



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

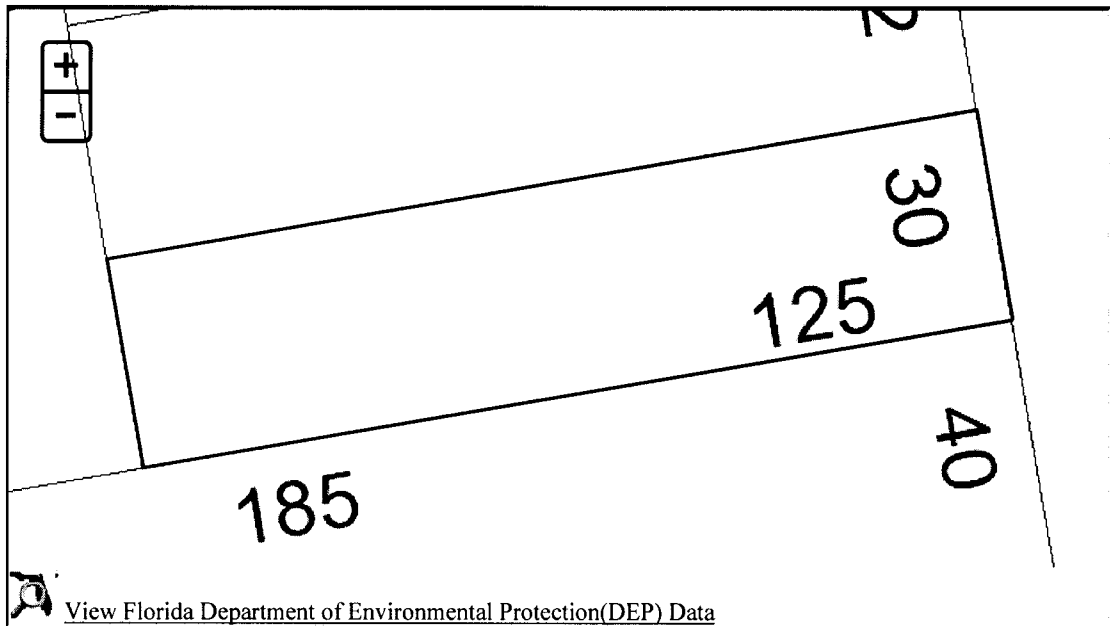
[← Nav. Mode](#)
☒ Account
 ☐ Parcel ID
 [➔](#)

[Printer Friendly Version](#)

General Information		Assessments				
<b>Parcel ID:</b>	000S009010200107	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b><u>Cap Val</u></b>
<b>Account:</b>	132015000	2021	\$14,250	\$120	\$14,370	\$14,370
<b>Owners:</b>	RAIDER GATOR LLC	2020	\$14,250	\$120	\$14,370	\$14,370
<b>Mail:</b>	1821 N PALAFOX ST PENSACOLA, FL 32501	2019	\$14,250	\$120	\$14,370	\$14,370
<b>Situs:</b>	1821 N PALAFOX ST 32501	<b>Disclaimer</b>				
<b>Use Code:</b>	STORE, 1 STORY	<b>Market Value Breakdown Letter</b>				
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS	<b>Tax Estimator</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>Download Income &amp; Expense Survey</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2021 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
06/29/2015	7366	1686	\$100	WD		<b>Legal Description</b> LT 20 BLK 107 BELMONT TRACT OR 7366 P 1686 CA 80	
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		<b>Extra Features</b> FRAME SHED	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							

Parcel Information	<a href="#">Launch Interactive Map</a>
<b>Section</b> <b>Map Id:</b> CA080	
<b>Approx. Acreage:</b> 0.0860	
<b>Zoned:</b> C-2	
<b>Evacuation &amp; Flood Information</b>	

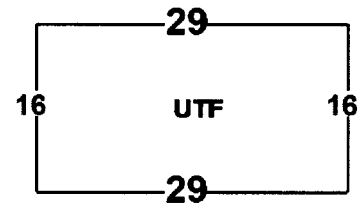


### Buildings

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

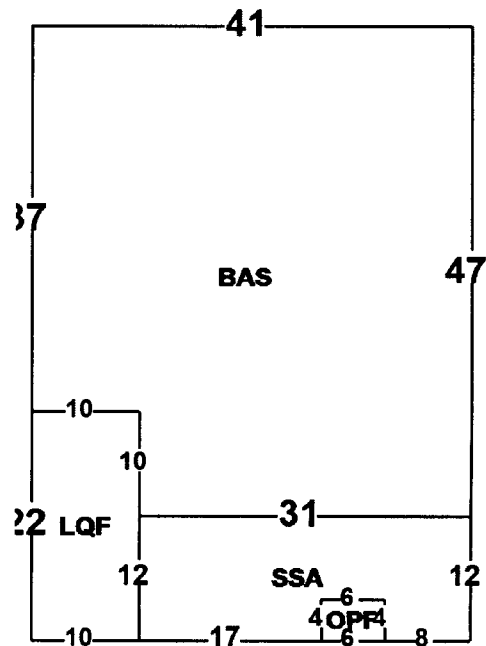
#### Structural Elements

**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**

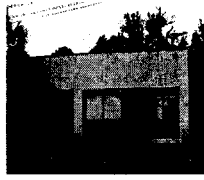


#### Areas - 2883 Total SF

**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: Jennifer N. Cassidy  
Signature, Tax Collector or Designee

Escambia, Florida  
Date May 3rd, 2022

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

+ \$16.25

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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**

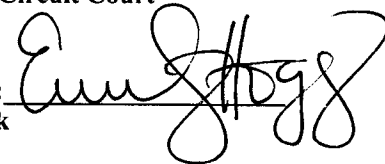
CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

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

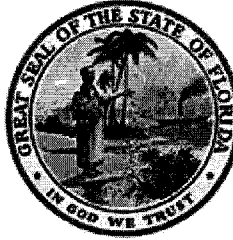
**Payor: AMERICA'S TITLE CORPORATION 14001 N DALE MABRY HIGHWAY TAMPA FL 33618  
 Date 5/6/2022**

Clerk's Check #	1	Clerk's Total	\$503.88	<del>\$1,279.57</del> \$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	<del>\$1,860.45</del>	\$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  
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 TRAFFIC



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

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

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

**Case # 2020 TD 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**



Notify City of Pensacola, P.O. Box 12910, 32521



Notify Escambia County, 190 Governmental Center, 32502



Homestead for 2021 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 15<sup>th</sup> 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

**CHAD DOUGLAS COLQUETT, MGRM**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

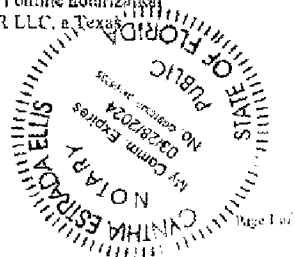
The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization, this 5th day of May 2022 by **CHAD DOUGLAS COLQUETT MGRM** of **RAIDER-GATOR LLC**, a Texas Limited Liability Company, on behalf of the Company. He is personally known to me

Cynthia Estrada Ellis

Notary Public, State of Florida

File No.: 67-221008

Warranty Deed - Corporate Grantor





8 164 2

**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:  
X 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.

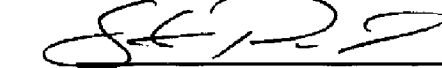
5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original or a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES 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.

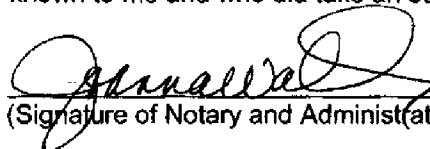
(Printed Name of Special Magistrate Judge)

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:

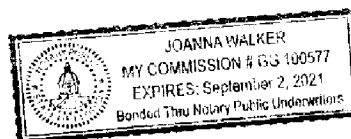
Joanna Walker  
Florida Notary Public &  
Administrative Officer of the  
Code Enforcement Authority of the  
City of Pensacola, Florida  
2849 N. Palafox Street  
Pensacola, FL 32501  
(850) 436-5500



(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 1<sup>st</sup> JUDICIAL CIRCUIT  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

SUNTRUST BANK,

CASE NO.: 2011 CC 003762

Plaintiff,

vs

TERRANCE G. DITTENBER,

Defendant.

ERNESTEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2012 SEP 25 P 2 29  
CIRCUIT CIVIL DIVISION  
FILED & INDEXED

**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 1<sup>st</sup> 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

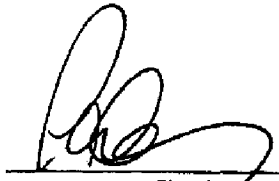
CASE NO.: 2011 CC 003762

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 25<sup>th</sup> 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  
10



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: <u>Pam Childers</u>	D.C.
DATE: <u>9-26-2012</u>	

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  
ESCAMBIA COUNTY, FLORIDA

200 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.

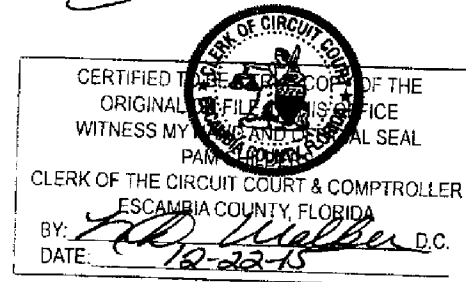
DONE AND ORDERED in chambers at ESCAMBIA County, Florida on this 10th  
day of November, 2010.

JUDGE

Copies furnished to:

Plaintiff, ASSET ACCEPTANCE LLC,  
PO BOX 9065  
BRANDON FL 33509

Terrance Dittenber  
993 Black Walnut Trl  
Pensacola, FL 32514  
Defendant



FL\_0420G Account No.: 41101410

Case: 2010 CC 002534  
00025193805  
Dkt: CC1033 Pg#: 1