

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200061

To: Tax Collector of ESCAMBIA COUNTY, Florida

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

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

Account Number	Certificate No.	Date	Legal Description
05-4794-000	2020/2741	06-01-2020	LOT 4 BLK 2 MAYFAIR S/D PB 3 P 54 OR 7534 P 345

I agree to:

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

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

Electronic signature on file
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239

04-08-2022
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09/06/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

0922-44

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239		Application date	Apr 08, 2022	
Property description	MIFFLIN JOHN FREDERICK III STONESIFER KIMBERLY ANN 3719 W JACKSON ST PENSACOLA, FL 32505 151 N GARFIELD 05-4794-000 LOT 4 BLK 2 MAYFAIR S/D PB 3 P 54 OR 7534 P 345		Certificate #	2020 / 2741	
			Date certificate issued	06/01/2020	
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)	
# 2020/2741	06/01/2020	734.40	36.72	771.12	
→ Part 2: Total*				771.12	
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)
# 2021/2162	06/01/2021	796.34	6.25	39.82	842.41
Part 3: Total*					842.41
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				1,613.53	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				818.54	
4. Property information report fee				200.00	
5. Tax deed application fee				175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00	
7. Total Paid (Lines 1-6)				2,807.07	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: <u>Candice Lewis</u> Signature, Tax Collector or Designee			Escambia, Florida Date <u>April 18th, 2022</u>		

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



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

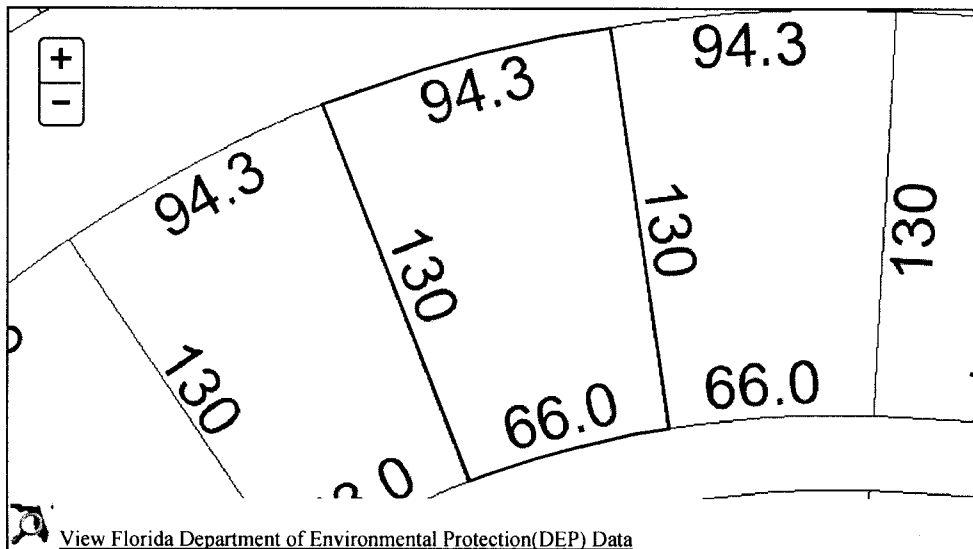
[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:	152S301000004002					Year	Land	Imprv	Total	Cap Val
Account:	054794000					2021	\$8,000	\$48,301	\$56,301	\$39,277
Owners:	MIFFLIN JOHN FREDERICK III STONESIFER KIMBERLY ANN					2020	\$4,500	\$38,595	\$43,095	\$35,707
Mail:	3719 W JACKSON ST PENSACOLA, FL 32505					2019	\$4,500	\$32,558	\$37,058	\$32,461
Situs:	151 N GARFIELD 32505					Disclaimer				
Use Code:	SINGLE FAMILY RESID					Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU					Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window					File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data						2021 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None				
06/02/2016	7534	345	\$24,000	WD						
04/11/2016	7508	1364	\$15,000	QC						
03/27/2013	6994	1349	\$19,000	WD						
03/12/2013	6993	841	\$16,000	WD						
12/03/2012	6944	282	\$5,700	CT						
07/09/2010	6611	1582	\$31,500	QC						
04/2006	5901	1530	\$73,000	WD						
09/2005	5749	1313	\$55,500	WD						
12/2003	5322	1889	\$100	WD						
10/2003	5276	44	\$26,800	WD						
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller										
Parcel Information						Launch Interactive Map				
Section										
Map Id: 15-2S-30-1										
Approx. Acreage: 0.2432										
Zoned: MDR										
Evacuation & Flood Information										

Open
Report



View Florida Department of Environmental Protection(DEP) Data

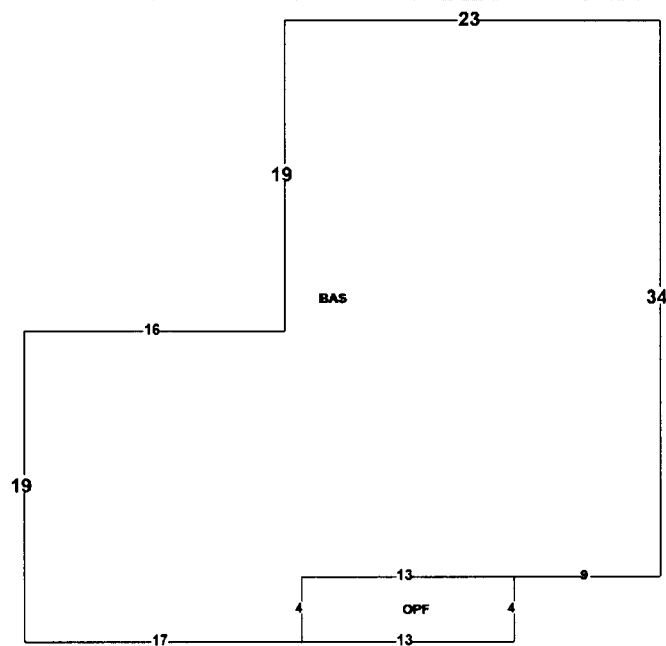
Buildings

Address: 151 N GARFIELD, Year Built: 1955, Effective Year: 1965, PA Building ID#: 76904

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 1142 Total SF
BASE AREA - 1090
OPEN PORCH FIN - 52



Images



6/27/2013 12:00:00 AM

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

Last Updated 04/19/2022 (tr. 83025)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 02741**, issued the **1st** day of **June, A.D., 2020** 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:

LOT 4 BLK 2 MAYFAIR S/D PB 3 P 54 OR 7534 P 345

SECTION 15, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 054794000 (0922-44)

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

JOHN FREDERICK MIFFLIN III and KIMBERLY ANN STONESIFER

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** Tuesday in the month of September, which is the **6th day of September 2022**.

Dated this 20th day of April 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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 054794000 Certificate Number: 002741 of 2020

Redemption ☐ No ☒ Application Date 4/8/2022 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 9/6/2022	Redemption Date 6/8/2022 
Months	5	2
Tax Collector	\$2,807.07	\$2,807.07
Tax Collector Interest	\$210.53	\$84.21
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,023.85	\$2,897.53 TK
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	\$34.20	\$13.68
Total Clerk	\$490.20	\$469.68 C H
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$3,591.05	\$3,384.21 - 120 - 200 = \$3064.21
	Repayment Overpayment Refund Amount	\$206.84
Book/Page	8768	20

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 # 2020 TD 002741

Redeemed Date 6/8/2022

Name RUSSELL BALDWIN PO BOX 628 LILLIAN AL 36549

Clerk's Total = TAXDEED	\$490.20	\$3047.21
Due Tax Collector = TAXDEED	\$3,023.85	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



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

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

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

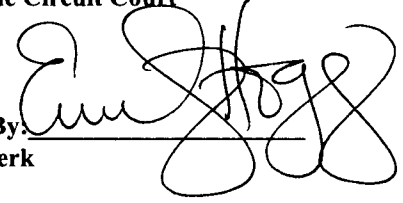
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 054794000 Certificate Number: 002741 of 2020**

Payor: RUSSELL BALDWIN PO BOX 628 LILLIAN AL 36549 Date 6/8/2022

Clerk's Check #	5507487614	Clerk's Total	\$490.20
Tax Collector Check #	1	Tax Collector's Total	\$3,023.85
		Postage	\$0.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,591.05

\$3,064.21

**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 8768, Page 20, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02741, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **054794000 (0922-44)**

DESCRIPTION OF PROPERTY:

LOT 4 BLK 2 MAYFAIR S/D PB 3 P 54 OR 7534 P 345

SECTION 15, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: JOHN FREDERICK MIFFLIN III and KIMBERLY ANN STONESIFER

Dated this 8th day of June 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

BK: 8530 PG: 119

BK: 8529 PG: 1952

Unique Code : BAA-CACABGBOBEEJFA-BCADD-CACBAFCHHB-GHCEB-D Page 2 of 4

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **6/10/2021** to correct the violation(s) 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 all outdoor storage from the property. Store indoor items in a garage, shed or dwelling.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$30.00** per day, commencing **6/11/2021**. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**. To ensure the safety of Escambia County staff and **RESPONDENT(S)**, Escambia County may request law enforcement supervisory assistance during any abatement procedure. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-

Page 2 Of 4

BK: 8530 PG: 120

BK: 8529 PG: 1953

Unique Code : BAA-CACABGEBEEJFA-BCADD-CACBAFCHHB-GHCEB-D Page 3 of 4

132, costs in the amount of **\$235.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, 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 constitute a waiver of the right to appeal this order.

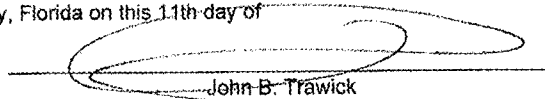
Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

BK: 8530 PG: 121 Last Page

BK: 8529 PG: 1954 Last Page

Unique Code : BAA-CACABGBOBEEJFA-BCADD-CACBAFCHHB-GHCEB-D Page 4 of 4

DONE AND ORDERED in Escambia County, Florida on this 11th day of
May, 2021.


John B. Trawick
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 5/13/2021 12:42 PM OR Book 8530 Page 118,
Instrument #2021052805, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 5/13/2021 12:13 PM OR Book 8529 Page 1951,
Instrument #2021052771, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

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

PETITIONER
ESCAMBIA COUNTY FLORIDA.

CASE NO: CE20094566U
LOCATION: 151 GARFIELD DR
PR#: 152S301000004002

VS.

MIFFLIN, JOHN FREDERICK III STONESIFER, KIMBERLY ANN
3719 W JACKSON ST 3719 W JACKSON ST
PENSACOLA, FL 32505 PENSACOLA, FL 32505

RESPONDENT(S)

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(s) or representative thereof, None,
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 Ordinances has occurred and continues:

LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

LDC. Ch. 5. Art. 9. Sec. 5-9.4 Fences (c) Permitted Fence Materials

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(d) Nuisance - (D) Overgrowth

Page 1 Of 4

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD
OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED, OR FILED AND ACTUALLY RECORDED, OR FILED
IN THE OFFICE OF THE ESCAMBIA COUNTY CLERK OF THE CIRCUIT COURT. THIS DOCUMENT MAY
HAVE REDACTIONS AS REQUIRED BY LAW.
VISIT <https://www.esccourts.com/portal/verify> TO VALIDATE THIS DOCUMENT



Digitally signed by The Honorable Pam Childers
Date: 2021.05.13 12:21:42 -05:00
Escambia County Clerk of the Court and Comptroller
Location: 190 W Government St., Pensacola, FL 32502

Recorded in Public Records 1/4/2021 12:59 PM OR Book 8436 Page 1982,
Instrument #2021000359, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 1/4/2021 12:33 PM OR Book 8436 Page 1925,
Instrument #2021000320, 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.

STONESIFER KIMBERLY
ANN, MIFFLIN JOHN
FREDERICK III
3719 W JACKSON ST

Case No: CE18062980S
Location: 151 GARFIELD DR
PR #: 152S301000004002

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 11/15/2018.

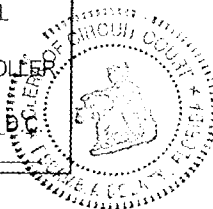
Itemized Cost		
Daily fines	\$3,100.00	\$25.00 Per Day From: <u>12/12/2018</u> To: <u>04/15/2019</u>
Fines	\$0.00	
Court Cost	\$235.00	
County Abatement Fees	\$0.00	
Administrative Costs	\$0.00	
Payments	\$0.00	

Total: \$3,335.00

DONE AND ORDERED at Escambia County, Florida on December 15 2020

John B. Trawick
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
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: Hilmaey Coppage
DATE: 01-04-2021



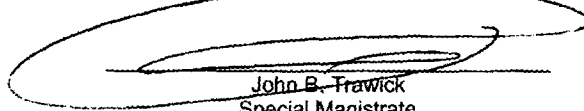
BK: 7999 PG: 578 Last Page

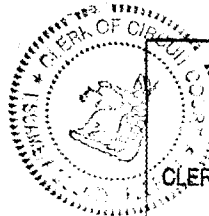
BK: 7999 PG: 380 Last Page

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 ^{15th} day of ^{October} ~~September~~, 2018.


John B. Frawick
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
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY:  D.C.
DATE: 11-16-2018

BK: 7999 PG: 577

BK: 7999 PG: 379

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 25.00 per day, commencing December 12, 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. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$ 235 are awarded in favor of Escambia County as the prevailing party against STONESIFER KIMBERLY ANN, MIFFLIN JOHN FREDERICK III.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec.162.09 (1), Fla. Stat., 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: 7999 PG: 576**BK: 7999 PG: 378**

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: 7999 PG: 575

BK: 7999 PG: 377

- ☐ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)
☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o) ☐ (p)
☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☒ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Chapter 3 Commercial in residential and non-permitted use
- ☐ LDC Chapter 2 Article 3 Land Disturbance without permits
- ☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign Row
- ☐ LDC Sec 4-7.9 Outdoor Storage _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT** shall have until December 11 2016 to correct the violation and to bring the violation into compliance.

Recorded in Public Records 11/16/2018 10:26 AM OR Book 7999 Page 574,
Instrument #2018091398, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 11/16/2018 10:01 AM OR Book 7999 Page 376,
Instrument #2018091339, 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,

CASE NO: CE18062980S
LOCATION: 151 GARFIELD DR
PR#: 152S301000004002

VS.

STONESIFER KIMBERLY ANN,
MIFFLIN JOHN FREDERICK III
3719 W JACKSON ST
PENSACOLA, FL 32505

RESPONDENT

ORDER

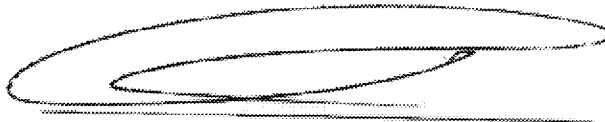
This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent or representative, thereof, None,
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

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 6th day of June, 2017.



John B Trawick
Special Magistrate
Office of Environmental Enforcement

*\$40.00 per day, commencing June 9, 2017, as for violation of property usage and inoperable vehicles

\$15.00 per day, commencing August 6, 2017, as for all other violations

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ See above* per day, commencing * See above, 2017.

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

Costs in the amount of \$ 1,100 are awarded in favor of Escambia County as the prevailing party against **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 Cease use of property for any commercial purpose
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

- ☒ 30-203 Unsafe Building; Described as ☒ Main Structure ☐ Accessory Building(s)
☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☒ (o)
☐ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☒ LDC Chapter 3 Commercial in residential and non permitted use
- ☐ LDC Chapter 2 Article 3 Land Disturbance without permits
- ☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW
- ☒ LDC Sec 4-7.9 Outdoor Storage _____
- ☒ Other See 3-1.5 setback violation
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

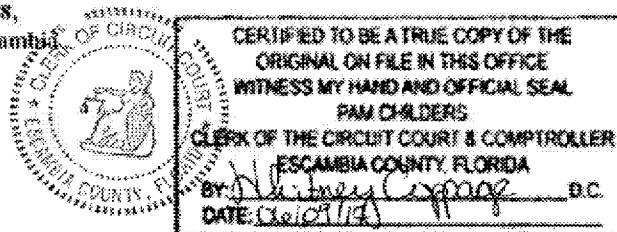
THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until * See below, 2017 to correct the violation and to bring the violation into compliance.

* June 8, 2017 to correct violation of use of property (commercial in residential) and to correct violation of inoperable vehicles

* June 27, 2017 to correct setback violation and to remove trash and debris

* August 5, 2017 to correct 30-203(o) violation (roof of structure)

Recorded in Public Records 6/9/2017 10:40 AM OR Book 7726 Page 598,
Instrument #2017043680, 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#16-08-01063
LOCATION: 151 N Garfield Dr
PR# 152S301000004002

Mifflin John Frederick III, Stonesifer Kimberly Ann
3719 W Jackson St
Pensacola, FL 32505
RESPONDENT

151 N Garfield Dr
Pensacola, FL 32505

Copy to: Michael Riggs

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, _____, 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 white truck, blue
- ☐ 42-196 (d) Overgrowth

El Comiso, Jan Johne

Recorded in Public Records 2/24/2020 10:56 AM OR Book 8251 Page 988,
Instrument #2020016157, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

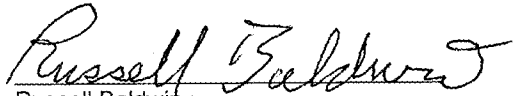
Prepared by:
Russell Baldwin
2159 South McKenzie Street Box 217
Foley, AL 36535

ASSIGNMENT OF MORTGAGE

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WE THE UNDERSIGNED OWNERS of a mortgage (and of the indebtedness secured by it) made by John Frederick Mifflin, III and Kimberly Ann Stonesifer to Russell Baldwin for Twenty Two Thousand and 00/100 (\$22,000.00) on the 2nd day of June, 2016, and recorded in Official Records Book 7534 at Page 348 of the public records of Escambia County, Florida, for valuable considerations do assign and transfer the above-described mortgage and indebtedness to Jimmie Lee Jeffers, 2700 West Strong Street, Pensacola, Florida 32505.

DATED THIS 20TH day of February, 2020.

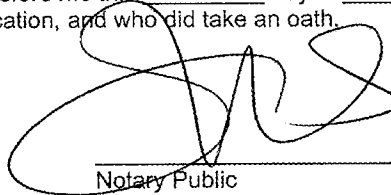

Russell Baldwin

STATE OF FLORIDA
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 20TH day of February 2020, by Russell Baldwin, who has provided a drivers license, as identification, and who did take an oath.

My Commission expires:

(Notary Seal)


Notary Public

CAROL D. EUBANKS
Notary Public, State of Florida
Commission No. FF 944229
Commission Expires March 3, 2020

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 4, Block 2, Mayfair Subdivision, a subdivision of a portion of Section 15, Township 2 South, Range 30 West, Escambia County, Florida, according to the Plat thereof recorded in Plat Book 3, Page 54 of the public records of Escambia County, Florida.

MORTGAGE NOTE

Pensacola, Florida

June 2, 2016

\$22,000.00

FOR VALUE RECEIVED, the undersigned (jointly and severally if more than one) promises to pay Russell Baldwin or order, in the manner hereinafter specified, the principal sum of \$22,000.00 with interest from date at the rate of 13.2% per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at 2159 South McKenzie Street Box 217, Foley, AL 36535 or at such place as may be hereafter designated by written notice from the holder to the maker hereof, on the date and in the manner following:

Payable in 239 consecutive monthly installments of \$260.89 each, including principal and interest, commencing on 1st day of August, 2016, with 1 final consecutive monthly payment of \$257.74, including principal and interest, due on 1st day of July, 2036.

If payments become ten (15) or more days delinquent per month, a late charge of 5.00% per month will be assessed.

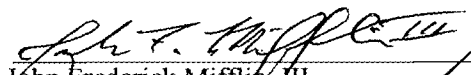
This note with interest is secured by a mortgage on real estate, of even date herewith, made by the maker hereof in favor of the said Payee, and shall be construed and enforced according to the laws of the State of Florida.

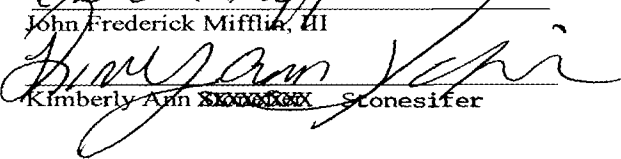
If default be made in the payment of any of the sums or interest mentioned herein or in said mortgage for a period of 30 days, or in the performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accrued interest shall at the option of the holder hereof become at once due and collectible without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the laws of the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

Each person liable hereon whether maker or endorser hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if, after maturity of this note or default hereunder, or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

Whenever used herein the terms "holder," maker" and "payee" shall be construed in the singular or plural as the context may require or admit.

Maker's Address
3719 West Jackson Street
Pensacola, Florida 32505


John Frederick Miffliu, III


Kimberly Ann ~~Stonesifer~~ Stonesifer

BK: 7534 PG: 349

IF any sum of money herein referred to be not promptly paid within 30 days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IN WITNESS WHEREOF, the said mortgagor has hereunto signed and sealed these presents the day and year first written above

Signed, sealed and delivered in our presence:

Witness Signature:

Printed Name: Carol D. Eubanks

Witness Signature:

Printed Name: PATTI ENGLISH

Kimberly Ann Stonesifer

John Frederick Mifflin, III

State of Florida

County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 2nd day of June, 2016, by John Frederick Mifflin, III and Kimberly Ann Stonesifer who provided drivers license as identification.

My Commission expires:

(Notary Seal)

CAROL D. EUBANKS
Notary Public, State of Florida
Commission No. FF 944229
Commission Expires March 3, 2020

Notary Public

Recorded in Public Records 06/03/2016 at 12:12 PM OR Book 7534 Page 348,
Instrument #2016041149, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 MTG Stamps \$77.00 Int. Tax \$44.00

THIS INSTRUMENT PREPARED BY:
Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501
File # 16FL-4896

THIS MORTGAGE DEED
Property Appraisers Parcel ID#

Stonesifer 

EXECUTED the 2nd day of June, 2016, by John Frederick Mifflin, III and Kimberly Ann ~~Stonesifer~~, hereinafter called the mortgagor, to Russell Baldwin, hereinafter called the mortgagee:

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one.)

WITNESSETH, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in Escambia County, Florida, viz:

SEE EXHIBIT "A" ATTACHED.

The above described property is not intended to be the homestead of the Mortgagors herein.

Amount of Mortgage: **\$22,000.00**

This Mortgage cannot be assumed without the prior written consent of the Mortgagee herein.

If payments become 15 or more days delinquent per month, a late charge of 5.00% per month will be assessed.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances except taxes accruing subsequent to 2015, restrictions and easements of record, if any.

PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to-wit:

SEE ATTACHED EXHIBIT

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than \$ **N/A** in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred to, paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other rights hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

**Residential Sales
Abutting Roadway
Maintenance Disclosure**

File No. 16FL-4896

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and, if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. **NOTE:** Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: 151 North Garfield
Legal Address of Property: 151 North Garfield, Pensacola, FL 32505

The County (☒) has accepted (☐) has not accepted the abutting roadway for maintenance.

This form completed by: Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501

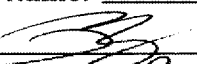
As to Seller(s):


Seller's Name: Russell Baldwin

Seller's Name:

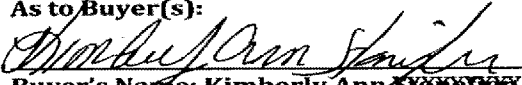

Witness #1 Sign:

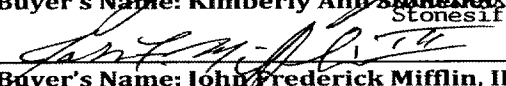
Witness #1 Print Name: Carol D. Eubanks


Witness #2 Sign:

Witness #2 Print Name: PATTI ENGLISH

 **As to Buyer(s):**


Buyer's Name: Kimberly Ann Stonesifer


Buyer's Name: John Frederick Mifflin, III


Witness #1 Sign:

Witness #1 Print Name: Carol D. Eubanks


Witness #2 Sign:

Witness #2 Print Name: PATTI ENGLISH

**THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective 4/15/95**

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 4, Block 2, Mayfair Subdivision, a subdivision of a portion of Section 15, Township 2 South, Range 30 West, Escambia County, Florida, according to the Plat thereof recorded in Plat Book 3, Page 54 of the public records of Escambia County, Florida.

THIS INSTRUMENT PREPARED BY:
Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501
File # 16FL-4896

WARRANTY DEED

TAX ID # 15-2S-30-1000-004-002

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That Russell Baldwin, a single man Grantor*,
Address: 2159 South McKenzie Street Box 217, Foley, AL 36535, for and in consideration of Ten Dollars (\$10.00)
and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold,
conveyed and granted unto: John Frederick Mifflin, III, a single man and Kimberly Ann ~~Stonesifer~~ ^{Stonesifer}, a married woman,
as joint tenants with rights of survivorship, Grantee*,
Address: 3719 West Jackson Street, Pensacola, Florida 32505 grantee's heirs, executors, administrators and
assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida,
to wit:

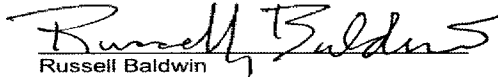
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to taxes for current year and to valid easements and restrictions of record affecting the above
property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.
Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all
persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives,
successors and/or assigns of the respective parties hereto, the use of singular member shall include
the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal this 2nd day of June, 2016.

Signed, sealed and delivered
in the presence of:


Russell Baldwin

Witness #1 Sign:

Witness #1 Print Name: Carol D. Eubanks

Witness #2 Sign:

Witness #2 Print Name: Patti English

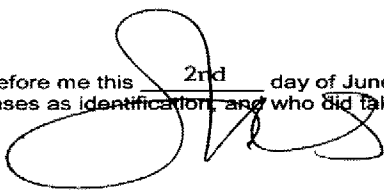
STATE OF Florida
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 2nd day of June, 2016 by Russell
Baldwin, a single man, who have provided drivers' licenses as identification, and who did take an oath.

My Commission expires:

(Notary Seal)

CAROL D. EUBANKS
Notary Public, State of Florida
Commission No. FF 944229
Commission Expires March 3, 2020


Notary Public

PROPERTY INFORMATION REPORT

June 13, 2022

Tax Account #:05-4794-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LOT 4 BLK 2 MAYFAIR S/D PB 3 P 54 OR 7534 P 345

SECTION 15, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-4794-000(0922-44)

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: SEPT 6, 2022

TAX ACCOUNT #: 05-4794-000

CERTIFICATE #: 2020-2741

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.

JOHN FREDERICK MIFFLIN, III
AND KIMBERLY ANN STONESIFER
151 N GARFIELD
PENSACOLA, FL 32505

JOHN FREDERICK MIFFLIN, III
AND KIMBERLY ANN STONESIFER
3719 W JACKSON ST
PENSACOLA, FL 32505

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

JIMMIE LEE JEFFERS
2700 W STRONG ST
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 13th day of June, 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

June 13, 2022

Tax Account #: **05-4794-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JOHN FREDERICK MIFFLIN, III AND KIMBERLY ANN STONESIFER AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

By Virtue of Warranty Deed recorded 6/3/2016 in OR 7534/345
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. **Mortgage in favor of Russell Baldwin recorded 6/3/2016 – OR 7534/348 as assigned to Jimmie Lee Jeffers by Assignment recorded 2/24/2020 – OR 8251/988**
 - b. **Civil Lien in favor of State of FL/Escambia County Department of Community Corrections recorded 3/26/2014 OR 7150/698**
 - c. **Code Enforcemnt Lien in favor of Escambia County recorded 6/9/2017 OR 7726/1232**
 - d. **Code Enforcemnt Lien in favor of Escambia County recorded 11/16/2018 OR 7999/574 together with Cost Order recorded 1/4/2021 OR 8436/1982**
 - e. **Code Enforcemnt Lien in favor of Escambia County recorded 5/10/2021 OR 8530/118**
 - f. **Judgment in favor of State of FL/Escambia County recorded 5/10/2016 OR 7521/308**
4. Taxes:

Taxes for the year(s) 2019-2020 are delinquent.
Tax Account #: 05-4794-000
Assessed Value: \$39,277.00
Exemptions: NONE
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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

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



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 05-4794-000 CERTIFICATE #: 2020-2741

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: June 03, 2002 to and including June 03, 2022 Abstractor: Ashley McDonald

BY

Michael A. Campbell,
As President
Dated: June 13, 2022