



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

0326-560

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	Jul 25, 2025
Property description	RUBEN DANIOR & HALL MARY LOU 1540 NORTH W ST PENSACOLA, FL 32505-6308 1307 N V ST 06-3277-000 N 50 FT OF LT 7 BLK I WELLES BROWNSVILLE PB 1 P 38 OR 4240 P 1520 CA 137	Certificate #	2020 / 3363
		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)
# 2020/3363	06/01/2020	139.73	104.80	244.53
# 2021/2643	06/01/2021	119.06	89.30	208.36
→ Part 2: Total*				452.89

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)
# 2025/3138	06/01/2025	150.70	6.25	7.54	164.49
# 2024/3018	06/01/2024	141.00	6.25	29.61	176.86
# 2023/2846	06/01/2023	841.57	6.25	328.21	1,176.03
# 2022/2842	06/01/2022	112.23	6.25	24.88	143.36
# 2019/3119	06/01/2019	137.26	6.25	103.69	247.20
Part 3: Total*					1,907.94

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,360.83
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)	2,735.83

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:

Signature, Tax Collector or Designee

Escambia, Florida

Date July 31st, 2025

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)

8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14.	Total Paid (Lines 8-13)
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>03/04/2026</u>	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500640

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
06-3277-000	2020/3363	06-01-2020	N 50 FT OF LT 7 BLK I WELLES BROWNSVILLE PB 1 P 38 OR 4240 P 1520 CA 137

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

07-25-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
◀ Nav. Mode Account Parcel ID ▶
[Printer Friendly Version](#)

General Information <p> Parcel ID: 312S302000007009 Account: 063277000 Owners: RUBEN DANIOR & HALL MARY LOU Mail: 1540 NORTH W ST PENSACOLA, FL 32505-6308 Situs: 1307 N V ST 32505 Use Code: VACANT RESIDENTIAL  Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector </p>		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>\$9,273</td> <td>\$0</td> <td>\$9,273</td> <td>\$5,757</td> </tr> <tr> <td>2024</td> <td>\$8,345</td> <td>\$0</td> <td>\$8,345</td> <td>\$5,234</td> </tr> <tr> <td>2023</td> <td>\$8,345</td> <td>\$0</td> <td>\$8,345</td> <td>\$4,759</td> </tr> </tbody> </table> <p> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage </p>	Year	Land	Imprv	Total	Cap Val	2025	\$9,273	\$0	\$9,273	\$5,757	2024	\$8,345	\$0	\$8,345	\$5,234	2023	\$8,345	\$0	\$8,345	\$4,759																							
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Parcel Information <div style="display: flex; justify-content: space-between;"> Launch Interactive Map View Florida Department of Environmental Protection(DEP) Data </div> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <div style="display: flex; align-items: center;"> Section Map Id: CA137   </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px; text-align: center;"> Approx. Acreage: 0.1100 </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px; text-align: center;"> Zoned: HC/LI </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px; text-align: center;"> Evacuation & Flood Information Open Report </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px; text-align: center;"> 5 </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px; text-align: center;"> 100 </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px; text-align: center;"> 50 </div> </div>																																													

Buildings

Images



2/7/2003 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:08/11/2025 (tc.24923)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025060499 8/11/2025 9:01 AM
OFF REC BK: 9360 PG: 1638 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **DAY INVESTMENT AND CONSULTING LLC** holder of Tax Certificate No. 03363, 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 50 FT OF LT 7 BLK I WELLES BROWNSVILLE PB 1 P 38 OR 4240 P 1520 CA 137

SECTION 31, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063277000 (0326-56)

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

DANIOR RUBEN and MARY LOU HALL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of March, which is the **4th day of March 2026**.

Dated this 11th day of August 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

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 #: 06-3277-000 CERTIFICATE #: 2020-3363

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 encumber the title to said land as listed on page 2 herein.

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.

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 any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: December 16, 2005 to and including December 16, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: December 17, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 17, 2025
Tax Account #: **06-3277-000**

1. The Grantee(s) of the last deed(s) of record is/are: **DANIOR RUBEN AND THE ESTATE OF MARY LOU HALL**

By Virtue of Warranty Deed recorded 4/2/1998 in OR 4240/1520 together with Death Certificate recorded 10/5/2020 in OR 8377/1465. ABSTRACTOR'S NOTE: WE FIND NO PROBATE FOR MARY LOU HALL SO WE HAVE NOTICED THE SPOUSE LISTED ON HER DEATH CERTIFICATE CURTIS W HALL FOR NOTICE.

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 11/16/2007 – OR 6249/93 together with Amended Order recorded 1/9/2008 – OR 6272/1954**
 - b. **Code Enforcement Order in favor of Escambia County recorded 3/27/2025 – OR 9294/821 together with Cost Order recorded 10/1/2025 – OR 9385/872**
 - c. **Certificate of Delinquency recorded 3/2/2012 – OR 6826/1644**
 - d. **Judgment in favor of Escambia County recorded 2/19/2014 – OR 7136/1141**
 - e. **Judgment in favor of Escambia County recorded 5/30/2017 – OR 7720/243**
 - f. **Judgment in favor of Escambia County recorded 5/30/2017 – OR 7720/313**
 - g. **Judgment in favor of Escambia County recorded 5/27/2020 – OR 8301/901**
4. Taxes:

Taxes for the year(s) 2018-2024 are delinquent.

Tax Account #: 06-3277-000

Assessed Value: \$5,757.00

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 Property Information Report 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 SOLUTIONS
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: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: MAR 3, 2026

TAX ACCOUNT #: 06-3277-000

CERTIFICATE #: 2020-3363

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 2025 tax year.

**DANIOR RUBEN AND
ESTATE OF MARY LOU HALL
CURTIS W HALL
1540 NORTH W ST
PENSACOLA, FL 32505-6308**

**DANIOR RUBEN AND
ESTATE OF MARY LOU HALL
CURTIS W HALL
1307 NORTH V ST
PENSACOLA, FL 32505**

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

**CLERK OF CIRCUIT COURT
DIVISION ENFORCEMENT
1800 WEST ST MARYS ST
PENSACOLA, FL 32501**

**DOR CHILD SUPPORT
DOMESTIC RELATIONS
3670B NORTH L ST
PENSACOLA, FL 32505**

**DANIOR G RUBEN
2541 ROOSEVELT ST – B
HOLLYWOOD, FL 33020-2636**

Certified and delivered to Escambia County Tax Collector, this 17th day of December 2025.

**PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As Its President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

December 17, 2025
Tax Account #:06-3277-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

N 50 FT OF LT 7 BLK I WELLES BROWNSVILLE PB 1 P 38 OR 4240 P 1520 CA 137

SECTION 31, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-3277-000(0326-56)

OR BK 4240 PG 1520
Escambia County, Florida
INSTRUMENT 98-471196

RAMCO FORM 01

WARRANTY DEED
INDIVID. TO INDIVID

4,000
28
This Warranty Deed Made the 27th day of March A. D. 1998 by

Glenwood Nix

hereinafter called the grantor, to

✓ Danior Ruben & Mary Lou Hall

whose postoffice address is ✓ 1540 North "W" Street, Pensacola, Fl 32506
hereinafter called the grantee

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 4,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

N 50 feet of Lot 7, Block 11 Welles Brownsville
(PB 1, P 38, Sec 31/33 T 2S R 30, OR 1246 P .676)

DEED DOC STAMPS PD @ ESC CO \$ 28.00
04/02/98 ERNIE LEE MAGAHA, CLERK
By: *J. Caney*

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said lands; that the grantor 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 of all encumbrances, except taxes accruing subsequent to December 31, 1998

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

X Ernie Lee Magaha *X* Glenwood Nix

X Patricia F. English *X* Glenwood Nix

PATRICIA ENGLISH

STATE OF Florida

COUNTY OF Escambia

SPACE BELOW FOR RECORDING USE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Glenwood Nix

to me known to be the person described in and who executed the foregoing instrument and has acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this *2nd* day of April, A. D. 1998

April

William L. Abercrombie



WILLIAM L ABERCROMBIE

My Commission #0046938

Expires May 20, 2000

Notary Public in the State of Florida

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Expires May 20, 2000

Notary Public in the State of Florida

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My Commission #0046938
Expires May 20, 2000

Recorded in Public Records 11/16/2007 at 11:30 AM OR Book 6249 Page 93,
 Instrument #2007108405, Ernie Lee Magaha Clerk of the Circuit Court Escambia
 County, FL Recording \$27.00

Recorded in Public Records 11/16/2007 at 10:54 AM OR Book 6249 Page 60,
 Instrument #2007108393, Ernie Lee Magaha Clerk of the Circuit Court Escambia
 County, FL Recording \$27.00

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

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 07-08-0038

Location: 1307 N. V Street

PR# 312S30-2000-007-009

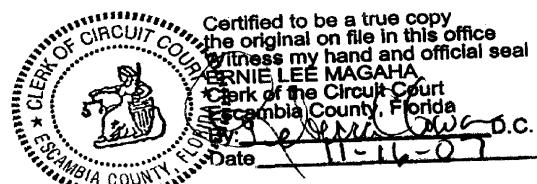
Glenwood Nix
 C/O Ruben Danior
 1540 North W. Street
 Pensacola, FL 32505

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,

Ernie Lee Magaha as well as evidence submitted and after consideration of the
 appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate
 finds that a violation of the Code of Ordinances *§ 42-19b(6) & 42-18b(2)*
ASC 7.07.06

has occurred and continues.



BK: 6249 PG: 94

BK: 6249 PG: 61

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that Glennwood D.I.Y. shall have until 12/15/07, 2007 to correct the violation and to bring the violation into compliance. Corrective action shall include: (1) Complete abatement of all contributing condition.

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 0 per day, commencing 12/15/07, 2007. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

If the violation is not abated within the specified time period, then the County may elect to abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$1,100.00 are hereby awarded in favor of Escambia County as the prevailing party against Glennwood D.I.Y.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the

BK: 6249 PG: 95 Last Page

BK: 6249 PG: 62 Last Page

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

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

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

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

DONE AND ORDERED at Escambia County, Florida on the 13 day of November, 2007.


Jim Messer
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 01/09/2008 at 04:23 PM OR Book 6272 Page 1954,
Instrument #2008002093, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

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

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 07-08-0038
Location: 1307 N. V Street
PR# 312S30-2000-007-009

Glenwood Nix
C/O Ruben Danior
1540 North W. Street
Pensacola, FL 32505

fm 12/20/07
AMENDED 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,

Glenwood Nix as well as evidence submitted and after consideration of the
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate
finds that a violation of the Code of Ordinances *§ 42-196(6), 42-186(2)*
LSC 7.07.06

has occurred and continues.

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that Genoos Dix shall have until 12/15/07, 2007 to correct the violation and to bring the violation into compliance. Corrective action shall include: (1) Complete abatement of all continuing condition. * BASED on the attached letter of 12/20/07 an extension of time until 2/29/08 is granted to owner to abate. from 12/20/07

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100 per day, commencing 12/20/07, 2007. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

If the violation is not abated within the specified time period, then the County may elect to abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the property.

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

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the

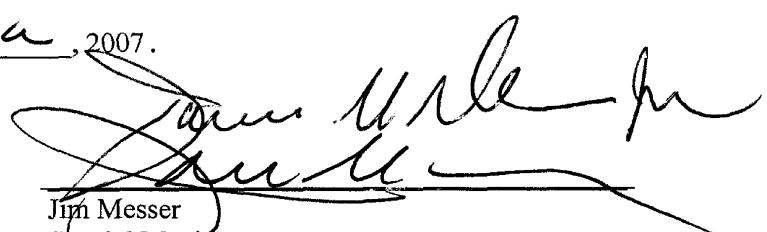
property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

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

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

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

DONE AND ORDERED at Escambia County, Florida on the 13 ^{PL} day of November, 2007.


Jim Messer
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 3/27/2025 4:20 PM OR Book 9294 Page 821,
 Instrument #2025022087, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$35.50

Recorded in Public Records 3/27/2025 3:03 PM OR Book 9294 Page 615,
 Instrument #2025022031, 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: CE24116198N
 LOCATION: 1307 N V ST
 PR#: 312S302000007009

VS.

RUBEN, DANIOR &
 1540 NORTH W ST
 PENSACOLA, FL 32505-6308

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:

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

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

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

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

**LDC. Ch. 4. Art. 7. Sec. 4-7.3 Accessory Uses and Structures (a) General Conditions
 (1) Subordinate**



BK: 9294 PG: 822

BK: 9294 PG: 616

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **4/4/2025** 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 items/structure or R.V. from vacant lot

Remove all outdoor storage from the property. Store indoor items in a garage, shed or dwelling.

Remove all refuse and dispose of legally and refrain from future littering

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 **4/5/2025**.

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)**.

At the request of Escambia County, the Sheriff shall enforce this order by taking

BK: 9294 PG: 823

BK: 9294 PG: 617

reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. 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 R2017-132, costs in the amount of **\$250.00** 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.

An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within **30 days** of the execution of the order to be appealed.

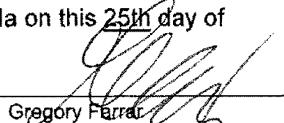
Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

BK: 9294 PG: 824 Last Page

BK: 9294 PG: 618 Last Page

DONE AND ORDERED in Escambia County, Florida on this 25th day of

March, 2025.



Gregory Farrar

Special Magistrate

Office of Environmental Enforcement

Recorded in Public Records 10/1/2025 11:24 AM OR Book 9385 Page 872,
 Instrument #2025074966, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$10.00

Recorded in Public Records 10/1/2025 10:47 AM OR Book 9385 Page 800,
 Instrument #2025074948, 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.

RUBEN, DANIOR &
 1540 NORTH W ST
 PENSACOLA, FL 32505-6308

Case No: CE24116198N
 Location: 1307 N V ST
 PR #: 312S302000007009

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 3/25/2025.

Itemized Cost

Daily fines	\$2,460.00	\$30.00 Per Day From: <u>04/05/2025</u> To: <u>06/26/2025</u>
Fines	\$0.00	
Court Cost	\$250.00	
County Abatement Fees	\$1,889.00	
Administrative Costs	\$0.00	
Payments	\$0.00	

Total: \$4,599.00

DONE AND ORDERED at Escambia County, Florida on 9-20-2025


 Gregory Farrar
 Special Magistrate
 Office of Environmental Enforcement



Recorded in Public Records 02/19/2014 at 04:15 PM OR Book 7136 Page 1141,
 Instrument #2014010991, Pam Childers Clerk of the Circuit Court Escambia
 County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2013 CF 002320 A

DANIOR GORDON RUBEN
 1540 NORTH W STREET
 APT/LOT 1/2
 PENSACOLA, FL 32505

DIVISION: E
 DATE OF BIRTH: 10/13/1977
 SOCIAL SECURITY NBR: [REDACTED]

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On FEBRUARY 6, 2014, an order assessing fines, costs, and additional charges was entered against the Defendant, DANIOR GORDON RUBEN requiring payment of certain sums for fines, costs, and additional charges. Defendant having failed to make full payment,

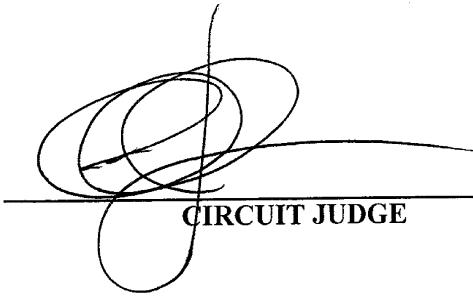
IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, 190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$373.00, the amounts of which shall bear interest at the rate prescribed by law 4.75% until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

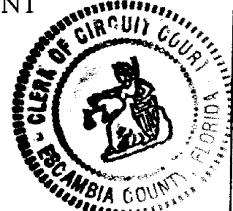
FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida, this

11th day of February, 2014.


 CIRCUIT JUDGE

Copy to: DEFENDANT



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: <i>Pam Childers</i> D.C. DATE: <i>2/19/14</i>	
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(CFCTMMFNLCRGS #24984)

Recorded in Public Records 5/30/2017 10:04 AM OR Book 7720 Page 243,
 Instrument #2017040457, Pam Childers Clerk of the Circuit Court Escambia
 County, FL

Filing # 56960597 E-Filed 05/25/2017 05:55:04 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2016 CF 000052 A

DANIOR GORDON RUBEN
 1540 NORTH W ST
 PENSACOLA, FL 32501

DIVISION: A
 DATE OF BIRTH: 10/13/1977

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On MAY 19, 2017, an order assessing fines, costs, and additional charges was entered against the Defendant, DANIOR GORDON RUBEN. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, 190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of \$200.00, which shall bear interest at the rate prescribed by law, 5.05%, until satisfied.

It is FURTHER ORDERED AND ADJUDGED that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

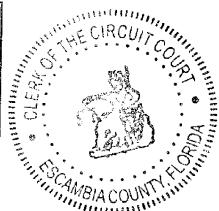
FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.


 eSigned by CIRCUIT COURT JUDGE E P NICKINSON III
 on 05/25/2017 16:39:14 E8Vix9oa

CIRCUIT JUDGE

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:	<i>Keri Jouch</i>
DATE:	5-26-2017



(CFCTMMFNLCRGS2 #24984)

Recorded in Public Records 5/30/2017 11:11 AM OR Book 7720 Page 313,
 Instrument #2017040475, Pam Childers Clerk of the Circuit Court Escambia
 County, FL

Filing # 56960615 E-Filed 05/25/2017 05:55:28 PM
 IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2016 CF 000051 A

DANIOR GORDON RUBEN
 1540 NORTH W ST
 PENSACOLA, FL 32505

DIVISION: A
 DATE OF BIRTH: 10/13/1977

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On MAY 19, 2017, an order assessing fines, costs, and additional charges was entered against the Defendant, DANIOR GORDON RUBEN. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, 190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of \$150.00, which shall bear interest at the rate prescribed by law, 5.05%, until satisfied.

It is FURTHER ORDERED AND ADJUDGED that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

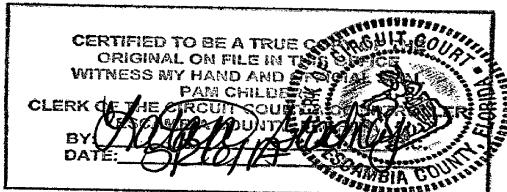
FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.



eSigned by CIRCUIT COURT JUDGE E P NICKINSON III
 on 05/25/2017 16:39:10 Bcg6aaSz

CIRCUIT JUDGE



(CFCTMMFNLCRGS2 #24984)

Recorded in Public Records 5/27/2020 8:25 AM OR Book 8301 Page 901,
 Instrument #2020042107, Pam Childers Clerk of the Circuit Court Escambia
 County, FL

Filing # 107811946 E-Filed 05/21/2020 02:46:14 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2019 CF 002826 A

DANIOR GORDON RUBEN

CITATION NO: AAHR28E

1540 NORTH W ST
 APT/LOT 1/2
 PENSACOLA, FL 32505

AAHR29E

DIVISION: A

DATE OF BIRTH: 10/13/1977

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

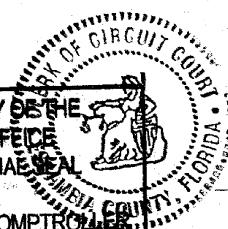
On MAY 18, 2020, an order assessing fines, costs, and additional charges was entered against the Defendant, DANIOR GORDON RUBEN. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, 190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of \$701.00, which shall bear interest at the rate prescribed by law, 6.66%, until satisfied.

It is FURTHER ORDERED AND ADJUDGED that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.

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: <i>Taylor</i> D.C. DATE: 5-27-2020	
 DESIGNED by CIRCUIT COURT JUDGE LINDA L. NOBLES on 05/20/2020 16:51:52 Md2.p5i	

(CFCTMMFNLCHRGSS2 #24984)