avery
204 Tifton Ave
Pensacola, FL 32507
RESPONDENT

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, 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

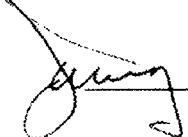


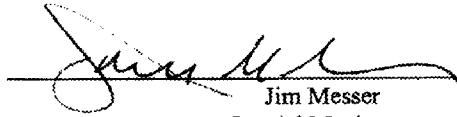
BK: 6283 PG: 720 Last Page

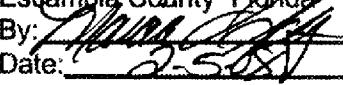
All monies owing hereunder shall constitute a lien on all your real and personal property including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Code Enforcement Office at 6708 Plantation Rd, Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the 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 this the 31st day of
  , 2008.


Jim Messer
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
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County Florida
By: 
Date: 2-5-08



THEREFORE, the Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that: Malcolm L. Newhouse & Avery shall have until 3/16/08, 2008 to correct the violation and to bring the violation into compliance. Corrective action shall include: Reorder and resurface roof and repair damage to the 17th and 18th floor roof decks
Reorder roof, & resurface roof decks

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 25.00 per day, commencing 3/17/08, 2008. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should 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 abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$1,100.00 are hereby awarded in favor of Escambia County as the prevailing party against, Malcolm L. Newhouse & Avery

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 may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

Recorded in Public Records 02/05/2008 at 10:08 AM OR Book 6283 Page 718,
Instrument #2008009084, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

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

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: CE 07-09-0529
Location: 105 South Warrington Road
PR# 372S30-9000-020-003

Malcolm L. Reid & Linda L. Avery
204 Tifton Avenue
Pensacola, Florida 32507

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, Malcolm L. Reid & Linda L. Avery, 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 Code of Ordinances, All violations to Alleged

has occurred and continues.
00042-986 (D) assess to.

5.00 +1.00
55.00
State of Florida
Escambia County

WARRANTY DEED

Form 140
PRINTED AND FOR SALE
MAYER PRINTING CO.
FORT LAUDERDALE, FLA.
OR 300/2603PC 870

Know All Men by These Presents: That Kathleen M. Russo also known as
Kathaleen M. Russo, an unremarried widow

for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations.

DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Malcom L. Reid and Linda L. Avery Reid, husband and wife,

105 S. WARRINGTON RD. PENSACOLA, FLA. 32507
their heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the County of Escambia State of Florida
to-wit:

Lots 19 and 20, Block 3, in Corry Heights, a subdivision of a portion of Lot 3, Section 37, Township 2 South, Range 30 West, according to survey and plat by C.H. Overman, recorded in Plat Book 1, at Page 93, Public Records of Escambia County, Florida.

THERE IS EXPRESSLY EXCEPTED FROM THE WARRANTIES HEREIN CONTAINED ALL EASEMENTS AND
RESTRICTIONS OF RECORD, IF ANY, AND ANY MINERAL LEASES AND/OR RESERVATIONS OF RECORD,
INCLUDING ANY RESERVATIONS OF A ROYALTY INTEREST IN MINERALS AND AD VALOREM REAL PROPERTY
TAXES FOR THE YEAR 1988 AND SUBSEQUENT YEARS.

D.S. PD. \$ 550.00

DATE 9-16-88

JOE A. FLOWERS, COMPTROLLER

BY: J. Carlton D.C.
CERT. REG. #59-2043328-27-01

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging in anywise appertaining, free from all exemptions and right of homestead.

And I covenant that I am well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that I, my heirs, executors and administrators, the said grantee, a, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of September A.D. 19 88

Signed, sealed and delivered in the presence of

Linda G. Floyd Pitta

JWM

IN THE OFFICE OF THE
JOE A. FLOWERS, COMPTROLLER
THE PUBLIC RECORDS
OF THE
ESCAMBIA COUNTY, FLA.
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FILED AND INDEXED
THE PUBLIC RECORDS
OF THE
ESCAMBIA COUNTY, FLA.
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State of Florida
Escambia County

Before the subscriber personally appeared Kathleen M. Russo, also known as Kathaleen M. Russo, an unremarried widow, and doth

My self known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that he executed the same for the uses and purposes thereto set forth.

Given under my hand and official seal this 15th day of September 19 88

This instrument was prepared by:

JOHN W. MONROE, JR., OF LEVIN, WARFIELD, et al.
226 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32501
Address

My commission expires

PROPERTY INFORMATION REPORT

May 16, 2022
Tax Account #:07-4183-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 19 BLK 3 CORRY HEIGHTS PB 1 P 93 OR 2603 P 870 CA 182

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-4183-000(0822-59)

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: AUGUST 1, 2022

TAX ACCOUNT #: 07-4183-000

CERTIFICATE #: 2019-3706

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 2021 tax year.

MALCOLM L. REID & LINDA L. AVERY REID
AKA LINDA A. REID AKA LINDA L. AVERY
204 TIFTON AVE
PENSACOLA, FL 32507

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

Certified and delivered to Escambia County Tax Collector, this 16th day of May, 2022.

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**

May 16, 2022
Tax Account #: **07-4183-000**

1. The Grantee(s) of the last deed(s) of record is/are: **MALCOLM L. REID AND LINDA L. AVERY REID**

By Virtue of Warranty Deed recorded 9/16/1988 in OR 2603/870

**ABSTRACTOR'S NOTE: RECORD OWNERS APPEAR TO BE DIVORCED PER
DISSOLUTION RECORDED 6/1/1992 - OR 3184/90**

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Code Enforcement Lien in favor of Escambia County recorded 2/5/2008 – OR 6283/762**
 - b. **Code Enforcement Lien in favor of Escambia County recorded 2/8/2018 – OR 7851/693, together with Cost Order recorded 1/14/2019 – OR 8029/711**
4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 07-4183-000

Assessed Value: \$27,789.00

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 #: 07-4183-000 CERTIFICATE #: 2019-3706

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: May 6, 2002 to and including May 6, 2022 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: May 16, 2022