



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information

Parcel ID: 000S009010200107
Account: 132015000
Owners: RAIDER GATOR LLC
Mail: 1821 N PALAFOX ST
 PENSACOLA, FL 32501
Situs: 1821 N PALAFOX ST 32501
Use Code: STORE, 1 STORY
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2021	\$14,250	\$120	\$14,370	\$14,370
2020	\$14,250	\$120	\$14,370	\$14,370
2019	\$14,250	\$120	\$14,370	\$14,370

Disclaimer

Market Value Breakdown Letter

Tax Estimator

Download Income & Expense Survey

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/29/2015	7366	1686	\$100	WD	
01/13/2015	7316	1522	\$3,000	QC	
04/10/2014	7163	1131	\$10,700	TD	
01/1993	3306	318	\$45,000	WD	
07/1992	3220	194	\$5,000	QC	
06/1992	3176	980	\$10,000	WD	
06/1992	3176	978	\$100	WD	

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

2021 Certified Roll Exemptions

None

Legal Description

LT 20 BLK 107 BELMONT TRACT OR 7366 P 1686 CA 80

Extra Features

FRAME SHED

Parcel Information [Launch Interactive Map](#)

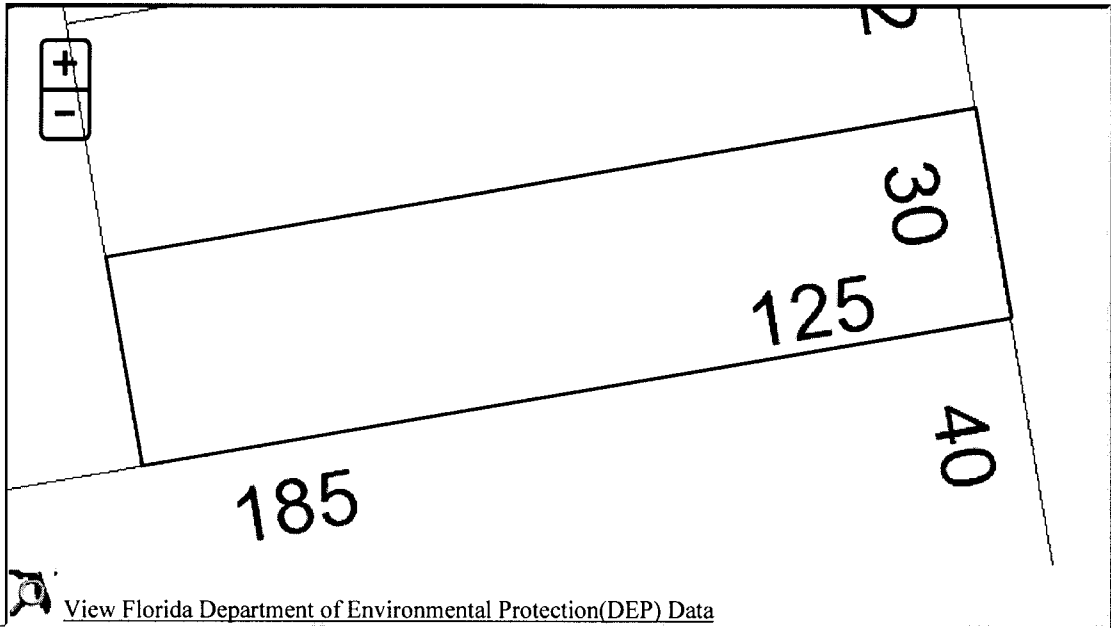
Section
Map Id: CA080

Approx. Acreage: 0.0860

Zoned: C-2

Evacuation & Flood Information

Open Report

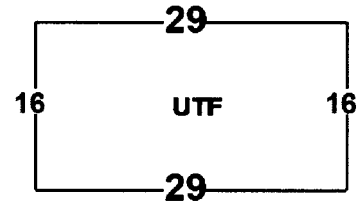


Buildings

Address:1821 N PALAFOX ST, Year Built: 1952, Effective Year: 1975, PA Building ID#: 18364

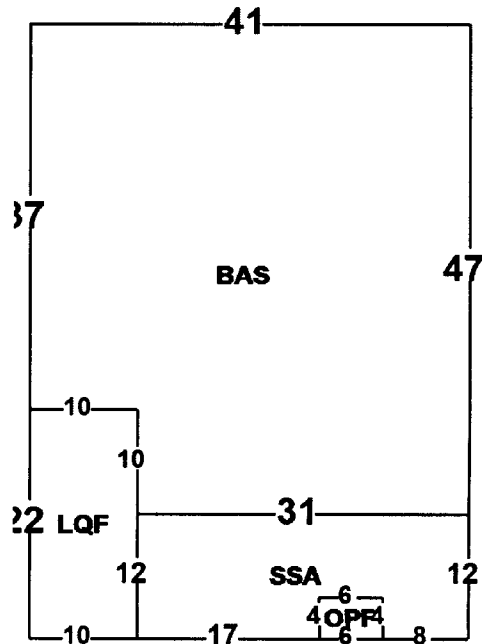
Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-STUCCO OV BLOCK
 FLOOR COVER-VINYL/CORK
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-UNIT HEATERS
 INTERIOR WALL-DRYWALL-PLASTER
 INTERIOR WALL-PANEL-PLYWOOD
 NO. PLUMBING FIXTURES-3
 NO. STORIES-1
 ROOF COVER-BLT UP ON WOOD
 ROOF FRAMING-WOOD FRAME/TRUS
 STORY HEIGHT-14
 STRUCTURAL FRAME-MASONRY PIL/STL

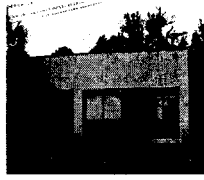


Areas - 2883 Total SF

BASE AREA - 1827
 LIVING QUARTERS FINISHED - 220
 OPEN PORCH FIN - 24
 STORE DISPLAY AREA - 348
 UTILITY FIN - 464



Images



1/5/2022 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:05/04/2022 (tc.68129)



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

1122.53

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 26, 2022		
Property description	RAIDER GATOR LLC 1821 N PALAFOX ST PENSACOLA, FL 32501 1821 N PALAFOX ST 13-2015-000 LT 20 BLK 107 BELMONT TRACT OR 7366 P 1686 CA 80	Certificate #	2020 / 8009		
		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)	
# 2020/8009	06/01/2020	401.71	20.09	421.80	
→ Part 2: Total*				421.80	
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)
# /					
Part 3: Total*					0.00
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)				421.80	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				355.53	
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)				1,152.33	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: <u>Jennifer N. Cassidy</u>	Escambia, Florida			Date <u>May 3rd, 2022</u>	
Signature, Tax Collector or Designee					

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

+ \$6.25

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>11/07/2022</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: 2200340

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173,

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
13-2015-000	2020/8009	06-01-2020	LT 20 BLK 107 BELMONT TRACT OR 7366 P 1686 CA 80

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
JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173

Applicant's signature

04-26-2022
Application Date

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



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

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

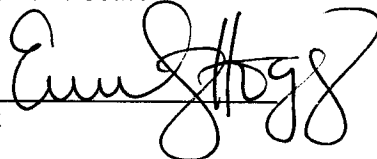
CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 132015000 Certificate Number: 008009 of 2020**

**Payor: AMERICA'S TITLE CORPORATION 14001 N DALE MABRY HIGHWAY TAMPA FL 33618
 Date 5/6/2022**

Clerk's Check #	1	Clerk's Total	\$503.88	\$503.88 \$1,318.70
Tax Collector Check #	1	Tax Collector's Total	\$1,279.57	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$1,860.45	\$1,335.70

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: 
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

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

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

Case # 2020 TD 008009

Redeemed Date 5/6/2022

Name AMERICA'S TITLE CORPORATION 14001 N DALE MABRY HIGHWAY TAMPA FL 33618

Clerk's Total = TAXDEED	\$503.88	
Due Tax Collector = TAXDEED	\$1,279.57	\$1318.70
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property
 Property Sheet
 Lien Holder's
 Sold To
 Redeem
 Forms
 Courtview
 Benchmark



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 132015000 Certificate Number: 008009 of 2020

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="4/26/2022"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="11/7/2022"/>	Redemption Date	<input type="text" value="5/6/2022"/>
Months			7		1
Tax Collector		<input type="text" value="\$1,152.33"/>		<input type="text" value="\$1,152.33"/>	
Tax Collector Interest		\$120.99		\$17.28	
Tax Collector Fee		<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>	
Total Tax Collector		\$1,279.57		<input type="text" value="\$1,175.86"/> TC	
Record TDA Notice		<input type="text" value="\$17.00"/>		<input type="text" value="\$17.00"/>	
Clerk Fee		<input type="text" value="\$119.00"/>		<input type="text" value="\$119.00"/>	
Sheriff Fee		<input type="text" value="\$120.00"/>		<input type="text" value="\$120.00"/>	
Legal Advertisement		<input type="text" value="\$200.00"/>		<input type="text" value="\$200.00"/>	
App. Fee Interest		\$47.88		\$6.84	
Total Clerk		\$503.88		<input type="text" value="\$462.84"/> CH	
Release TDA Notice (Recording)		<input type="text" value="\$10.00"/>		<input type="text" value="\$10.00"/>	
Release TDA Notice (Prep Fee)		<input type="text" value="\$7.00"/>		<input type="text" value="\$7.00"/>	
Postage		<input type="text" value="\$60.00"/>		<input type="text" value="\$0.00"/>	
Researcher Copies		<input type="text" value="\$0.00"/>		<input type="text" value="\$0.00"/>	
Total Redemption Amount		\$1,860.45		\$1,655.70	
		Repayment Overpayment Refund Amount		\$204.75	
Book/Page		<input type="text"/>		<input type="text"/>	

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8779, Page 1074, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08009, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 132015000 (1122-53)

DESCRIPTION OF PROPERTY:

LT 20 BLK 107 BELMONT TRACT OR 7366 P 1686 CA 80

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: RAIDER GATOR LLC

Dated this 6th day of May 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of Tax Certificate No. **08009**, 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:

LT 20 BLK 107 BELMONT TRACT OR 7366 P 1686 CA 80

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 132015000 (1122-53)

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

RAIDER GATOR 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 Monday** in the month of November, which is the **7th day of November 2022**.

Dated this 6th day of May 2022.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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 #: 13-2015-000 CERTIFICATE #: 2020-8009

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: July 31, 2002 to and including July 31, 2022 Abstractor: Byron Brown

BY

Michael A. Campbell,
As President
Dated: August 15, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 15, 2022

Tax Account #: **13-2015-000**

1. The Grantee(s) of the last deed(s) of record is/are: **Terrance G. Dittenber and Cynthia R. Dittenber**
By Virtue of Warranty Deed recorded 5/10/2022 in OR 8781/497

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 The City of Pensacola recorded 4/14/2022 OR 8764/81**
 - b. **Judgment in favor of SunTrust Bank recorded 6/24/2013 OR 7035/921**
 - c. **Judgment in favor of Asset Acceptance LLC recorded 12/29/2015 OR 7455/1690**

4. Taxes:

Taxes for the year(s) NONE are delinquent.
Tax Account #: 13-2015-000
Assessed Value: \$14,370.00
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: NOV 7, 2022

TAX ACCOUNT #: 13-2015-000

CERTIFICATE #: 2020-8009

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2021</u> tax year.

TERRANCE G. DITTENBER
CYNTHIA R. DITTENBER
993 BLACK WALNUT TRAIL
PENSACOLA, FL 32514

RAIDER-GATOR, LLC
8853 MARSH ELDER DRIVE
PENSACOLA, FL 32526

SUNTRUST BANK
1001 SEMMES AVENUE, 6TH FLOOR
RICHMOND, VA 23224

ASSET ACCEPTANCE LLC
PO BOX 9065
BRANDON, FL 33509

CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA, FLORIDA
2849 NORTH PALAFOX STREET
PENSACOLA, FL 32501

RAIDER-GATOR, LLC
TERRANCE G. DITTENBER AND
CYNTHIA R. DITTENBER
1821 N PALAFOX ST
PENSACOLA, FL 32501

Certified and delivered to Escambia County Tax Collector, this 15th day of August, 2022.
PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT

August 15, 2022

Tax Account #:13-2015-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 20 BLK 107 BELMONT TRACT OR 7366 P 1686 CA 80

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-2015-000(1122-53)

Prepared by and Return to: **Cynthia Ellis**
Americas Title Corporation
4400 Bayou Boulevard 41B
Pensacola, FL 32503

File No.: 67-221008
Parcel ID: 00-0S-00-9010-210-107 and 00-0S-00-9010-200-107
Property: 1800 Blk and 1821 North Palafox Street, Pensacola, FL 32501

WARRANTY DEED

This Warranty Deed made this 3rd day of May, 2022, by and between **RAIDER-GATOR LLC**, a Texas limited liability company authorized to transact business in the state of Florida, hereinafter called the Grantor; and **Terrance G. Dittenber and Cynthia R. Dittenber, husband and wife**, hereinafter called the Grantee, whose mailing address is **999 BLACK WALNUT TRL, PENSACOLA, FL 32514**.


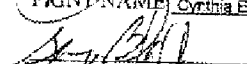
WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 Dollars) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that parcel of land in the County of Escambia, State of Florida, to wit:


Lots 20 and 21, the North 10 feet of Lot 22, and the North 40 feet of Lots 26 and 27, Block 107, East King Tract, Belmont, City of Pensacola, Escambia County, Florida, according to map of said City copyrighted by Thomas C. Watson in 1966

TOGETHER with all of 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 the 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 this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever, and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022, and restrictions, covenants, and easements of record.

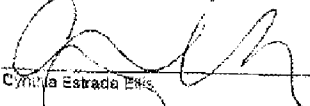
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

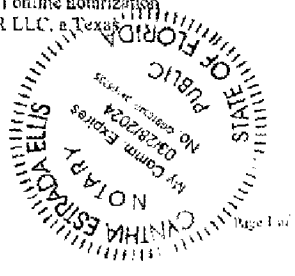

WITNESS
PRINT NAME Cynthia E. Ellis

WITNESS
PRINT NAME George Black

RAIDER-GATOR LLC, a Texas Limited Liability Co
By: 
CHAD DOUGLAS COLQUETT, MGRM

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 5th day of May 2022 by CHAD DOUGLAS COLQUETT MGRM of RAIDER-GATOR LLC, a Texas Limited Liability Company, on behalf of the Company. He is personally known to me


Cynthia Estrada Ellis, Notary Public, State of Florida



File No.: 67-221008

Warranty Deed - Corporate Grantor

**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA, FLORIDA**

**THE CITY OF PENSACOLA,
a Florida municipal corporation,
by its Code Enforcement Office (436-5500)
Petitioner,**

vs. :

**RAIDER GATOR, LLC.
Respondent(s).**

Case # 21-106

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on June 1, 2021, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 1821 North Palafox Street, Pensacola, Escambia County, Florida, legally described as:

LT 20 BLK 107 BELMONT TRACT OR 7366 P 1686 CA 80. TAX ACCT. #132015000.

2. The following described condition exists on the property: the property is unsecured and trash is scattered throughout and the condition constitutes a dangerous structure or premises and a nuisance.

3. The date this condition was first observed was March 15, 2021; re-inspection made on June 1, 2021, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:
 the posting of a notice on the property and at City Hall for ten (10) days beginning
 certified mail, return receipt requested,

on May 20, 2021, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on June 1, 2021, at which hearing the respondent(s) did NOT appear.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):
14-3-3 of the Code of the City of Pensacola, Florida.
of the Florida Building Code.

of the Standard Housing Code.
108.1.5 of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ _____. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ _____.]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. **ORDER:**

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. **The respondent(s) must correct the violation(s) before June 15, 2021. (a) by securing the property and (b) by removing and properly disposing of all trash on the property. Immediately after this work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that it has been done to code and/or completed.**

2. In the event this order is not complied with before the above compliance date, **as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, June 15, 2021, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).**

3. It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance **AS SOON AS IT IS ACHIEVED.**

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original or a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on June 7, 2021, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY


for (Signature of Special Magistrate Judge)

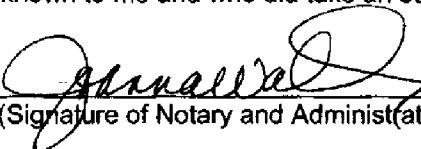
Louis F. Ray, Jr.
(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

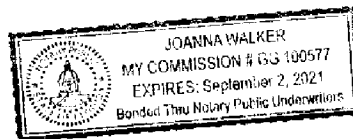
7 The execution of the foregoing order was acknowledged before me on June 7, 2021, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This original order was prepared by
and ATTESTED to by:

Joanna Walker
Florida Notary Public &
Administrative Officer of the
Code Enforcement Authority of the
City of Pensacola, Florida
2849 N. Palafox Street
Pensacola, FL 32501
(850) 436-5500


(Signature of Notary and Administrative Officer)

Joanna Walker
(Printed Name of Notary & Admin. Officer)



Recorded in Public Records 09/26/2012 at 03:36 PM OR Book 6912 Page 504, Instrument #2012073520, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

7035-921

**IN THE COUNTY COURT OF THE 1st JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA**

SUNTRUST BANK,

CASE NO.: 2011 CC 003762

Plaintiff,

vs

TERRANCE G. DITTENBER,

Defendant.

ERNE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2012 SEP 25 P 2 29
COUNTY CIVIL DIVISION
1000 GULF BLVD
MONTICELLO, FL 32185

DEFAULT FINAL JUDGMENT

THIS CAUSE having come before the Court upon the cause of action stated in Plaintiff's Complaint against the Defendant, and the Court being fully advised in the premises, it is thereupon

ORDERED AND ADJUDGED that

1. Final Judgment is hereby entered in favor of Plaintiff, SUNTRUST BANK, and against Defendant, TERRANCE G. DITTENBER, individually in the principal sum of \$10,957.61, plus costs in the sum of \$355.00, and prejudgment interest at the rate of 6.15% per annum (pursuant to the terms and conditions page, from July 23, 2010 through September 17, 2012, in the amount of \$1,453.03, making a total of \$12,765.64 that shall bear interest at the prevailing statutory interest rate of 4.75% per year from this date through December 31, 2012, for which sum let execution issue. Thereafter, on January 1st of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with Florida Statute section 55.03.

2. It is further ordered and adjudged that the judgment debtor(s) shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required Attachments,

Case: 2011 CC 003762



00090461933

Dkt: CC1036 Pg#:

2


CASE NO.: 2011 CC 003762

and serve it on the judgment creditors' attorney, or the judgment creditors if the judgment creditors are not represented by an attorney, within forty five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed.

3. Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor(s) to complete form 1.977, including all required attachments, and serve it on the judgment creditors' attorney or the judgment creditor if an attorney does not represent the judgment creditor.

4. The Court reserves further jurisdiction to enter further Orders and Judgments to award Plaintiff post-judgment costs.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida this 25th day of Sept, 2012.



Circuit Judge
County

Copies Furnished to:

- SUNTRUST BANK, Plaintiff, 1001 Semmes Ave., 6th Fl., Richmond, VA 23224
- Michael Nixon, Esq., Gill Law Firm, P.A., Attorney for Plaintiff, 1625 South Congress Avenue, Suite 300, Delray Beach, FL 33445
- ✓ Terrance G. Dittenber, Defendant, 993 Black Walnut Trl., Pensacola FL 32514

9-26-2012



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: Pam Childers D.C.
DATE: 9-26-2012

Recorded in Public Records 11/15/2010 at 10:46 AM OR Book 6657 Page 1970,
Instrument #2010074535, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

7455-1690

**IN THE COUNTY COURT,
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL DIVISION**

ASSET ACCEPTANCE LLC
Plaintiff,
vs.
TERRANCE DITTENBER
Defendant.

Case No. 10CC2534

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
PENSACOLA, FLORIDA
2010 NOV 10 P 2:14
COUNTY CIVIL DIVISION
FILED & RECORDED

DEFAULT FINAL JUDGMENT

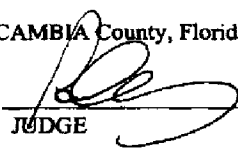
This action was heard after entry of default against the defendant and

IT IS ADJUDGED that Plaintiff, ASSET ACCEPTANCE LLC, PO BOX 9065
BRANDON FL 33509 recover from Defendant TERRANCE DITTENBER, 993 BLACK
WALNUT TRL, PENSACOLA, FL 32514, in the sum of \$6,002.06 on principal, \$714.31 as
prejudgment interest, with costs of \$365.00, for a total sum of \$7,081.37, for all of which let
execution issue and which sum shall bear interest at the rate of 6.00% per year.

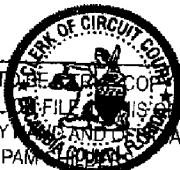
FURTHER ORDERED AND ADJUDGED that the judgment debtor(s) shall complete
under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all
required attachments, and serve it on the judgment creditor's attorney within forty five (45) days
from the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment
discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the
judgment debtor(s) to complete form 1.977, including all required attachments, and serve it on
the judgment creditor's attorney.

DONE AND ORDERED in chambers at ESCAMBIA County, Florida on this 10th
day of November, 2010.


JUDGE

Copies furnished to:
Plaintiff, ASSET ACCEPTANCE LLC,
PO BOX 9065
BRANDON FL 33509
Terrance Dittenber
993 Black Walnut Trl
Pensacola, FL 32514
Defendant


CERTIFIED TRUE AND CORRECT COPY OF THE
ORIGINAL FILED IN THIS CASE
WITNESS MY HAND AND OFFICIAL SEAL
PAM ALGORTH
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: PA Walker D.C.
DATE: 12-22-10

Case: 2010 CC 002534
00025193805
Dkt: CC1033 Pg#:

FL_0420G Account No.: 41101410