



# 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

0322-68

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-TRUSTEES OF THE EDDIE J BLACKWELL TRUST DATED APRIL 15, 2021 723 OVERBROOK DRIVE FORT WALTON BEACH, FL 32547	Application date	Apr 23, 2021
Property description	PICHEO ANTHONY V & CAROLYN E 1011 NORTH U ST PENSACOLA, FL 32505 11080 LILLIAN HWY 09-4594-150 BEG AT NE COR OF NW 1/4 S 314 FT S 81 DEG 26 MIN W 154 15/100 FT S 27 DEG 6 MIN E 253 FT TO LILLIAN (Full legal attached.)	Certificate #	2019 / 4924
		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)
# 2019/4924	06/01/2019	227.70	33.82	261.52
# 2020/5269	06/01/2020	224.05	22.08	246.13
<b>→Part 2: Total*</b>				<b>507.65</b>

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
<b>Part 3: Total*</b>					<b>0.00</b>

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	507.65
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	180.74
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. <b>Total Paid (Lines 1-6)</b>	<b>1,063.39</b>

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Shirley Rich, CFCA Escambia, Florida  
Signature, Tax Collector or Designee Date May 3rd, 2021

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>7 March 2022</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS**  
 PLUS \$ 12<sup>50</sup>

**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.

BEG AT NE COR OF NW 1/4 S 314 FT S 81 DEG 26 MIN W 154 15/100 FT S 27 DEG 6 MIN E 253 FT TO LILLIAN HWY FOR POB N 27 DEG 6 MIN W 253 FT S 81 DEG 41 MIN W 50 FT SELY TO LILLIAN HWY AT A PT 60 FT WLY & ALG HWY FROM POB ELY ALG SD HWY 60 FT TO POB OR 3630 P 427 LESS OR 4194 P 459 RD R/W

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100467

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-TRUSTEES OF THE EDDIE J BLACKWELL TRUST DATED APRIL 15, 2021

723 OVERBROOK DRIVE  
FORT WALTON BEACH, FL 32547,

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
09-4594-150	2019/4924	06-01-2019	BEG AT NE COR OF NW 1/4 S 314 FT S 81 DEG 26 MIN W 154 15/100 FT S 27 DEG 6 MIN E 253 FT TO LILLIAN HWY FOR POB N 27 DEG 6 MIN W 253 FT S 81 DEG 41 MIN W 50 FT SELY TO LILLIAN HWY AT A PT 60 FT WLY & ALG HWY FROM POB ELY ALG SD HWY 60 FT TO POB OR 3630 P 427 LESS OR 4194 P 459 RD R/W

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  
EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-  
TRUSTEES OF THE EDDIE J BLACKWELL TRUST  
DATED APRIL 15, 2021  
723 OVERBROOK DRIVE  
FORT WALTON BEACH, FL 32547

04-23-2021  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Nav. Mode  Account  Reference ▶

Printer Friendly Version

<p><b>General Information</b></p> <p><b>Reference:</b> 252S312101002002</p> <p><b>Account:</b> 094594150</p> <p><b>Owners:</b> PICHEO ANTHONY V &amp; CAROLYN E</p> <p><b>Mail:</b> 1011 NORTH U ST PENSACOLA, FL 32505</p> <p><b>Situs:</b> 11080 LILLIAN HWY 32506</p> <p><b>Use Code:</b> VACANT COMMERCIAL 🔑</p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$11,780</td> <td>\$0</td> <td>\$11,780</td> <td>\$11,780</td> </tr> <tr> <td>2019</td> <td>\$11,780</td> <td>\$0</td> <td>\$11,780</td> <td>\$11,780</td> </tr> <tr> <td>2018</td> <td>\$11,780</td> <td>\$0</td> <td>\$11,780</td> <td>\$11,780</td> </tr> </tbody> </table> <p><b>Disclaimer</b></p> <p><b>Market Value Breakdown Letter</b></p> <p><b>Tax Estimator</b></p> <p><b>File for New Homestead Exemption Online</b></p> <p><b>Report Storm Damage</b></p>	Year	Land	Imprv	Total	Cap Val	2020	\$11,780	\$0	\$11,780	\$11,780	2019	\$11,780	\$0	\$11,780	\$11,780	2018	\$11,780	\$0	\$11,780	\$11,780
Year	Land	Imprv	Total	Cap Val																	
2020	\$11,780	\$0	\$11,780	\$11,780																	
2019	\$11,780	\$0	\$11,780	\$11,780																	
2018	\$11,780	\$0	\$11,780	\$11,780																	
<p><b>Sales Data</b></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>03/1979</td> <td>3630</td> <td>427</td> <td>\$100</td> <td>WD</td> <td>📄</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	03/1979	3630	427	\$100	WD	📄	<p><b>2020 Certified Roll Exemptions</b></p> <p>None</p> <p><b>Legal Description</b> 🔑</p> <p>BEG AT NE COR OF NW 1/4 S 314 FT S 81 DEG 26 MIN W 154 15/100 FT S 27 DEG 6 MIN E 253 FT TO LILLIAN HWY FOR POB...</p> <p><b>Extra Features</b></p> <p>None</p>								
Sale Date	Book	Page	Value	Type	Official Records (New Window)																
03/1979	3630	427	\$100	WD	📄																

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

**Section**

**Map Id:** 25-2S-31-1

**Approx. Acreage:** 0.2989

**Zoned:** 🔑  
CONSULT ZONING AUTHORITY

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

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

**Buildings**

Images

None

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

Last Updated:05/07/2021 (tc.6803)

**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: 094594150 Certificate Number: 004924 of 2019**

**Payor: ANTHONY V PICHEO 1011 NORTH U ST PENSACOLA, FL 32505      Date 05/11/2021**

Clerk's Check #	1	Clerk's Total	<del>\$344.06</del> <b>\$1,245.85</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$1,251.35</del>
		Postage	<del>\$67.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$1,872.41</del>

**\$1262.85**

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By:   
 Deputy Clerk

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
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 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 004924**

**Redeemed Date 05/11/2021**

**Name ANTHONY V PICHEO 1011 NORTH U ST PENSACOLA, FL 32505**

Clerk's Total = TAXDEED	\$544.06	<b>\$1,245.85</b>
Due Tax Collector = TAXDEED	\$1,251.35	
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**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**  
**Account: 094594150 Certificate Number: 004924 of 2019**

Redemption  Yes  No  
 Application Date   
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/07/2022"/>	Redemption Date <input type="text" value="05/11/2021"/>
Months	11	1
Tax Collector	<input type="text" value="\$1,063.39"/>	<input type="text" value="\$1,063.39"/>
Tax Collector Interest	\$175.46	\$15.95
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
<b>Total Tax Collector</b>	\$1,251.35	<input type="text" value="\$1,091.84"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$77.06	\$7.01
<b>Total Clerk</b>	\$544.06	<input type="text" value="\$474.01"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
<b>Total Redemption Amount</b>	\$1,872.41	\$1,582.85
	Repayment Overpayment Refund Amount	\$289.56
Book/Page	<input type="text"/>	<input type="text"/>



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-TRUSTEES OF THE EDDIE J BLACKWELL TRUST** holder of **Tax Certificate No. 04924**, 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:

**BEG AT NE COR OF NW 1/4 S 314 FT S 81 DEG 26 MIN W 154 15/100 FT S 27 DEG 6 MIN E 253 FT TO LILLIAN HWY FOR POB N 27 DEG 6 MIN W 253 FT S 81 DEG 41 MIN W 50 FT SELY TO LILLIAN HWY AT A PT 60 FT WLY & ALG HWY FROM POB ELY ALG SD HWY 60 FT TO POB OR 3630 P 427 LESS OR 4194 P 459 RD R/W**

**SECTION 25, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 094594150 (0322-68)**

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

**ANTHONY V PICHEO and CAROLYN E PICHEO**

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 11th 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

## 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 8527, Page 994, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04924, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 094594150 (0322-68)

### DESCRIPTION OF PROPERTY:

**BEG AT NE COR OF NW 1/4 S 314 FT S 81 DEG 26 MIN W 154 15/100 FT S 27 DEG 6 MIN E 253 FT TO LILLIAN HWY FOR POB N 27 DEG 6 MIN W 253 FT S 81 DEG 41 MIN W 50 FT SELY TO LILLIAN HWY AT A PT 60 FT WLY & ALG HWY FROM POB ELY ALG SD HWY 60 FT TO POB OR 3630 P 427 LESS OR 4194 P 459 RD R/W**

**SECTION 25, TOWNSHIP 2 S, RANGE 31 W**

NAME IN WHICH ASSESSED: ANTHONY V PICHEO and CAROLYN E PICHEO

Dated this 11th day of May 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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 #: 09-4594-150 CERTIFICATE #: 2019-4924

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: December 14, 2001 to and including December 14, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: December 15, 2021

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

December 15, 2021

Tax Account #: **09-4594-150**

1. The Grantee(s) of the last deed(s) of record is/are: **ANTHONY V. PICHEO AND CAROLYN E. PICHEO**

**By Virtue of Warranty Deed recorded 8/15/1994 in OR 3630/427**

**ABSTRACTOR'S NOTE: ROAD RIGHT OF WAY IN OR 4194/459 DESCRIBES THE ENTIRE PARCEL INSTEAD OF JUST THE PORTION BEING DEEDED FOR RIGHT OF WAY.**

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 10/28/2016 – OR 7614/881**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 09-4594-150**

**Assessed Value: \$11,780.00**

**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.

**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 #:** \_\_\_\_\_ **09-4594-150**  
**CERTIFICATE #:** \_\_\_\_\_ **2019-4924**

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 type="checkbox"/> | <input checked="" type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2020</u> tax year.                    |

**ANTHONY V. PICHEO AND  
CAROLYN E. PICHEO  
1011 NORTH U ST  
PENSACOLA, FL 32505**

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

**Certified and delivered to Escambia County Tax Collector, this 15<sup>th</sup> 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**

**December 15, 2021**

**Tax Account #:09-4594-150**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT NE COR OF NW 1/4 S 314 FT S 81 DEG 26 MIN W 154 15/100 FT S 27 DEG 6 MIN E 253 FT TO LILLIAN HWY FOR POB N 27 DEG 6 MIN W 253 FT S 81 DEG 41 MIN W 50 FT SELY TO LILLIAN HWY AT A PT 60 FT WLY & ALG HWY FROM POB ELY ALG SD HWY 60 FT TO POB OR 3630 P 427 LESS OR 4194 P 459 RD R/W**

**SECTION 25, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-4594-150(0322-68)**

**ABTRACTOR'S NOTE: ROAD RIGHT OF WAY IN OR 4194/459 DESCRIBES THE ENTIRE PARCEL INSTEAD OF JUST THE PORTION BEING DEEDED FOR RIGHT OF WAY**

WARRANTY DEED

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

~~Redacted Name~~ (34506)

KNOW ALL MEN BY THESE PRESENTS: That NELDA B. PICHEO and VITO A. PICHEO  
wife and husband

for and in consideration of One Dollar and other good and valuable  
consideration DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and  
grant unto ANTHONY V. PICHEO and CAROLYN E. PICHEO, husband and wife

11080 Lillian Hwy Pensacola 32506  
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: Commencing at the Northwest <sup>East V.A.P. Ar V Picheo</sup> corner of the Northwest quarter of Section  
25, Township 2 South, Range 31 West, thence South 314 feet, thence  
South 81°26' West 154.15 feet, thence South 27°6' East 253 feet to  
Lillian Highway for the point of beginning, thence north 27°6' West  
253 feet, thence South 81°41' West 50 feet, thence Southeastly to the  
Lillian Highway at a point which is 60 feet westerly along said highway  
from the point of beginning, thence Easterly with said highway 60 feet  
to the point of beginning, Escambia County, Florida.

*Being Re Recorded to correct legal*

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

And we covenant that we are well seized of an  
indefeasable estate in fee simple in the said property, and have  
a good right to convey the same; that it is free of liens or encumbrance,  
and that our heirs, executors and administrators, the said grantee  
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, we have hereunto set our hands  
and seals this 3<sup>rd</sup> day of MARCH 19 79.

Signed, sealed and delivered in the presence of

*Janet Johnson*  
*Heidi...*

Nelda B. Picheo (SEAL)  
VITO A. Picheo (SEAL)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

FILED AND RECORDED  
IN BOOK 1666 PAGE 587  
JUL 26 1979  
JAMES A. FLOWERS  
CLERK OF ESCAMBIA COUNTY

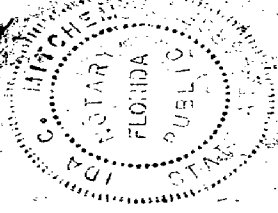
155478

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
00.45  
JUL 27 1979

Before the subscriber personally appeared NELDA B. PICHEO  
and VITO A. PICHEO ~~XXXXXX~~, known to me, and known  
to me to be the individual s described by said name s in and who executed  
the foregoing instrument and acknowledged that t he y executed the same for  
the uses and purposes therein set forth.

Given under my hand and official seal this 3<sup>rd</sup> day of March 19 79.

PREPARED BY  
NELDA B. PICHEO  
P.O. BOX 5661  
PENSACOLA, FLA.  
32504



James A. Flowers  
NOTARY PUBLIC  
My Commission Expires  
MARCH 6, 1980

Instrument-00150578  
Filed and recorded in the  
public records  
AUGUST 15, 1994  
at 11:09 A.M.  
in Book and Page noted  
above or hereon  
and record verified  
JOE A. FLOWERS,  
COMPTROLLER

OR BK3630 Pg0427  
INSTRUMENT 00150578

NIX ROAD- R/W  
2101-2-2

OR BK 4194 PG0459  
Escambia County, Florida  
INSTRUMENT 97-435186

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
11/20/97 ERNIE LEE MAGANA, CLERK  
By: *[Signature]*

QUIT CLAIM DEED

11-20

THIS INDENTURE made this 13<sup>th</sup> day of JANUARY, A.D.,  
1997, between Anthony V. Picheo and Carolyn E. Picheo, husband and wife, who  
have a principal address of: 11080 Lillian Highway  
Pensacola, FL 32506  
as Parties of the First Part, and the Board of Commissioners of Escambia County,  
Florida, as Party of the Second Part.

Abstractor's Note:  
Legal says it is a parcel  
9 feet wide for road but  
it describes our entire  
parcel.

WITNESSETH, that the Parties of the First Part, for and in consideration of the  
sum of One (\$1.00) Dollar and other valuable considerations paid, receipt of which is  
hereby acknowledged, do hereby remise, release, quit claim and convey unto the Party  
of the Second Part, its successors and assigns, all right, title, interest, claim and  
demand which the Parties of the First Part have in and to the following described land,  
situate, lying and being in the County of Escambia, State of Florida, to-wit:

A parcel of land 9.00 feet in width for road right-of-way purposes, lying in Section  
25, Township 2 South, Range 31 West, Escambia County, Florida, and being  
more particularly described as follows:

~~THE BOARD OF COMMISSIONERS~~  
The Board of Commissioners of the following described property as recorded in O. R.  
~~Book 4194 Page 4359~~  
~~Escambia County, Florida~~  
of the public records of said county.

Commence at the northeast corner of the northwest quarter of said Section 25;  
thence go South for 314.00 feet; thence go South 81 degrees 26 ' West 154.15  
feet; thence go South 27 degrees 06' East 253.00 feet to Lillian Hwy. for the  
POINT OF BEGINNING; thence go North 27 degrees 06 ' West 253.00 feet;  
thence go South 81 degrees 41' West 50.00 feet; thence go southeasterly to  
Lillian Hwy. at a point 60.00 feet westerly and along said highway from POB;  
thence go easterly along said highway 60.00 feet to the POB. All the above  
described property lying and being in Section 25, Escambia County, Florida.

TO HAVE AND TO HOLD THE SAME, together with all and singular the  
appurtenances thereto belonging or in anywise appertaining or incident and all the  
estate, right, title, interest and claim whatsoever of the said Parties of the First Part in  
law or in equity, to the only proper use, benefit and behoof of the Party of the Second  
Part, its successors and assigns, forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the date  
first above written.

Signed, sealed and delivered  
in the presence of:

*Donald D. Neyer*  
WITNESS

*Anthony V. Picheo* (Seal)  
Anthony V. Picheo

*Donald D. Neyer*  
Print or Type Name

*William H. Joseph*  
WITNESS

*Carolyn E. Picheo* (Seal)  
Carolyn E. Picheo

*William H. Joseph*  
Print or Type Name

(OVER)



OR BK 4194 P60460  
Escambia County, Florida  
INSTRUMENT 97-435186

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Before me personally appeared Anthony V. Picheo and  
CAROLYN E. PICHEO  
who are personally known to me or who have produced FL DRIVERS LIC  
as identification and who did/did not take an oath, and who  
are known to me to be the individuals described in and who executed the foregoing  
instrument and acknowledged before me that the same was executed for the purpose  
herein expressed.

WITNESS my hand and official seal this 13<sup>th</sup> day of JANUARY  
A.D., 1997.

Donald D. Argersinger  
Notary Public  
Donald D. Argersinger  
Print or Type Name

Commission Number:  
Commission Expires:

**OFFICIAL NOTARY SEAL**  
Donald D. Argersinger  
Notary Public State of Florida  
Commission No. CC 508733  
My Commission Expires Nov. 13, 1999

TITLE TO THE ABOVE PROPERTY accepted for public use by Escambia  
County, Florida, at the meeting of the Board of Commissioners of Escambia County,  
Florida, this 20<sup>th</sup> day of November, A.D., 1997.

BOARD OF COUNTY COMMISSIONERS  
ESCAMBIA COUNTY, FLORIDA

By Thomas G. Banjanin  
Chairman: Thomas G. Banjanin

ATTEST: ERNIE LEE MAGAHA  
CLERK OF THE CIRCUIT COURT

By Ernie Lee Magaha  
Deputy Clerk

RCD Nov 20, 1997 04:44 pm  
Escambia County, Florida

BCC APPROVED 8/24/97

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-435186

Prepared By: Larry Goodwin  
County Engineering Division  
1190 W. Leonard St.  
Pensacola, FL 32501

Under supervision of County Attorney's Office: \_\_\_\_\_

Return document after recording to: Public Works Department  
1190 Leonard Street, Suite 1  
Pensacola, FL 32501

Recorded in Public Records 10/28/2016 at 01:29 PM OR Book 7614 Page 881, Instrument #2016083742, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$44.00

Recorded in Public Records 10/28/2016 at 01:04 PM OR Book 7614 Page 841, Instrument #2016083734, 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#16-03-00955  
LOCATION: 1011 N "U" Street  
PR# 000S009060015216**

**Picheo, Anthony V & Carole E  
1011 N "U" Street  
Pensacola, FL 32505  
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, Anthony Picheo ~~NAMED ABOVE~~, 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: 7614 PG: 882

BK: 7614 PG: 842

- 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
- Other Improper outdoor storage not allowed in zoning.
- 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 12/14, 2016 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

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

BK: 7614 PG: 884

BK: 7614 PG: 844

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 25.00 per day, commencing 12/5, 2016. 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 \$ 1,100.00 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.

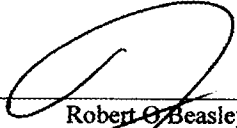
BK: 7614 PG: 885 Last Page


BK: 7614 PG: 845 Last Page

**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 25<sup>th</sup> day of October, 2016.

  
 \_\_\_\_\_  
 Robert O. Beasley  
 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  
  
 BY: PAM CHILDERS D.C.  
 DATE: 10-28-2016