

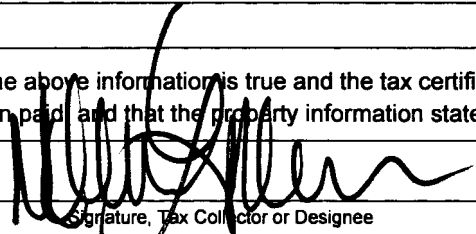


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

DS25.91

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	DAY INVESTMENT AND CONSULTING LLC 4274 WILKIE WAY, APT J PALO ALTO, CA 94306		Application date	Aug 21, 2024	
Property description	TAX EASE FUNDING 2016 1 LLC C/O FOUR NINE PARTNERS LLC 2002 SAN MARCO BLVD STE 204 JACKSONVILLE, FL 32207 2607 W SCOTT ST 06-1514-100 N 1/2 OF LTS 4 & 5 & N 1/2 OF E 2 FT OF LT 3 BLK 62 PINECREST PLAT DB 55 P 261 OR 7788 P1292		Certificate #	2020 / 3092	
			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)	
# 2020/3092	06/01/2020	131.25	84.66	215.91	
→Part 2: Total*				215.91	
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)
# 2024/2799	06/01/2024	138.83	6.25	6.94	152.02
# 2023/2631	06/01/2023	113.54	6.25	25.55	145.34
# 2022/2638	06/01/2022	110.63	6.25	16.80	133.68
# 2021/2439	06/01/2021	109.58	6.25	29.38	145.21
Part 3: Total*					576.25
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)				792.16	
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)				1,167.16	
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: 			Escambia, Florida		
Signature, Tax Collector or Designee			Date August 29th, 2024		

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

46.25

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>05/07/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400927

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
DAY INVESTMENT AND CONSULTING LLC
4274 WILKIE WAY, APT J
PALO ALTO, CA 94306,

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
06-1514-100	2020/3092	06-01-2020	N 1/2 OF LTS 4 & 5 & N 1/2 OF E 2 FT OF LT 3 BLK 62 PINECREST PLAT DB 55 P 261 OR 7788 P1292

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
DAY INVESTMENT AND CONSULTING LLC
4274 WILKIE WAY, APT J
PALO ALTO, CA 94306

08-21-2024
Application Date

Applicant's signature



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: 1725301400003062						YearLandImprvTotalCap Val					
Account: 061514100						2024\$8,142\$0\$8,142\$5,108					
Owners: TAX EASE FUNDING 2016 1 LLC						2023\$8,142\$0\$8,142\$4,644					
Mail: C/O FOUR NINE PARTNERS LLC 2002 SAN MARCO BLVD STE 204 JACKSONVILLE, FL 32207						2022\$4,222\$0\$4,222\$4,222					
Situs: 2607 W SCOTT ST 32505						Disclaimer					
Use Code: VACANT RESIDENTIAL						Tax Estimator					
Taxing Authority: COUNTY MSTU						File for Exemption(s) Online					
Tax Inquiry: Open Tax Inquiry Window						Report Storm Damage					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector											
Sales Data Type List:						2024 Certified Roll Exemptions					
Sale DateBookPageValueTypeOfficial Records (New Window)						None					
03/23/201880441711\$100QC											
03/21/20187875531\$100QC						Legal Description					
08/11/201777881292\$2,800TD						N 1/2 OF LTS 4 & 5 & N 1/2 OF E 2 FT OF LT 3 BLK 62 PINECREST PLAT DB 55 P 261 OR 7788 P1292					
11/19953921881\$15,800SC											
03/19953744729\$16,000QC											
09/19902934880\$20,000SC						Extra Features					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						None					

Parcel Information

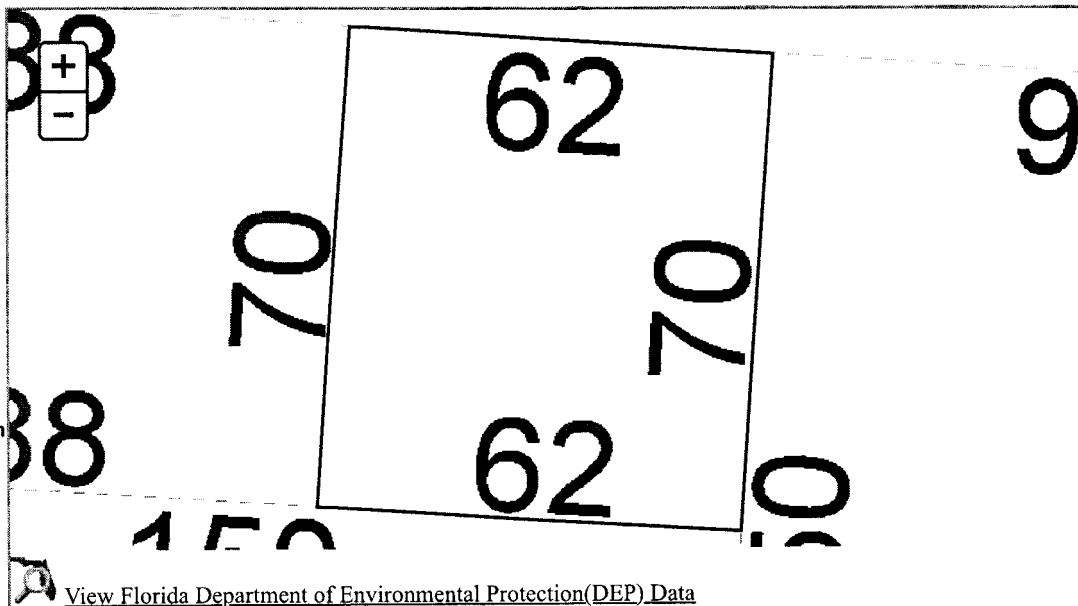
[Launch Interactive Map](#)

Section
Map Id:
17-2S-30-1

Approx.
Acreage:
0.0996

Zoned: 
HC/LI

Evacuation
& Flood
Information
[Open
Report](#)



4/2/2003 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:08/30/2024 (tc.3645)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **DAY INVESTMENT AND CONSULTING LLC** holder of **Tax Certificate No. 03092**, 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:

N 1/2 OF LTS 4 & 5 & N 1/2 OF E 2 FT OF LT 3 BLK 62 PINECREST PLAT DB 55 P 261 OR 7788 P1292

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 061514100 (0525-91)

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

TAX EASE FUNDING 2016 1 LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of May, which is the **7th day of May 2025**.

Dated this 30th day of August 2024.

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



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 #: 06-1514-100 CERTIFICATE #: 2020-3092

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: January 14, 2005 to and including January 14, 2025 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: January 15, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 15, 2025

Tax Account #: **06-1514-100**

1. The Grantee(s) of the last deed(s) of record is/are: **FOUR NINE PARTNERS LLC**

By Virtue of Quitclaim Deed recorded 2/12/2019 in OR 8044/1711

**ABTRACTOR'S NOTE: FOUR NINE PARTNERS LLC APPEARS TO BE
ADMINISTRATIVELY DISSOLVED 9/27/2019**

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 Order in favor of Escambia County recorded 5/13/2016 OR 7523/543 together with Cost Order recorded 3/6/2017 OR 7675/1180**

4. Taxes:

Taxes for the year(s) 2019-2023 are delinquent.

Tax Account #: 06-1514-100

Assessed Value: \$5,108.00

Exemptions: NONE

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

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

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

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: MAY 7, 2025

TAX ACCOUNT #: 06-1514-100

CERTIFICATE #: 2020-3092

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

ELIZABETH M MORGAN
FOUR NINE PARTNERS LLC
TAX EASE FUNDING 2016 1 LLC
C/O FOUR NINE PARTNERS LLC
2002 SAN MARCO BLVD STE 204
JACKSONVILLE, FL 322207

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

Certified and delivered to Escambia County Tax Collector, this 15th day of January, 2025.

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

January 15, 2025

Tax Account #:06-1514-100

**LEGAL DESCRIPTION
EXHIBIT "A"**

**N 1/2 OF LTS 4 & 5 & N 1/2 OF E 2 FT OF LT 3 BLK 62 PINECREST PLAT DB 55 P 261 OR 7788 P
1292**

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-1514-100(0525-91)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

Recorded in Public Records 2/12/2019 9:12 AM OR Book 8044 Page 1711,
Instrument #2019012834, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Recording requested by, and when recorded deliver to:

Four Nine Partners, LLC
2002 San Marco Blvd.,
Suite 204
Jacksonville, Florida 32207

Parcel ID#: 06-1514-100

This space for recorder use only.

Quitclaim Deed

This QUITCLAIM DEED, made this 23rd day of March, 2018, by Tax Ease REO 1, LLC , whose mailing address is 1235-E East Blvd., Suite 188, Charlotte, North Carolina 28203, hereinafter called the Grantor, to Four Nine Partners, LLC, whose mailing address is 2002 San Marco Blvd., Suite 204, Jacksonville, Florida 32207, hereinafter called the Grantee (As used herein, the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships and limited liability companies.)

Witnesseth: That the Grantor, for adequate and valuable consideration, receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee, all right, title, interest, claim and demand that Grantor may have in and to the following described land, situate and being in Escambia County, Florida, to wit:

Parcel ID#: 06-1514-100

Legal Description:

The North 1/2 of Lots 4 and 5 , and the North 1/2 of the east 2 feet of Lot 3, Block 62 of Pinecrest, The Albert Hazel Land Company's Subdivision of Lots 12 and 13 and part of Lot 5 of section 17, Township 2 South, Range 30 West, as per map recorded in Deed Book 55 at page 261 of the public records of Escambia County Florida.

BK: 8044 PG: 1712 Last Page

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written:

Tax Ease REO 1, LLC

By: Cazenovia Creek TE Investment Management, LLC, its Sole Member

By: Caz Creek Tax Lien Fund, LLC, its Sole Member

By: Cazenovia Creek Investment Management, LLC, its Manager

By: William J. Cohane
William J. Cohane, its CEO and President

Signed, sealed and delivered in the presence of:

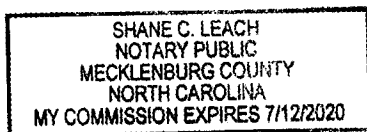
Michael Andrews
Name: MICHAEL ANDREWS

Shane C. Leach
Name: SHANE C. LEACH

STATE OF North Carolina
COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me this 23rd day of March, 2018, by William J. Cohane, as CEO and President of Cazenovia Creek Investment Management, LLC, the Manager of Caz Creek Tax Lien Fund, LLC, the sole Member of Cazenovia Creek TE Investment Management, LLC, the sole Member and Manager of Tax Ease REO 1, LLC, who is personally known to me or has produced _____ as identification and who did/did not take an oath.

Shane C. Leach
Notary Public



Recorded in Public Records 3/29/2018 12:39 PM OR Book 7876 Page 1853,
Instrument #2018024524, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$52.50

Prepared by and return to:
Gonano & Harrell
1600 S. Federal Hwy.
Ste. 200
Ft. Pierce, FL 34950

AFFIDAVIT

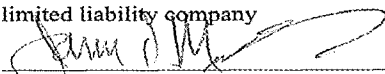
STATE OF South Carolina
COUNTY OF Charleston

Before me, the undersigned authority, personally appeared James P. Meeks, manager and president of MTAG Services, LLC, a Virginia limited liability company as servicer for Tax Ease Funding 2016-1, LLC, a Delaware limited liability company who after being duly sworn, deposes and say:

1. Affiant is over the age of 18, is sui juris and has personal knowledge of the facts contained herein.
2. This affidavit is provided to reflect my signing authority in my respective capacities listed hereinabove on behalf of MTAG Services, LLC ("MTAG"). See Exhibit "A".
3. MTAG is the contractual servicer for Tax Ease Funding 2016-1, LLC a Delaware limited liability company ("TEF") under that certain servicing agreement dated July 15, 2016. Excerpts from said servicing agreement are attached hereto as Exhibit "B". Pursuant to said servicing agreement, I am authorized to transfer the property reflected in Exhibit "C" to Tax Ease REO 1, LLC, a Delaware limited liability company.
4. Both MTAG and TEF are duly organized, validly existing and in good standing under the laws of Virginia and Delaware, respectively, and were so on the date of acquisition of the interest or lien on the property which is attached hereto as Exhibit "C".
5. The Entities are in compliance with any requirements necessitated by the laws of their state or organization.

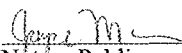
FURTHER AFFIANT SAYETH NOT.

TAX EASE FUNDING 2016-1, LLC., a Delaware
limited liability company


By: JAMES P. MEEKS as Manager and President
of MTAG Services, LLC, a Virginia limited
liability company, its servicer

State of South Carolina
County of Charleston

Sworn to and subscribed before me this 23 day of March, 2018 by James P. Meeks, as Manager and President of MTAG Services, LLC, a Virginia limited liability company the servicer for Tax Ease Funding 2016-1, LLC, a Delaware limited liability company, who is personally known to me or has produced as identification and who executed the foregoing Deed.

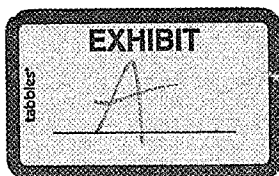

Notary Public
Joyce Moran
Printed name of notary

My Commission Expires: 2.2.28



BK: 7876 PG: 1854

File # 2017063833 BK: 3951 PG: 2361, Pages: 4 of 6



**WRITTEN CONSENT OF
THE MEMBERS OF
MTAG SERVICES, LLC**

August 5, 2017

The undersigned, being the members (the "Members") and Manager of MTAG Services, LLC, a Virginia limited liability company (the "Company"), acting pursuant to Article III and Article IX of the Amended and Restated Limited Liability Company Operating Agreement of the Company dated August 5, 2017, and Section 13.1-1024(I) of the Limited Liability Company Act of the Commonwealth of Virginia, hereby adopts the following resolutions and direct that this consent be filed with the minutes of the proceedings of the Company.

WHEREAS, the Members deem it advisable and in the best interests of the Company to appoint Officers to run the day-to-day operations of the Company;

NOW, THEREFORE, BE IT RESOLVED, that the following persons are appointed to the offices indicated next to their names to serve until their successors shall be duly appointed, unless he or she resigns, is removed from office or is otherwise disqualified from serving as an officer of the Company, to take their offices immediately upon such appointment:

President/Chief Executive Officer: James P. Meeks.

Vice President/Chief Operating Officer: Adam B. Berman

Vice President/Senior Managing Director: Marc S. Marino;

Secretary: Sue Mawdesley; and

BE IT FURTHER RESOLVED, that the Officers shall serve under the supervision of the Manager; and

BE IT FURTHER RESOLVED, that Members or Managers may also be officers, and one person can hold more than one office. Except, however, the President and the Secretary shall not be the same person; and

BE IT FURTHER RESOLVED, that any and all lawful actions heretofore taken by the above-appointed Officers or by any other Officer or Director of the Company in connection with the foregoing resolutions are hereby ratified, confirmed and approved as of the dates and times such actions were taken.

IN WITNESS, WHEREOF, the undersigned have executed this Written Consent of the Members as of the date set forth above.

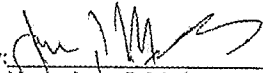
[Signatures on next page.]


DSMDB-2842064v1

BK: 7876 PG: 1855

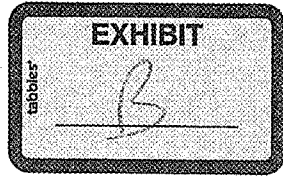
File # 2017063833 BK: 3951 PG: 2362, Pages: 5 of 6

MTAG SERVICES, LLC

By: 
Name: James P. Meeks
Title: Manager and Member

By: 
Name: Adam B. Berman
Title: Member

BK: 7876 PG: 1856



EXECUTION COPY

SERVICING AGREEMENT

among

TAX EASE FUNDING 2016-1, LLC,
Issuer,

TAX EASE HOLDINGS, LLC,
Advisor,

MTAG SERVICES, LLC,
Servicer,

and

U.S. BANK NATIONAL ASSOCIATION,
Trustee

Dated as of July 15, 2016

OHSUSA:764970068.8

BK: 7876 PG: 1857


IN WITNESS WHEREOF, the Issuer, the Servicer, the Trustee and the Advisor have caused their names to be signed hereto by their respective officers thereunto duly authorized all as of the day and year first above written.

TAX EASE FUNDING 2016-1, LLC, as Issuer

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

MTAG SERVICES, LLC, as Servicer

By:  _____
Name: **James P. Meeks**
Title: **President & CEO**

U.S. BANK NATIONAL ASSOCIATION, not in its individual capacity, but solely as Trustee

By: _____
Name: _____
Title: _____

TAX EASE HOLDINGS, LLC, as Advisor

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

Signature Page to Servicing Agreement (Tax Ease 2016-1)

EXHIBIT "C"

The North ½ of Lots 4 and 5, and the North ½ of the East 2 feet of Lot 3, Block 62 of Pinecrest, The Albert Hazel Land Company's Subdivision of Lots 12 and 13 and part of Lot 5 of Section 17, Township 2 South, Range 30 West, as per Map recorded in Deed Book 55 at page 261 of the public records of Escambia County Florida.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
FOUR NINE PARTNERS, LLC

Filing Information

Document Number	L17000014916
FEI/EIN Number	82-2136528
Date Filed	01/19/2017
Effective Date	01/13/2017
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/27/2019
Event Effective Date	NONE

Principal Address

2002 SAN MARCO BOULEVARD
SUITE 204
JACKSONVILLE, FL 32207

Mailing Address

2002 SAN MARCO BOULEVARD
SUITE 204
JACKSONVILLE, FL 32207

Registered Agent Name & Address

Morgan, Elizabeth M
2002 SAN MARCO BOULEVARD
SUITE 204
JACKSONVILLE, FL 32207

Name Changed: 07/20/2018

Authorized Person(s) Detail

Name & Address

Title MGR

DAVIS, JONATHAN M
2002 SAN MARCO BOULEVARD
JACKSONVILLE, FL 32207

Title MGR

Hiebsch, Ryan E
2002 SAN MARCO BOULEVARD
SUITE 204
JACKSONVILLE, FL 32207

Annual Reports

Report Year	Filed Date
2018	07/20/2018

Document Images

07/20/2018 -- ANNUAL REPORT

[View image in PDF format](#)

01/19/2017 -- Florida Limited Liability

[View image in PDF format](#)

Recorded in Public Records 05/13/2016 at 12:40 PM OR Book 7523 Page 543,
Instrument #2016035675, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 05/13/2016 at 12:29 PM OR Book 7523 Page 524,
Instrument #2016035668, 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#15-10-04286
LOCATION: 2607 W Scott St
PR# 172S301400003062**

**Jackson, Genevieve, J D Stone, Carlie Dunkin Gleason,
Lola Land, Marie Harris
74 E Ensley St
Pensacola, FL 32534
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, NAMED ABOVE, as well as evidence submitted and after consideration of the
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate
finds that a violation of the following Code of Ordinance(s) has occurred and continues

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

BK: 7523 PG: 544

BK: 7523 PG: 525

- ☒ 42-196 (d) Overgrowth
- ☒ 30-203 Unsafe Building; Described as ☒ Main Structure ☐ Accessory Building(s)
☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☒ (o)
☒ (p) ☐ (q) ☐ (r) ☐ (s) ☒ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Chapter 3 Commercial in residential and non permitted use
- ☐ LDC Chapter 2 Article 3 Land Disturbance without permits
- ☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW
- ☐ Other _____
- ☐ 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 August 8th **2016** to correct the violation and to bring the violation into compliance.

Corrective action shall include:

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth

BK: 7523 PG: 545

BK: 7523 PG: 526

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 _____

If you fail to fully correct the violation within the time required, you

BK: 7523 PG: 546

BK: 7523 PG: 527

will be assessed a fine of \$ 10.00 per day, commencing August 9th, 2016.

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

Costs in the amount of \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

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


BK: 7523 PG: 547 Last Page

BK: 7523 PG: 528 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 10 day of May, 2016.


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: W. D. Childers D.C.
DATE: 05-13-16

Recorded in Public Records 3/6/2017 2:51 PM OR Book 7675 Page 1180,
Instrument #2017015857, 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.

Case No.: CE 15-10-04286

Location: 2607 W Scott St

PR# 172S301400003062

Jackson, Genevieve, J D Stone, Carlie Dunkin Gleason, Lola Land, Marie Harris
74 E Ensley St
Pensacola, FL 32534

ORDER

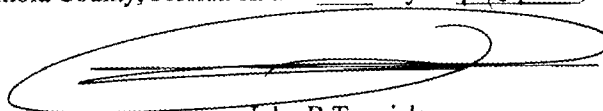
THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of May 10, 2016; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (d) Overgrowth 30-203 (o), (p), and (t). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated May 10, 2016.

Itemized Cost

a. Fines \$10.00 per day 8/09/16-11/18/16	\$ 1,010.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	<u>\$ 4,600.00</u>

Total: \$ 6,710.00

DONE AND ORDERED at Escambia County, Florida on this 1st day of March, 2017.



John B Trawick
Special Magistrate
Office of Environmental Enforcement

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03092 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 20, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

TAX EASE FUNDING 2016 1 LLC
C/O FOUR NINE PARTNERS LLC
2002 SAN MARCO BLVD STE 204
JACKSONVILLE, FL 32207

ELIZABETH M MORGAN
2002 SAN MARCO BLVD STE 204
JACKSONVILLE, FL 322207

FOUR NINE PARTNERS LLC
2002 SAN MARCO BLVD STE 204
JACKSONVILLE, FL 322207

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 20th day of March 2025.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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 May 7, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That DAY INVESTMENT AND CONSULTING LLC holder of Tax Certificate No. 03092, 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:

N 1/2 OF LTS 4 & 5 & N 1/2 OF E 2 FT OF LT 3 BLK 62 PINECREST PLAT DB 55 P 261 OR 7788 P1292

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 061514100 (0525-91)

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

TAX EASE FUNDING 2016 1 LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of May, which is the **7th day of May 2025**.

Dated this 17th day of March 2025.

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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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Post Property:

2607 W SCOTT ST 32505



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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

TAX EASE FUNDING 2016 1 LLC
C/O FOUR NINE PARTNERS LLC
2002 SAN MARCO BLVD STE 204
JACKSONVILLE, FL 32207

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0525.91

Document Number: ECSO25CIV009926NON

Agency Number: 25-004778

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03092 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: TAX EASE FUNDING 2016 LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 3/21/2025 at 9:18 AM and served same at 8:36 AM on 3/25/2025 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: _____

C Davis 925

C. DAVIS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

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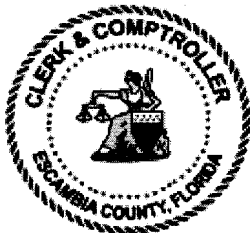
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2607 W SCOTT ST 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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RECEIVED
MAR 21 AM 9:18
ESCAMBIA COUNTY, FL.
CLERK OF THE CIRCUIT COURT
CIVIL UNIT

OUT OF COUNTY

Return Of Service

2025-09757
Control Number

OUT OF COUNTY TAX DEED

To Be Served: TAX EASE FUNDING 2016 LLC C/O FOUR NINE PARTNERS LLC

Plaintiff: CLERK OF COURTS

-vs-

Defendant: TAX EASE FUNDING 2016 LLC C/O FOUR NINE PARTNERS LLC

Attorney

Case Number: CERT#03092

Court: ESCAMBIA

Type of Writ: OUT OF COUNTY TAX DEED

Court Date:

Court Time:

POSTED/TAX DEED

Received the above named writ on TUESDAY, APRIL 1, 2025, at 2:04 PM and posted the same at 11:00 AM on TUESDAY, APRIL 8, 2025, in DUVAL County, Florida, by attaching a true copy of this notice in conspicuous place at the legal titleholder's last known address with the date and hour of service endorsed thereon by me, and my id number and signature or initials pursuant to s. 48.031 (5), after service was not able to be made pursuant to Florida Statutes 48, after the provisions set forth in Section 197.522(2)(a).

NO RESPONSE AT FRONT DOOR - POSTED - AFFIXED TO FRONT DOOR

T.K. WATERS, Sheriff
Duval County, Florida
By 6319 J.R. TODD

/s/ JOHN R TODD

JSO Special Process Server

Printed on 04/09/2025

Electronically signed, 04/08/2025 per Florida statute 48.21

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P1292

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TAX EASE FUNDING 2016 1 LLC Date: _____ Time: _____ m

By: _____

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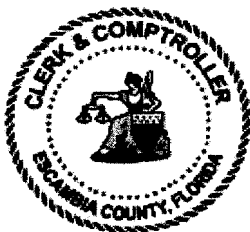
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Personal Services:

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JACKSONVILLE, FL 32207

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
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25-09757

TAX DEED SEARCH RESULTS:

FILE #: 0525-91
 CERTIFICATE #: 2020 TD 003092
 ACCOUNT #: 061514100
 PROPERTY ADDRESS: 2607 W Scott St 32505
 TITLE HOLDER: Tax Ease Funding 2016 1 LLC

INDIVIDUAL
 COMPANY



ADDRESSES WHERE LETTERS MAILED:

2002 San Marco Blvd St 204

149
 STATUS: RETURN GENERATED
 STATUS:
 STATUS:
 STATUS:
 STATUS:
 STATUS:
 STATUS:

DATE OF ADDITIONAL RESEARCH

4.15.25

*DEED 2019

Escambia Property Appraiser Website
 Escambia Tax Collector Software
 Most Recent Tax Roll
 Escambia Tax Deed records
 Florida Corporation Search
 Escambia Official Records Search
 Escambia Court Records Search
 Google (Truepeoplesearch.com)

☒ no new address
☒ no new address
☒ no new address
☒ no new address
☒ no new address
☒ no new address
☒ no new address
☒ no new address

NO BID @
 8/2017 TAX
 DEED SALE
 (TAX EASE)

NOTES:

TAX EASE 8/2017 TAX DEED SALE - NO BID
 DEED TO C. HOLDER
 LAST TAX YEAR PAID WAS 2018?
 NO OTHER INFO

TAX EASE FUNDING 2016 I LLC
[0525-91]
C/O FOUR NINE PARTNERS LLC
2002 SAN MARCO BLVD STE 204
JACKSONVILLE, FL 32207

9171 9690 0935 0128 2995 67

In transit

FOUR NINE PARTNERS LLC [0525-91]
2002 SAN MARCO BLVD STE 204
JACKSONVILLE, FL 322207

9171 9690 0935 0128 2995 43

In transit

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0525-91]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 2995 29

ELIZABETH M MORGAN [0525-91]
2002 SAN MARCO BLVD STE 204
JACKSONVILLE, FL 322207

9171 9690 0935 0128 2995 50

In transit

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0525-91]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 2995 36

[Home](#) > [Tracking](#) > Status History

Status History ?

Tracking Number Information

Meter:	31219251	Mailing Date:	03/21/25 12:18 PM
Tracking Number:	9171969009350128299550	Sender:	OR
Current Status:	Processed (processing scan)	Recipient:	
Class of Mail	FC	Zip Code:	32207
Service:	ERR	City:	JACKSONVILLE
Value	\$0.690	State:	FL

Proof of Delivery

Status Details

▼ Status Date	Status
Sat, 04/12/25, 05:27:00 PM	Processed (processing scan)
Fri, 04/11/25, 11:25:00 AM	Not delivered: Unclaimed
Wed, 04/09/25, 03:19:00 AM	Package return notice generated
Sun, 03/30/25, 03:19:00 AM	Reminder to schedule redelivery
Tue, 03/25/25, 01:02:00 PM	Delayed: No Authorized Recipient Available
Tue, 03/25/25, 03:53:00 AM	Processed (processing scan)
Mon, 03/24/25, 11:52:00 PM	Processed (processing scan)
Mon, 03/24/25, 12:17:00 PM	Processed (processing scan)
Fri, 03/21/25, 06:18:00 PM	Processed (processing scan)
Fri, 03/21/25, 05:03:00 PM	Origin Acceptance
Fri, 03/21/25, 04:31:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

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

CERTIFIED MAIL™



9171 9690 0935 0128 2995 50

PENSACOLA FL 325

2:25PM



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁹

03/21/2025 ZIP 32502
043M31219251

US POSTAGE

ELIZABETH M MORGAN [0525-91]
2002 SAN MARCO BLVD STE 204
JACKSONVILLE, FL 322207

9314103034044915

L/N 3/25
A RE-2

NIXIE

326 DE 1

0004/12/25

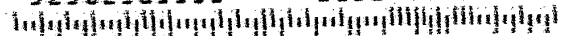
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

SC: 3250258335

*2638-00301-21-36

32502>5833
32207-3272E



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



9171 9690 0935 0128 2995 43

PENSACOLA FL 325

21 MAR 2025 PM



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

03/21/2025 ZIP 32502
043M31219251

US POSTAGE

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
OFFICIAL RECORDS
APR 21 A 12:39
JACKSONVILLE, FL

FOUR NINE PARTNERS, LLC [0525-91]
2002 SAN MARCO BLVD STE 204
JACKSONVILLE, FL 322207

4/4/3/25
TA RE-2

NIXIE

326 DE 1

0004/12/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BMC

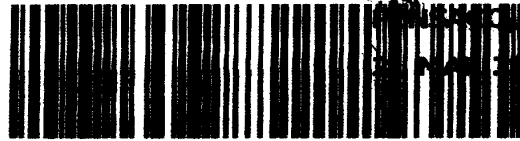
SC: 32302353333

*2638-00233-21-36

32502-5833
32207-32725

CERTIFIED MAIL™

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



9171 9690 0935 0128 2995 67

PENSACOLA FL 325
MAR 12 2025 PM



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FIRST-CLASS MAIL
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\$008.16⁰
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043M31219251

US POSTAGE

TAX EASE FUNDING 2016 1 LLC
[0525-91]
C/O FOUR NINE PARTNERS LLC
2002 SAN MARCO BLVD STE 204
JACKSONVILLE, FL 32207

NIXIE

326 DE 1

0004/12/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

SC: 325025833 *2658-04100-21-42

325025833
32207-3272

4/12/3/25
#3



Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE

in the matter of

TAX DEED SALE

DATE – 05-07-2025 – TAX CERTIFICATE #'S 03092

in the

CIRCUIT

Court

was published in said newspaper in the issues of

MARCH 27 & APRIL 3, 10, 17, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2025.04.17 10:21:22 -05'00'

PUBLISHER

Sworn to and subscribed before me this 17TH day of APRIL
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.04.17 10:24:53 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That DAY INVESTMENT AND CONSULTING LLC holder of Tax Certificate No. 03092, 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:

N 1/2 OF LTS 4 & 5 & N 1/2 OF E 2 FT OF LT 3 BLK 62 PINECREST PLAT DB 55 P 261 OR 7788 P1292 SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 061514100 (0525-91)

The assessment of the said property under the said certificate issued was in the name of TAX EASE FUNDING 2016 1 LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of May, which is the 7th day of May 2025.

Dated this 20th day of March 2025.

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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-03-27-04-03-10-17-2025



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc

2024

REAL ESTATE

TAXES



Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
06-1514-100	06		1725301400003062

TAX EASE FUNDING 2016 1 LLC
C/O FOUR NINE PARTNERS LLC
2002 SAN MARCO BLVD STE 204
JACKSONVILLE, FL 32207

PROPERTY ADDRESS:
2607 W SCOTT ST

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

20/3092

AD VALOREM TAXES								
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED			
COUNTY	6.6165	5,108	0	5,108	33.80			
PUBLIC SCHOOLS								
BY LOCAL BOARD	1.7520	8,142	0	8,142	14.26			
BY STATE LAW	3.0950	8,142	0	8,142	25.20			
WATER MANAGEMENT	0.0218	5,108	0	5,108	0.11			
SHERIFF	0.6850	5,108	0	5,108	3.50			
M.S.T.U. LIBRARY	0.3590	5,108	0	5,108	1.83			
ESCAMBIA CHILDRENS TRUST	0.4043	5,108	0	5,108	2.07			
TOTAL MILLAGE					12.9336	AD VALOREM TAXES	\$80.77	
LEGAL DESCRIPTION		NON-AD VALOREM ASSESSMENTS						
N 1/2 OF LTS 4 & 5 & N 1/2 OF E 2 FT OF LT 3 BLK 62 PINECREST PLAT DB 55 P 261 O See Additional Legal on Tax Roll	TAXING AUTHORITY		RATE		AMOUNT			
	BD NUISANCE ABATEMENT - 595-4960				891.99			
	FP FIRE PROTECTION				15.03			
					NON-AD VALOREM ASSESSMENTS		\$907.02	
Pay online at EscambiaTaxCollector.com					COMBINED TAXES AND ASSESSMENTS			\$987.79
Payments must be in U.S. funds drawn from a U.S. bank								
If Received By Please Pay	Apr 30, 2025 \$1,017.42	May 30, 2025 \$1,052.42						

RETAIN FOR YOUR RECORDS

2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES
OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Apr 30, 2025 1,017.42
AMOUNT IF PAID BY	May 30, 2025 1,052.42
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
06-1514-100
PROPERTY ADDRESS
2607 W SCOTT ST

TAX EASE FUNDING 2016 1 LLC
C/O FOUR NINE PARTNERS LLC
2002 SAN MARCO BLVD STE 204
JACKSONVILLE, FL 32207

1 061514100 2024 6

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03092 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 20, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

TAX EASE FUNDING 2016 1 LLC
C/O FOUR NINE PARTNERS LLC
2002 SAN MARCO BLVD STE 204
JACKSONVILLE, FL 32207

ELIZABETH M MORGAN
2002 SAN MARCO BLVD STE 204
JACKSONVILLE, FL 322207

FOUR NINE PARTNERS LLC ESCAMBIA COUNTY / COUNTY ATTORNEY
2002 SAN MARCO BLVD STE 204 221 PALAFOX PLACE STE 430
JACKSONVILLE, FL 322207 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 20th day of March 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE - 05-07-2025 - TAX CERTIFICATE #'S 03092

in the CIRCUIT Court
was published in said newspaper in the issues of

MARCH 27 & APRIL 3, 10, 17, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000018093B5D40A000E97D9, cn=Michael P Driver
Date: 2025.04.17 10:21:22 -05'00'

PUBLISHER

Sworn to and subscribed before me this 17TH day of APRIL
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000018093B5D40A000E97D9, cn=Heather Tuttle
Date: 2025.04.17 10:24:53 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That DAY INVESTMENT AND CONSULTING LLC holder of Tax Certificate No. 03092, 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:

N 1/2 OF LTS 4 & 5 & N 1/2 OF E 2 FT OF LT 3 BLK 62 PINECREST PLAT DB 55 P 261 OR 7788 P1292 SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 061514100 (0525-91)

The assessment of the said property under the said certificate issued was in the name of TAX EASE FUNDING 2016 1 LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of May, which is the 7th day of May 2025.

Dated this 20th day of March 2025.

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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-03-27-04-03-10-17-2025

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025034376 5/13/2025 11:11 AM
OFF REC BK: 9316 PG: 658 Doc Type: TXD
Recording \$10.00 Deed Stamps \$54.60

Tax deed file number 0525-91

Parcel ID number 172S301400003062

TAX DEED

Escambia County, Florida

for official use only

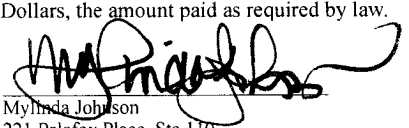
Tax Certificate numbered 03092 issued on June 1, 2020 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 7th day of May 2025, the land was offered for sale. It was sold to **Clear Westview LP**, 1001 Avenida Pico #C418 San Clemente CA 92673, who was the highest bidder and has paid the sum of the bid as required by law.

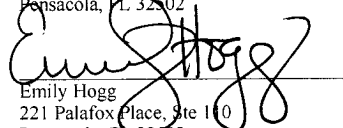
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

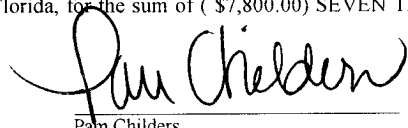
Description of lands: N 1/2 OF LTS 4 & 5 & N 1/2 OF E 2 FT OF LT 3 BLK 62 PINECREST PLAT DB 55 P 261 OR 7788 P1292 SECTION 17, TOWNSHIP 2 S, RANGE 30 W

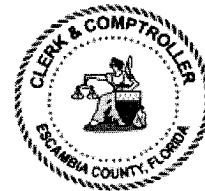
**** Property previously assessed to: TAX EASE FUNDING 2016 1 LLC**

On 7th day of May 2025, in Escambia County, Florida, for the sum of (\$7,800.00) SEVEN THOUSAND EIGHT HUNDRED AND 00/100 Dollars, the amount paid as required by law.


Mylinda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502

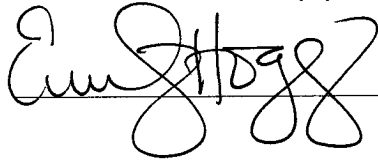

Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502


Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida



On this 7th day of May, 2025, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid





Emily Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida

Copy of Deed for file and to Tax Collector

Notes:




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

CODE ENFORCEMENT LIEN PAYOFF

OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court

Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827

Official Records Book: 7523 Page: 543 [View Image](#)

Start Date 08/09/2016  Court Cost 550.00

Recording Fees 0.00 Copies 0.00 Certified Abatement Costs 4,600.00

Fine Per Day \$10.00 Date Of Compliance 11/18/2016 

2016 CL 035675
CE15-10-04286
2607 W SCOTT ST / ALSO 7523/524 AND COST ORDER AT 7675/1180

Notes:

[Submit](#)

[Reset](#)

[Clear](#)

Fine Per Day	Number Of Days Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Costs	Total Due
\$10.00	101	\$1,010.00	\$550.00	\$0.00	\$10.00	\$7.00	\$7.00	\$4,600.00	\$6,184.00

APPROVED < \$ 4,717.677

2020 TD 003092

\$ 24.00 READING

\$ 550.00 COURT COSTS

\$ 4193.67 TOWARDS ABATEMENT

Mylanda Johnson (COC)

To: Code Enf Lien Collections
Cc: Emily Hogg (COC)
Subject: 2607 W SCOTT ST / CE15-10-04286

The property at 2607 W Scott St sold at Tax Deed auction to Clear Westview LP, 1001 Avenida Pico #C418, San Clemente CA 92673.

We applied Tax Deed surplus funds as follows.

\$6,184.00 total due

Applied a total of \$4,767.67

(\$550.00) court costs paid from surplus

(\$24.00) recording fees paid from surplus

(\$4,193.67) applied towards abatement costs

\$0.00 applied to daily fines

Recorded in Public Records 05/13/2016 at 12:40 PM OR Book 752
Instrument #2016035675, Pam Childers Clerk of the Circuit Court
County, FL Recording \$44.00

Recorded in Public Records 05/13/2016 at 12:29 PM OR Book 7523
Instrument #2016035668, Pam Childers Clerk of the Circuit Court
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#15-10-04286
LOCATION: 2607 W Scott St
PR# 172S301400003062**

**Jackson, Genevieve, J D Stone, Carlie Dunkin Gleason,
Lola Land, Marie Harris
74 E Ensley St
Pensacola, FL 32534
RESPONDENT**



Mylanda Johnson
Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
221 S. Palafox Street, Suite 110, Pensacola, FL 32502
www.EscambiaClerk.com

*Under Florida law, written communication to or from the Escambia County Clerk's Office
may be subject to public records disclosure.*