

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100670

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
AVK REAL ESTATE LLC
66 WEST FLAGLER STREET
SUITE 900
MIAMI, FL 33130,

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
11-4507-650	2019/6756	06-01-2019	A PORTION OF S 330 FT OF N 660 FT OF E 20 ACRES OF NW 1/4 OF NE1/4 DESCR AS BEG AT INTER OF N LI OF S 330 FT OF N 660 FT OF E 20 A OF NW1/4 OF NE1/4 AND W R/W LINE OF STEPHANIE RD (66 FT R/W) WLY ALG N LI OF SD S 330 FT 349 71/100 FT FOR POB CONT W 303 10/100 FT TO W LI OF E 20 A OF NW1/4 OF NE1/4 SLY INT ANG 89 DEG 47 MIN 18 SEC ALG SD W LI 86 48/100 FT ELY INT ANG 94 DEG 53 MIN 52 SEC 304 29/100 FT NLY TO N LI OF S 330 FT OF N 600 FT TO POB OR 4404 P 1863

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
AVK REAL ESTATE LLC
66 WEST FLAGLER STREET
SUITE 900
MIAMI, FL 33130

08-25-2021
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.	\$8,062.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/01/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

PLUS \$6.50

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.

A PORTION OF S 330 FT OF N 660 FT OF E 20 ACRES OF NW 1/4 OF NE1/4 DESCR AS BEG AT INTER OF N LI OF S 330 FT OF N 660 FT OF E 20 A OF NW1/4 OF NE1/4 AND W R/W LINE OF STEPHANIE RD (66 FT R/W) WLY ALG N LI OF SD S 330 FT 349 71/100 FT FOR POB CONT W 303 10/100 FT TO W LI OF E 20 A OF NW1/4 OF NE1/4 SLY INT ANG 89 DEG 47 MIN 18 SEC ALG SD W LI 86 48/100 FT ELY INT ANG 94 DEG 53 MIN 52 SEC 304 29/100 FT NLY TO N LI OF S 330 FT OF N 600 FT TO POB OR 4404 P 1863



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

0022-38

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	AVK REAL ESTATE LLC 66 WEST FLAGLER STREET SUITE 900 MIAMI, FL 33130	Application date	Aug 25, 2021
Property description	BAKER JAMES O 2701 STEFANI RD # 1 CANTONMENT, FL 32533 1 STEFANI RD 11-4507-650 A PORTION OF S 330 FT OF N 660 FT OF E 20 ACRES OF NW 1/4 OF NE1/4 DESCR AS BEG AT INTER OF N LI OF (Full legal attached.)	Certificate #	2019 / 6756
		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)
# 2019/6756	06/01/2019	305.04	84.08	389.12
→Part 2: Total*				389.12

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)
# 2021/5602	06/01/2021	305.04	6.25	15.25	326.54
# 2020/7122	06/01/2020	315.87	6.25	71.07	393.19
Part 3: Total*					719.73

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)	1,108.85
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	1,483.85

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 Dick, CCA Escambia, Florida
Signature, Tax Collector or Designee Date September 7th, 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 ○ Parcel ID ▶

[Printer Friendly Version](#)

General Information

Parcel ID: 381N311201003001
Account: 114507650
Owners: BAKER JAMES O
Mail: 2701 STEFANI RD # 1
 CANTONMENT, FL 32533
Situs: 1 STEFANI RD 32533
Use Code: MULTI-FAMILY <=9
Units: 2
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	\$17,280	\$12,059	\$29,339	\$16,125
2020	\$10,944	\$10,724	\$21,668	\$15,903
2019	\$10,944	\$9,832	\$20,776	\$15,546

[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)
01/1992	4404	1863	\$100	WD	
09/1985	2117	812	\$24,000	WD	
01/1978	1204	903	\$10,500	WD	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2021 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

A PORTION OF S 330 FT OF N 660 FT OF E 20 ACRES OF
NW 1/4 OF NE1/4 DESCR AS BEG AT INTER OF N LI OF S
330 FT OF...

Extra Features

CARPORT
FRAME SHED
METAL SHED

Parcel

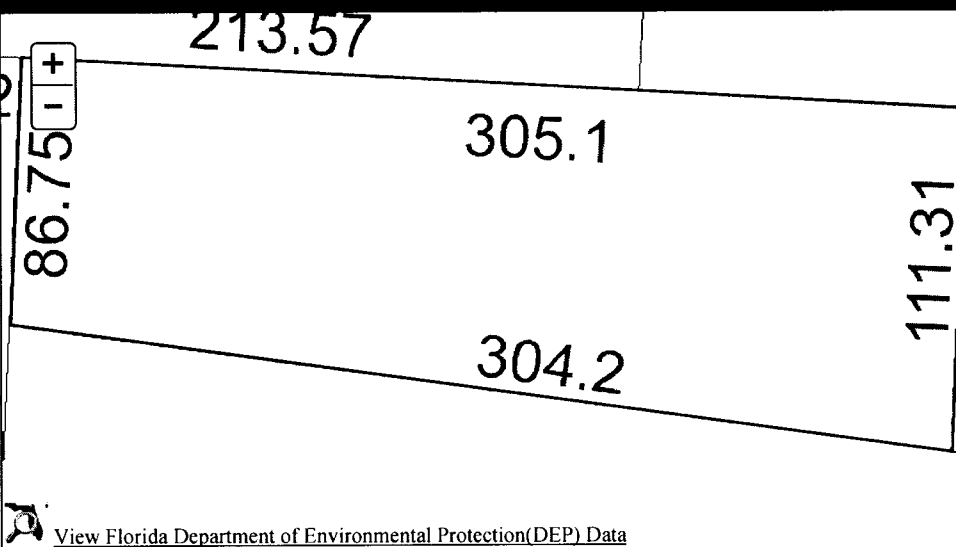
[Information](#)
[Launch Interactive Map](#)

Section
Map Id:
 38-1N-31-1

Approx.
Acreage:
 0.6944

Zoned:
 LDR

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



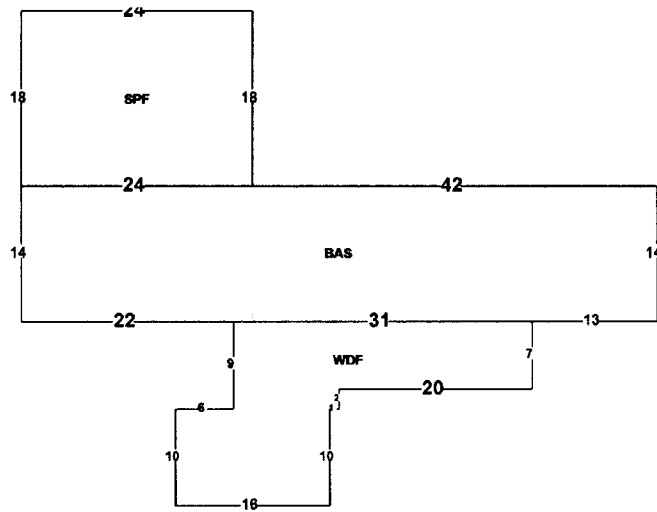
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 1 STEFANI RD, Year Built: 1984, Effective Year: 1984, PA Building ID#: 124579

Structural Elements
 DWELLING UNITS-1
 MH EXTERIOR WALL-VINYL/METAL
 MH FLOOR FINISH-CARPET
 MH FLOOR SYSTEM-TYPICAL
 MH HEAT/AIR-HEAT & AIR
 MH INTERIOR FINISH-DRYWALL/PLASTER
 MH MILLWORK-TYPICAL
 MH ROOF COVER-METAL
 MH ROOF FRAMING-GABLE HIP
 MH STRUCTURAL FRAME-TYPICAL
 NO. PLUMBING FIXTURES-6
 NO. STORIES-1
 STORY HEIGHT-0

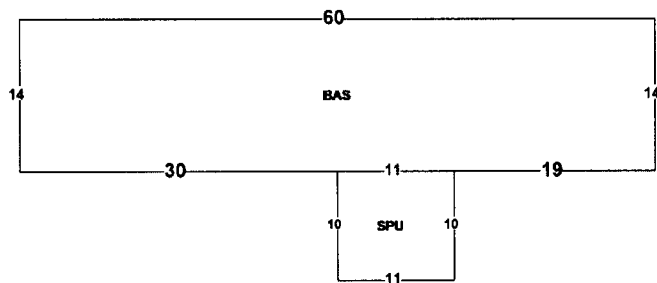
Areas - 1755 Total SF
 BASE AREA - 924
 SCRNI PORCH FIN - 432
 WOOD DECK FIN - 399



Address: 2 STEFANI RD, Year Built: 1978, Effective Year: 1978, PA Building ID#: 124580

Structural Elements
 DWELLING UNITS-1
 MH EXTERIOR WALL-VINYL/METAL
 MH FLOOR FINISH-CARPET
 MH FLOOR SYSTEM-TYPICAL
 MH HEAT/AIR-HEAT & AIR
 MH INTERIOR FINISH-DRYWALL/PLASTER
 MH MILLWORK-TYPICAL
 MH ROOF COVER-METAL
 MH ROOF FRAMING-GABLE HIP
 MH STRUCTURAL FRAME-TYPICAL
 NO. PLUMBING FIXTURES-6
 NO. STORIES-1
 STORY HEIGHT-0

Areas - 950 Total SF
 BASE AREA - 840
 SCRNI PORCH UNF - 110



Images



8/2/21



8/2/21

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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **AVK REAL ESTATE LLC** holder of **Tax Certificate No. 06756**, 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:

A PORTION OF S 330 FT OF N 660 FT OF E 20 ACRES OF NW 1/4 OF NE1/4 DESCR AS BEG AT INTER OF N LI OF S 330 FT OF N 660 FT OF E 20 A OF NW1/4 OF NE1/4 AND W R/W LINE OF STEPHANIE RD (66 FT R/W) WLY ALG N LI OF SD S 330 FT 349 71/100 FT FOR POB CONT W 303 10/100 FT TO W LI OF E 20 A OF NW1/4 OF NE1/4 SLY INT ANG 89 DEG 47 MIN 18 SEC ALG SD W LI 86 48/100 FT ELY INT ANG 94 DEG 53 MIN 52 SEC 304 29/100 FT NLY TO N LI OF S 330 FT OF N 600 FT TO POB OR 4404 P 1863

SECTION 38, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114507650 (0822-38)

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

JAMES O BAKER

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

Form 668 (Y)(c) (Rev. February 2004)	10194 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien
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Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	Serial Number 936192413	For Optional Use by Recording Office
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As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer JAMES O BAKER

Residence 2701 STEFANI RD
CANTONMENT, FL 32533-3853

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2004	XXX-XX-	03/07/2011	04/06/2021	4994.47
1040	12/31/2004	XXX-XX-	03/07/2011	04/06/2021	
1040	12/31/2005	XXX-XX-	03/20/2009	04/19/2019	
1040	12/31/2005	XXX-XX-	03/07/2011	04/06/2021	30911.89
1040	12/31/2005	XXX-XX-	03/07/2011	04/06/2021	
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 35906.36

This notice was prepared and signed at BALTIMORE, MD, on this,
the 26th day of April, 2013.

Signature  for P.A. BELTON	Title ACS SBSE (800) 829-3903	23-00-0008
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

attachments, and serve it on the Plaintiff's Counsel, as well as to award additional costs and attorney's fees incurred during execution of this Judgment consistent with § 57.115 Fla. Stat.

PURSUANT TO F.S. 55.10 Defendant is hereby notified that Plaintiff's Address is 4340 South Monaco, Second Floor, Denver Colorado, 80237. However, Defendant is ordered to direct all efforts to satisfy this judgment first to Plaintiff's counsel, then to Plaintiff directly if the law firm cannot be contacted for any reason.

ORDERED at Pensacola, Escambia County, Florida on this 8th day of April, 2011.


Judge

cc: Plaintiff at: Law Office of Harold E. Scherr, 1064 Greenwood Blvd, Suite 328, Lake Mary, Florida 32746
1-866-431-7117, 407-995-3004
JAMES O BAKER,
2701 Stefani Rd Lot 1
Cantonment, FL 32533
(FIS ATTACHED AND SENT)

I hereby certify that a true copy of the foregoing has been furnished to the above parties by U.S. Mail this _____ day of _____, 2011.

Judicial Assistant

Recorded in Public Records 04/20/2011 at 09:10 AM OR Book 6711 Page 1682,
Instrument #2011025916, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

Recorded in Public Records 04/12/2011 at 09:25 AM OR Book 6709 Page 416,
Instrument #2011023904, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

SCH-228745

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

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

2011 APR 11 A 9 16

CASE NO. 2011-SC-464

CACH, LLC

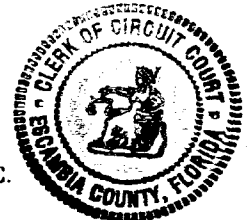
Plaintiff, COUNTY CIVIL DIVISION
FILED & RECORDED

vs.

JAMES O BAKER
Defendant.

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

BY: Christelle Scott D.C.



FINAL JUDGMENT

THIS CAUSE HAVING COME BEFORE THE COURT on the Plaintiff's Motion for
Final Judgment and the Court being fully advised in the premises, it is hereby:

ORDERED AND ADJUDGED that Plaintiff, CACH, LLC, 4340 S. MONACO,
SECOND FLOOR, Denver, CO 80237 by and through undersigned counsel recover from
Defendant JAMES O BAKER, 2701 STEFANI RD LOT 1, CANTONMENT, FL 32533,
***-**-7707, the sum of \$ 3,025.63 in principal, \$ 500.00 for attorneys' fees and costs in the
sum of \$ 355.00, and prejudgment interest in the sum of \$ 999.70, making a total of \$ 4,880.33
that shall bear interest at the rate of 6% a year, for which let execution issue.

IT IS FURTHER ORDERED and adjudged that the judgment debtor(s) shall complete
under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet) or Florida
Small Claims Rules Form 7.343, including all required attachments, and serve it on the judgment
creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an
attorney, within 45 days from the date of this final judgment, unless the final judgment is
satisfied or post-judgment discovery is stayed.

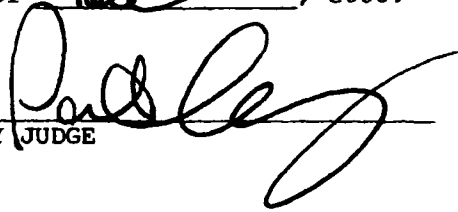
IT IS FURTHER ORDERED that Plaintiff, and anyone acting on Plaintiff's behalf may
have contact with any other person necessary to collect the award granted herein.

JURISDICTION OF THIS CASE IS RETAINED to enter further orders that are
proper to compel the judgment debtor(s) to complete form 1.977 or 7.343, including all required

Case: 2011 SC 000464
00020886431
Dkt: CC1033 Pg# : 2

2. The judgment debtor(s) shall complete, under oath, the Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney, within 45 days from the date of the final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.
3. Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor(s) to complete form 1.977, including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida, this the 4th day of Dec, 2008.


COUNTY JUDGE

Conformed copies to:

STEPHEN M. GUTTMANN, Esquire
314 South Baylen Street, Suite 203
Pensacola, FL 32502

METRO HOME IMPROVEMENTS, INC.
2701 Stefani Road, #1
Cantonment, FL 32533

JAMES O. BAKER
2701 Stefani Road, #1
Cantonment, FL 32533

WAYNE E. FOX
2701 Stefani Road, #1
Cantonment, FL 32533

TERRE LEE MAGALIA
CLERK OF CIRCUIT COURT
FLORIDA COUNTY, FL
2008 DEC - 4 P 3:50
COUNTY CIVIL DIVISION
FILED & RECORDED

Recorded in Public Records 12/08/2008 at 03:21 PM OR Book 6403 Page 1946,
Instrument #2008089940, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

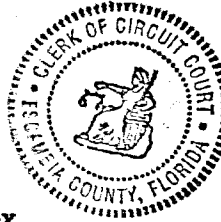
GULF COAST BUILDING PRODUCTS, INC.
3350 McLemore Drive
Pensacola, FL 32514

Plaintiff,

v.

METRO HOME IMPROVEMENTS, INC.;
JAMES O. BAKER; and WAYNE E. FOX
2701 Stefani Road, #1
Cantonment, FL 32533

Defendants.



Certified to be a true copy
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: Ernie Lee Magaha D.C.
Date: 12-8-08

Case No: 2008 CC 005978

**FINAL JUDGMENT AS TO METRO HOME IMPROVEMENTS, INC.;
JAMES O. BAKER; and WAYNE E. FOX**

THIS MATTER came on to be heard upon a Motion for Judgment
Based upon the Pleadings, a default being entered against METRO
HOME IMPROVEMENTS, INC. and JAMES O. BAKER, and the Court having
reviewed the file and being otherwise fully advised in the
premises, it is therefore ORDERED AND ADJUDGED as follows:

1. That the plaintiff, GULF COAST BUILDING PRODUCTS,
INC., hereby recovers from the defendants, METRO HOME
IMPROVEMENTS, INC.; JAMES O. BAKER; and WAYNE E. FOX,
the following:

A. Principal	\$11,061.54
B. Interest	304.19
C. Court Costs	405.00
D. Attorney's Fees	500.00
Total Due	<u>\$12,270.73</u>

which shall accrue interest at the rate of 11% per
annum, all for which let execution issue.

Recorded in Public Records 1/15/2020 3:31 PM OR Book 8231 Page 1108,
Instrument #2020004218, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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

ESCAMBIA COUNTY, FLORIDA

vs.

BAKER, JAMES O
2701 STEFANI RD # 1
CANTONMENT, FL 32533

Case No: CE150602594
Location: 1 STEFANI RD
PR #: 381N311201003001

Cost Order

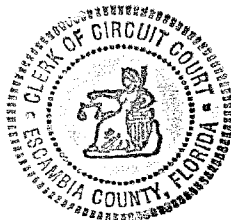
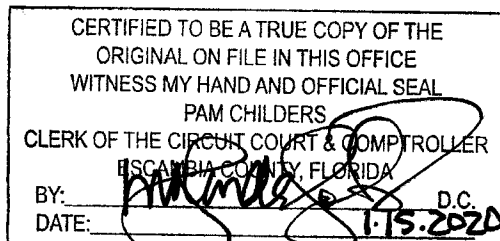
THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

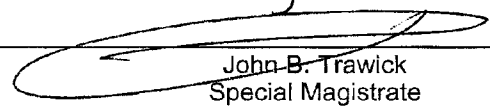
Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 10/4/2016.

Itemized Cost	
Daily fines	\$17,675.00 \$ 0
Fines	\$0.00
Court Cost	\$1,100.00 550
County Abatement Fees	\$1,650.00
Administrative Costs	\$0.00
Payments	\$0.00

Total: ~~\$20,425.00~~ 19,875 2,200

DONE AND ORDERED at Escambia County, Florida on January 7 2020

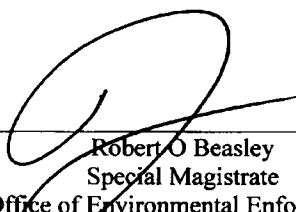


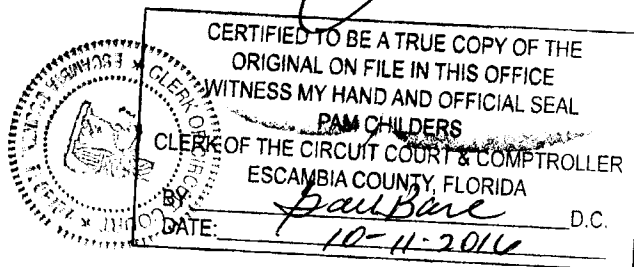

John B. Trawick
Special Magistrate
Office of Environmental Enforcement

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 4th day of Sept, 2016.


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 1/13/, 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 \$ 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.

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 _____

- ☒ 30-203 Unsafe Building; Described as ☐ Main Structure ☒ Accessory Building(s) *Fence*
- ☐ (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 _____
- ☐ 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 1/02/, 2017 to correct the violation and to bring the violation into compliance.

**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#15-06-02594
LOCATION: 1 Stefani Rd
PR# 381N311201003001**

**Baker, James O
2701 Stefani Rd #1
Cantonment, FL 32533
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, JAMES BAKER, 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 (1) 66 Pickup (2) 97 trans
(3) 67 + blind (4) yellow elephanto
- ☐ 42-196 (d) Overgrowth

EXHIBIT "A"

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 330.00' OF THE NORTH 660.00' OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 38, T-1-N, R-31-W, ESCAMBIA COUNTY, FLORIDA AND THE WEST R/W LINE OF STEPHANIE ROAD (66' R/W); THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH 330.00' FOR 349.71' TO AN IRON PIPE MARKED L.B. #1292 AND POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG THE SAME COURSE FOR 303.10' TO AN IRON PIN; THENCE SOUTHERLY WITH AN INTERIOR ANGLE TO THE RIGHT OF 89 DEGREES 47'18" FOR A DISTANCE OF 86.48' TO AN IRON PIPE; THENCE SOUTHEASTERLY WITH AN INTERIOR ANGLE TO THE RIGHT OF 94 DEGREES 53'52" FOR A DISTANCE OF 304.29' TO AN IRON PIPE MARKED L.B. #1292; THENCE NORTH WITH AN INTERIOR ANGLE OF 85 DEGREES 18'50" FOR A DISTANCE OF 111.31' TO P.O.B.

AND ALSO A PERPETUAL NON-EXCLUSIVE UTILITY AND ACCESS EASEMENT DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 330.00' OF THE NORTH 660.00' OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 38, T-1-N, R-31-W, ESCAMBIA COUNTY, FLORIDA AND THE WEST R/W LINE OF STEPHANIE ROAD (66' R/W); THENCE SOUTH ALONG SAID WEST R/W LINE FOR 10.00' AND POINT OF BEGINNING OF A 20.00' WIDE EASEMENT LYING 10.00' ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF SAID SOUTH 330.00' FOR 350.00' AND THE TERMINUS OF THIS DESCRIPTION.

RCD May 04, 1999 04:18 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-604818

1050
70
1120

OR BK 4404 PG 1863
Escambia County, Florida
INSTRUMENT 99-604818

This instrument was prepared by:

Name JAMES O. BAKER

Address 2701 #1 STEFAKRO

CAUTIONMENT 9KA 32533

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This Indenture, Made this 15TH day of JANUARY 19 92, Between

Anna Marie Ealy

of the County of Escambia, State of Florida, grantor*, and

✓ James Odie Baker

whose post office address is ✓ 824 W. Michigan Ave. Pensacola, FL 32505
Rt. 1, Box 570, #3, Cantonment

of the County of Escambia, State of Florida 32533, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00)-----

----- Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

See Exhibit "A" attached hereto and incorporated by reference herein.

THE PROPERTY DESCRIBED IN EXHIBIT 'A' IS NOT THE HOMESTEAD OF THE GRANTOR AND HAS NEVER BEEN CLAIMED AS SUCH.

DEED DOC STAMPS PD @ ESC CO \$ 0.70
05/04/92 ERNIE LEE, CLERK

By [Signature]

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof,

Signed, sealed and delivered in our presence:

Grantor has hereunto set grantor's hand and seal the day and year first above written.

[Signature]
MELISSA T. HARTBARGER

Anna Marie Ealy (Seal)
Anna Marie Ealy

421 Pinebrook Circle (Seal)

[Signature]
BARBARA A. HARRIS

Cantonment, FL 32533 (Seal)

(Seal)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

Anna Marie Ealy, WHO HAS PRODUCED IDENTIFICATION IN THE FORM OF A VALID FLORIDA DRIVERS LICENSE AND WHO DID NOT TAKE AN OATH.
to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15TH day of JANUARY 19 92

My commission expires:

SEPTEMBER 1, 1995

[Signature]
BARBARA A. HARRIS
Notary Public
Commission Expires 9/1/95
STATE OF FLORIDA

PROPERTY INFORMATION REPORT

May 17, 2022

Tax Account #:11-4507-650

LEGAL DESCRIPTION EXHIBIT "A"

A PORTION OF S 330 FT OF N 660 FT OF E 20 ACRES OF NW 1/4 OF NE1/4 DESCR AS BEG AT INTER OF N LI OF S 330 FT OF N 660 FT OF E 20 A OF NW1/4 OF NE1/4 AND W R/W LINE OF STEPHANIE RD (66 FT R/W) WLY ALG N LI OF SD S 330 FT 349 71/100 FT FOR POB CONT W 303 10/100 FT TO W LI OF E 20 A OF NW1/4 OF NE1/4 SLY INT ANG 89 DEG 47 MIN 18 SEC ALG SD W LI 86 48/100 FT ELY INT ANG 94 DEG 53 MIN 52 SEC 304 29/100 FT NLY TO N LI OF S 330 FT OF N 600 FT TO POB OR 4404 P 1863

SECTION 38, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-4507-650(0822-38)

ABTRACTOR'S NOTE: WE ARE UNABLE TO CERTIFY LEGAL DESCRIPTION AS WRITTEN ON TAX ROLL OR DEED WITHOUT A CURRENT SURVEY.

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 #: 11-4507-650
CERTIFICATE #: 2019-6756

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>2021</u> tax year.

JAMES O BAKER
2701 STEFANI RD #1
CANTONMENT, FL 32533

JAMES O BAKER
1 STEFANI RD
CANTONMENT, FL 32533

JAMES ODIE BAKER
824 W MICHIGAN AVE
PENSACOLA, FL 32505

CACH, LLC
4340 S MONACO
SECOND FLOOR
DENVER, CO 80237

DEPARTMENT OF TREASURY
INTERNAL REVENUE SERVICE
400 W BAY ST STE 35045
JACKSONVILLE, FL 32202-4437

GULF COAST BUILDING PRODUCTS, INC
3350 MCLEMORE DR
PENSACOLA, FL 32514

Certified and delivered to Escambia County Tax Collector, this 17th 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 17, 2022

Tax Account #: **11-4507-650**

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES ODIE BAKER**

By Virtue of Warranty Deed recorded 5/4/1999 in OR 4404/1863

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 Florida recorded 10/11/2016 OR 7604/716 together with the Cost Order recorded 1/15/2020 OR 8231/1447**
- b. **Final Judgment in favor of Gulf Coast Building Products, Inc recorded 12/8/2008 OR 6403/1954**
- c. **Final Judgment in favor of CACH, LLC recorded 4/20/2011 OR 6711/1682**
- d. **Notice of Federal Tax Lien in favor of Department of Treasury – Internal Revenue Services recorded 5/7/2013 OR 7012/1922**

4. Taxes:

Taxes for the year(s) 2018-2021 are delinquent.

Tax Account #: 11-4507-650

Assessed Value: \$15,903

Exemptions: HOMESTEAD

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

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

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



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 11-4507-650 CERTIFICATE #: 2019-6756

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 07, 2002 to and including May 07, 2022 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: May 17, 2022

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 1, 2022, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That AVK REAL ESTATE LLC holder of Tax Certificate No. 06756, 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:

A PORTION OF S 330 FT OF N 660 FT OF E 20 ACRES OF NW 1/4 OF NE1/4 DESCR AS BEG AT INTER OF N LI OF S 330 FT OF N 660 FT OF E 20 A OF NW1/4 OF NE1/4 AND W R/W LINE OF STEPHANIE RD (66 FT R/W) WLY ALG N LI OF SD S 330 FT 349 71/100 FT FOR POB CONT W 303 10/100 FT TO W LI OF E 20 A OF NW1/4 OF NE1/4 SLY INT ANG 89 DEG 47 MIN 18 SEC ALG SD W LI 86 48/100 FT ELY INT ANG 94 DEG 53 MIN 52 SEC 304 29/100 FT NLY TO N LI OF S 330 FT OF N 660 FT TO POB OR 4404 P 1863

SECTION 38, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114507650 (0822-38)

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

JAMES O BAKER

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 13th day of June 2022.

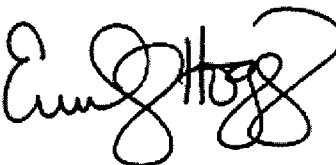
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

JAMES O BAKER
2701 STEFANI RD # 1
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

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Post Property:

1 STEFANI RD 32533



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06756 of 2019

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 16, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES O BAKER 2701 STEFANI RD # 1 CANTONMENT, FL 32533	CACH, LLC 4340 S MONACO SECOND FLOOR DENVER, CO 80237
GULF COAST BUILDING PRODUCTS, INC 3350 MCLEMORE DR PENSACOLA, FL 32514	
JAMES O BAKER 1 STEFANI RD CANTONMENT, FL 32533	
JAMES ODIE BAKER 824 W MICHIGAN AVE PENSACOLA, FL 32505	IRS COLLECTION ADVISORY GROUP 400 W BAY STREET STOP 5710 JACKSONVILLE FL 32202
ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

WITNESS my official seal this 16th day of June 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

007024

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Dated this 13th day of June 2022.

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Personal Services:

JAMES O BAKER
2701 STEFANI RD # 1
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

2022 JUN 17 AM 8:53

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0822-38

Document Number: ECSO22CIV020759NON

Agency Number: 22-007024

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06756 2019

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE JAMES O BAKER

Defendant:

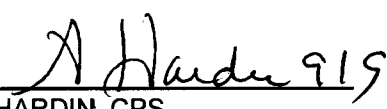
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 6/17/2022 at 8:53 AM and served same on JAMES O BAKER , at 4:21 PM on 6/22/2022 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


A. HARDIN, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: TDH

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 1, 2022, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **AVK REAL ESTATE LLC** holder of **Tax Certificate No. 06756**, 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:

A PORTION OF S 330 FT OF N 660 FT OF E 20 ACRES OF NW 1/4 OF NE1/4 DESCR AS BEG AT INTER OF N LI OF S 330 FT OF N 660 FT OF E 20 A OF NW1/4 OF NE1/4 AND W R/W LINE OF STEPHANIE RD (66 FT R/W) WLY ALG N LI OF SD S 330 FT 349 71/100 FT FOR POB CONT W 303 10/100 FT TO W LI OF E 20 A OF NW1/4 OF NE1/4 SLY INT ANG 89 DEG 47 MIN 18 SEC ALG SD W LI 86 48/100 FT ELY INT ANG 94 DEG 53 MIN 52 SEC 304 29/100 FT NLY TO N LI OF S 330 FT OF N 600 FT TO POB OR 4404 P 1863

SECTION 38, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114507650 (0822-38)

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

JAMES O BAKER

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 13th day of June 2022.

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.

Post Property:

1 STEFANI RD 32533



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

By:
Emily Hogg
Deputy Clerk

2022 JUN 17 AM 8:53
RECEIVED
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0822-38

Document Number: ECSO22CIV020755NON

Agency Number: 22-007023

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06756 2019

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE JAMES O BAKER

Defendant:

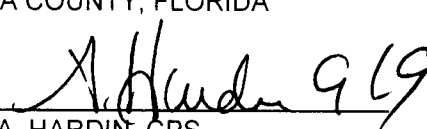
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/17/2022 at 8:53 AM and served same at 4:16 PM on 6/21/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

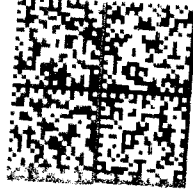
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

[Handwritten Signature]

CERTIFIED MAIL™



9171 9690 0935 0128 2776 64



quadrant

FIRST-CLASS MAIL
IMI

\$006.13

06/17/2022 ZIP 32502
043M31219251

US POSTAGE

JAMES ODIE BAKER [0822-38]

824 W MICHIGAN AVE
PENSACOLA, FL 32505

322 DE 1

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

00006/26/22

VAC

RC: 32502583335

32502583335 C

*2087-04271-17-40

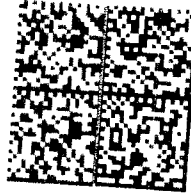


Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0128 2776 71



quadrant

FIRST-CLASS MAIL
IMI

\$006.13⁰⁰

06/17/2022 ZIP 32502
043M31219251

US POSTAGE

JAMES O BAKER [0822-38]
1 STEFANI RD
CANTONMENT, FL 32533

322 DE 1

0006/24/22

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN

BC: 32502583335

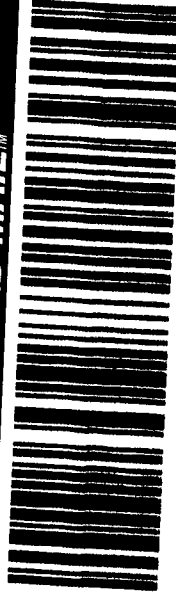


*2087-04175-17-40

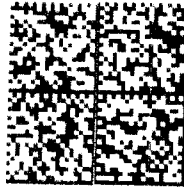


Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0128 2776 95



quadrant

FIRST-CLASS MAIL
IMI

\$006.13⁹

06/17/2022 ZIP 32502
043M31219251

US POSTAGE

CACH, LLC [0822-38]
4340 S MONACO
SECOND FLOOR
DENVER, CO 80237

ANK

8102372850153 8313

502 551 0006/25/72

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

60: 32502583335

*2087-04174-17-40



JAMES O BAKER [0822-38]
2701 STEFANI RD # 1
CANTONMENT, FL 32533

9171 9690 0935 0128 2777 01

CACH, LLC [0822-38]
4340 S MONACO
SECOND FLOOR
DENVER, CO 80237

9171 9690 0935 0128 2776 95

GULF COAST BUILDING PRODUCTS,
INC [0822-38]
3350 MCLEMORE DR
PENSACOLA, FL 32514

9171 9690 0935 0128 2776 88

JAMES O BAKER [0822-38]
1 STEFANI RD
CANTONMENT, FL 32533

9171 9690 0935 0128 2776 71

JAMES ODIE BAKER [0822-38]
824 W MICHIGAN AVE
PENSACOLA, FL 32505

9171 9690 0935 0128 2776 64

IRS COLLECTION ADVISORY GROUP
[0822-38]
400 W BAY STREET
STOP 5710
JACKSONVILLE FL 32202

9171 9690 0935 0128 2777 18

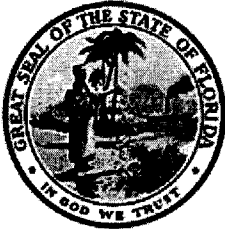
ESCAMBIA COUNTY / COUNTY
ATTORNEY [0822-38]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 2776 57

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0822-38]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 2776 40

Contact



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 114507650 Certificate Number: 006756 of 2019

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 8/1/2022	Redemption Date 7/19/2022 
Months	12	11
Tax Collector	\$1,483.85	\$1,483.85
Tax Collector Interest	\$267.09	\$244.84
Tax Collector Fee	\$6.50	\$6.50
Total Tax Collector	\$1,757.44	\$1,735.19 TC
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	\$82.08	\$75.24
Total Clerk	\$538.08	\$531.24 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$49.44	\$49.44
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$2,361.96	\$2,332.87
	Repayment Overpayment Refund Amount	\$29.09

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 006756
 Redeemed Date 7/19/2022**

Name JAMES O BAKER 1051 W ROBERTS RD CANTONMENT FL 32533

Clerk's Total = TAXDEED	\$538.08	\$2226.43
Due Tax Collector = TAXDEED	\$1,757.44	
Postage = TD2	\$49.44	
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
 COUNTY CIVIL
 COUNTY CRIMINAL
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**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

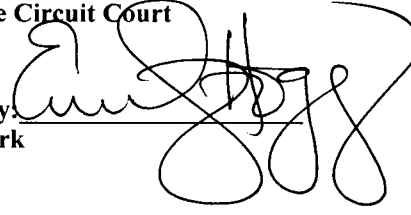
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 114507650 Certificate Number: 006756 of 2019**

Payor: JAMES O BAKER 1051 W ROBERTS RD CANTONMENT FL 32533 Date 7/19/2022

Clerk's Check #	1199976	Clerk's Total	\$538.08
Tax Collector Check #	1	Tax Collector's Total	\$1,757.44
		Postage	\$49.44
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,361.96

\$ 2,292.87

**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 8687, Page 1567, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06756, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **114507650 (0822-38)**

DESCRIPTION OF PROPERTY:

A PORTION OF S 330 FT OF N 660 FT OF E 20 ACRES OF NW 1/4 OF NE1/4 DESCR AS BEG AT INTER OF N LI OF S 330 FT OF N 660 FT OF E 20 A OF NW1/4 OF NE1/4 AND W R/W LINE OF STEPHANIE RD (66 FT R/W) WLY ALG N LI OF SD S 330 FT 349 71/100 FT FOR POB CONT W 303 10/100 FT TO W LI OF E 20 A OF NW1/4 OF NE1/4 SLY INT ANG 89 DEG 47 MIN 18 SEC ALG SD W LI 86 48/100 FT ELY INT ANG 94 DEG 53 MIN 52 SEC 304 29/100 FT NLY TO N LI OF S 330 FT OF N 600 FT TO POB OR 4404 P 1863

SECTION 38, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: JAMES O BAKER

Dated this 19th day of July 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That AVK REAL ESTATE LLC holder of Tax Certificate No. 06756, 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:

A PORTION OF S 330 FT OF N 660 FT OF E 20 ACRES OF NW 1/4 OF NE 1/4 DESCR AS BEG AT INTER OF N LI OF S 330 FT OF N 660 FT OF E 20 A OF NW 1/4 OF NE 1/4 AND W R/W LINE OF STEPHANIE RD (66 FT R/W) WLY ALG N LI OF SD S 330 FT 349 71/100 FT FOR POB CONT W 303 10/100 FT TO W LI OF E 20 A OF NW 1/4 OF NE 1/4 SLY INT ANG 89 DEG 47 MIN 18 SEC ALG SD W LI 86 48/100 FT ELY INT ANG 94 DEG 53 MIN 52 SEC 304 29/100 FT NLY TO N LI OF S 330 FT OF N 600 FT TO POB OR 4404 P 1863

SECTION 38, TOWNSHIP 1 N, RANGE 31 W
TAX ACCOUNT NUMBER 114507650 (0822-38)

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

JAMES O BAKER

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 16th day of June 2022.

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.

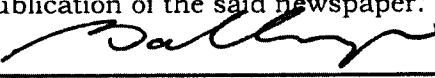
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR6/29-7/20TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of **2019-TD-06756** in the Escambia County Court was published in said newspaper in and was printed and released on June 29, 2022; July 6, 2022; July 13, 2022; and July 20, 2022.

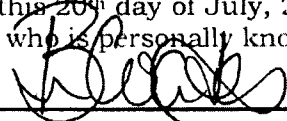
Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X 

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of July, 2022, by MALCOLM BALLINGER, who is personally known to me.

X 

, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024