

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300412

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
06-2718-000	2021/2583	06-01-2021	E 50 FT OF W 150 FT OF S 150 FT BLK 26 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 6203 P 190

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

04-27-2023
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>01/03/2024</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.



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

0124.25

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 27, 2023
Property description	STEEN CASSANDRA ANN LIFE EST & STEEN VICTOR D 906 W MAXWELL ST PENSACOLA, FL 32501 906 W MAXWELL ST 06-2718-000 E 50 FT OF W 150 FT OF S 150 FT BLK 26 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 6203 P 190	Certificate #	2021 / 2583
		Date certificate issued	06/01/2021

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)
# 2021/2583	06/01/2021	482.46	24.12	506.58
→Part 2: Total*				506.58

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)	506.58
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	573.49
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)	1,455.07

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Jennifer N. Cassidy Escambia, Florida
Signature, Tax Collector or Designee Date May 17th, 2023

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

+ \$6.25



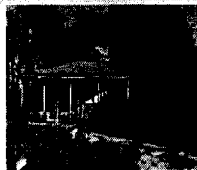
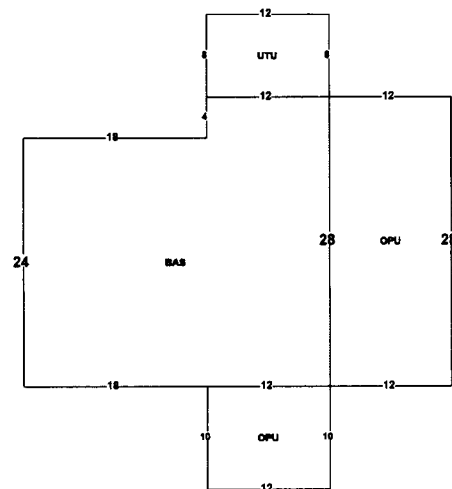
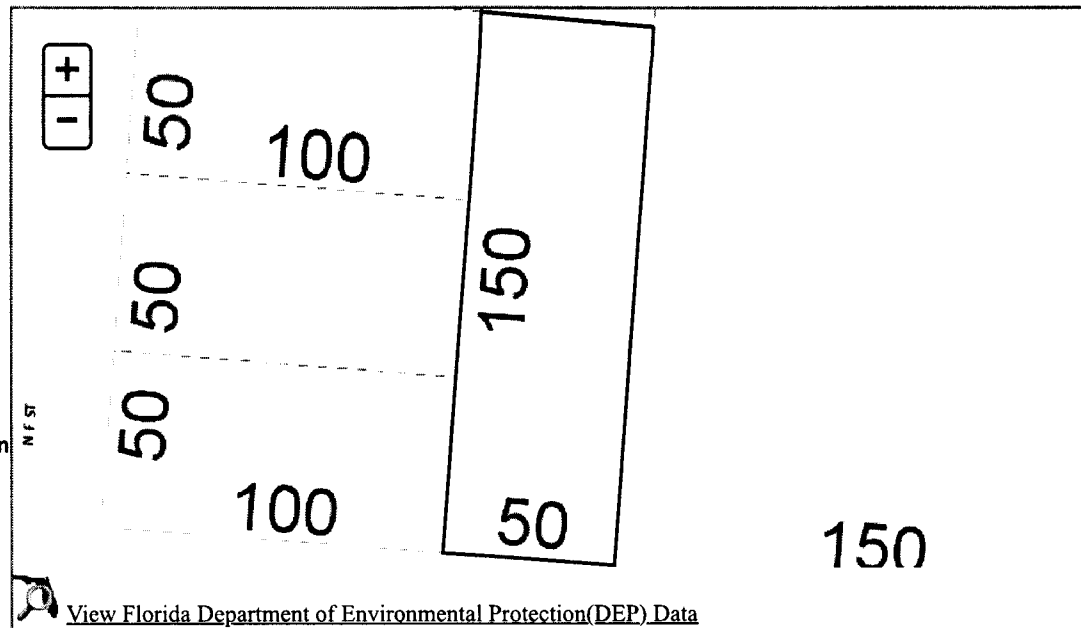
Chris Jones Escambia County Property Appraiser

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

◀ Nav. Mode ● Account ○ Parcel ID ▶

[Printer Friendly Version](#)

General Information Parcel ID: 182S306000160026 Account: 062718000 Owners: STEEN CASSANDRA ANN LIFE EST & STEEN VICTOR D Mail: C/O AKEEM N LANIER 906 W MAXWELL ST PENSACOLA, FL 32501 Situs: 906 W MAXWELL ST 32501 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		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>2022</td> <td>\$7,500</td> <td>\$26,467</td> <td>\$33,967</td> <td>\$31,062</td> </tr> <tr> <td>2021</td> <td>\$7,500</td> <td>\$15,495</td> <td>\$22,995</td> <td>\$22,995</td> </tr> <tr> <td>2020</td> <td>\$7,500</td> <td>\$13,573</td> <td>\$21,073</td> <td>\$21,073</td> </tr> </tbody> </table> <div style="text-align: center;"> Disclaimer </div> <div style="text-align: center;"> Tax Estimator </div> <div style="text-align: center;"> File for New Homestead Exemption Online </div>		Year	Land	Imprv	Total	Cap Val	2022	\$7,500	\$26,467	\$33,967	\$31,062	2021	\$7,500	\$15,495	\$22,995	\$22,995	2020	\$7,500	\$13,573	\$21,073	\$21,073																
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		Extra Features None																																					
Parcel Information		Launch Interactive Map																																					



Last Updated:05/19/2023 (tc.3069)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 02583**, issued the **1st** day of **June, A.D., 2021** 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:

E 50 FT OF W 150 FT OF S 150 FT BLK 26 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 6203 P 190

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062718000 (0124-25)

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

CASSANDRA ANN STEEN LIFE EST and VICTOR D STEEN

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of January, which is the **3rd day of January 2024**.

Dated this 23rd day of May 2023.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 06-2718-000 CERTIFICATE #: 2021-2583

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: October 2, 2003 to and including October 2, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: October 13, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 13, 2023

Tax Account #: **06-2718-000**

1. The Grantee(s) of the last deed(s) of record is/are: **AKEEM N LANIER**

By Virtue of Quit Claim Deed recorded 1/5/2023 in OR 8912/1485

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. **Notice of Lien in favor of Emerald Coast Utilities Authority recorded 5/11/2006 OR 5903/1480**
- b. **Code Enforcement Order in favor of Escambia County recorded 10/29/2018 OR 7990/1305**
- c. **Code Enforcement Order in favor of Escambia County recorded 5/3/2005 OR 5630/1741**
- d. **Code Enforcement Order in favor of Escambia County recorded 10/25/2012 OR 6926/508 together with Cost Order recorded 12/11/2015 OR 7448/534**
- e. **Cost Order in favor of Escambia County recorded 9/18/2007 OR 6220/98**
- f. **Judgment in favor of Escambia County recorded 7/22/2010 OR 6616/1291**
- g. **Judgment in favor of Escambia County recorded 7/22/2010 OR 6616/1275**

4. Taxes:

Taxes for the year(s) 2020-2022 are delinquent.

Tax Account #: 06-2718-000

Assessed Value: \$31,062.00

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: JAN 3, 2024

TAX ACCOUNT #: 06-2718-000

CERTIFICATE #: 2021-2583

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

AKEEM N LANIER, CASSANDRA ANN STEEN
LIFE ESTATE AND VICTOR D STEEN
906 W MAXWELL ST
PENSACOLA, FL 32501

AKEEM NAJEE LANIER
1301 NORTH Y STREET
PENSACOLA, FL 32505

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT STREET
PENSACOLA, FL 32514-0311

ENVIRONMENTAL CODE
ENFORCEMENT DIVISION
1190 WEST LEONARD STREET
PENSACOLA, FL 32501

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

ESCAMBIA COUNTY CLERK OF COURT
JUVENILE DIVISION
1800 ST MARY AVENUE
PENSACOLA, FL 32501

Certified and delivered to Escambia County Tax Collector, this 13th day of October, 2023.
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

October 13, 2023

Tax Account #:06-2718-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**E 50 FT OF W 150 FT OF S 150 FT BLK 26 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 6203 P
190**

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-2718-000(0124-25)

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


(Witness #2 Signature)

Chardonnae A Lanier
(FIRST WITNESS NAME TYPED)


(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mr. Akeem N Lanier
906 W Maxwell St
Pensacola, Florida 32501

Grantor's Address:

Mrs. Cassandra Ann Steen
4211 Calibre Creek Pkwy
Roswell, Georgia 30076

Mail Subsequent Tax Bills To:

Akeem N Lanier
906 W Maxwell St
Pensacola, Florida 32501

STATE OF FLORIDA

COUNTY OF ESCAMBIA

)
) SS.
)

The foregoing Quit Claim Deed was acknowledged before me on Jan 1st, 23 by Mrs. Cassandra Ann Steen, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

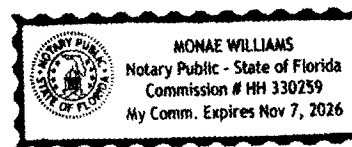
IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Monae Williams
(Signature of Notary)

Monae Williams
(Printed Notary Name) Escambia, Florida

My Commission expires: November 7th, 2026



Note: The Original Copy of the Quit Claim Deed must be filed with the "Recorder of Deeds" with the Clerk of Courts having jurisdiction where this property is located and only upon payment of any associated recording fees due at time of filing with the Clerk of Courts.

Recorded in Public Records 05/11/2006 at 11:35 AM OR Book 5903 Page 1480,
Instrument #2006047975, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

This Instrument Was Prepared
By And Is To Be Returned To:
Jamie Rogers
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater, and/or sanitation service provided to the following customer:

Legal Description
E 50 FT OF W 150 FT OF S 150 FT BLK 26 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 5309 P 506

Customer: Lewis Steen

Account Number: 263661-1991

Amount of Lien: \$86.01, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice, and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended.

Provided, however, that if the above-named customer has conveyed said property by means of a deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

BK: 5903 PG: 1481 Last Page

Dated: 4/10/06

Emerald Coast Utilities Authority

By: J RogersSTATE OF FLORIDA
COUNTY OF ESCAMBIAThe foregoing instrument was acknowledged before me this 10th day of
April, 20 06, by Jamie Rogersof the Emerald Coast Utilities Authority, who is personally known to me and who did
not take an oath.SUZANNE DOFFEY
My Comm. Exp. Dec. 17, 2006
I.D.# 103606 DD# 402341
(☒ Personally Known () Other I.D.)

[NOTARY SEAL]

Revised 10/05
RWK:lsSuzanne Doffey
Notary Public - State of Florida

Recorded in Public Records 10/29/2018 2:50 PM OR Book 7990 Page 1305,
Instrument #2018086596, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 10/29/2018 2:26 PM OR Book 7990 Page 1186,
Instrument #2018086575, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE18083930N
LOCATION: 906 W MAXWELL ST
PR#: 182S306000160026

VS.

STEEN, CASSANDRA ANN LIFE
EST & STEEN VICTOR D
906 W MAXWELL ST
PENSACOLA, FL 32501

RESPONDENT

ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent or representative, thereof, _____,
as well as evidence submitted and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinance(s) has occurred and continues.

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

BK: 7990 PG: 1306

BK: 7990 PG: 1187

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

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT** shall have until 11-13, 2010 to correct the violation and to bring the violation into compliance.

BK: 7990 PG: 1307**BK: 7990 PG: 1188**

Corrective action shall include:

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☒ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

BK: 7990 PG: 1308

BK: 7990 PG: 1189

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 20⁰⁰ per day, commencing Nov 14, 2018. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs

in the amount of \$ 23500 are awarded in favor of Escambia County as the prevailing party against STEEN, CASSANDRA ANN LIFE EST & STEEN VICTOR D.

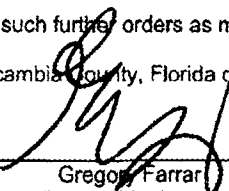
This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec.162.09 (1), Fla. Stat., and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder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

BK: 7990 PG: 1309 Last Page**BK: 7990 PG: 1190 Last Page**

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

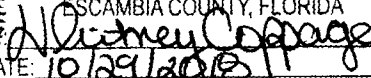
Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 23rd day of October, 2018.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement



CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
 D.C.
DATE: 10/29/2018

Recorded in Public Records 05/03/2005 at 02:38 PM OR Book 5630 Page 1741,
Instrument #2005367720, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 05/03/2005 at 02:34 PM OR Book 5630 Page 1709,
Instrument #2005367716, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

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

ESCAMBIA COUNTY, FLORIDA

Vs.

CE 04-04-0498
Location: 425 Hicks Street
PR# 091N31-1000-404-004

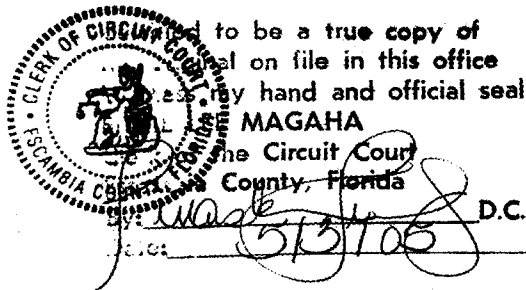
Manuel, Lewis, Park and Miller Steen
3347 Marcus Drive
Pensacola, FL 32503

ORDER

This CAUSE having come before the Office of Environmental Code Enforcement Special Master on the Petition of the Environmental Code Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Master having considered the evidence before it, and the appropriate sections of the Escambia County Code of Ordinances, the Special Master makes the following findings of fact and conclusions of law:

✓ A violation of the following ordinance(s) has occurred: *30-203(G)(6)(d)(4)(e)*
Code of County Ordinances for Escambia County, Florida
A violation of the ordinance(s) as set forth in the Petition has not occurred.

THEREFORE, The Special Master being otherwise fully
advised in the premises; it is hereby
ORDERED that: *Manuel Steen; Lewis Steen;*
Park Steen and Miller Steen
shall have until *5/26*, 2005 to correct the violation and to bring the violation into compliance.



BK: 5630 PG: 1742

BK: 5630 PG: 1710

Correction shall include (1) removal of all trash and debris; (2) removal of all solid waste and other nuisance conditions; (3) clear trees and limbs that are leaning over; (4) clear overgrowth in excess of 12"; and (5) remove the inoperable vehicles.

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$~~5~~⁶ per day, commencing 5/22 2005. 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 Code 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 your property.

Costs in the amount of \$675.00 are hereby awarded in favor of Escambia County as the prevailing party against

These costs will be suspended and will not be assessed

against you if you fully cure the violation within the time provided above.

presents a serious threat to the public health, safety and welfare.

is irreparable or irreversible in nature and, as such, under Florida Statutes 162.09(2)(a), the fine shall not exceed \$5,000.00

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

BK: 5630 PG: 1743 Last Page

BK: 5630 PG: 1711 Last Page

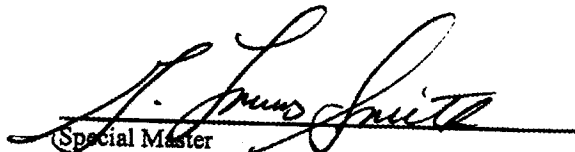
Commissioners may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Master and may be added to any fines imposed pursuant to this order.

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 Master to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Code Enforcement Division at 1190 West Leonard Street, Pensacola, Florida 32501 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 this the 26th day of April, 2005.


Special Master
Office of Environmental Code Enforcement

Recorded in Public Records 10/25/2012 at 04:54 PM OR Book 6926 Page 508,
Instrument #2012082074, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 10/25/2012 at 04:40 PM OR Book 6926 Page 443,
Instrument #2012082051, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

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

ESCAMBIA COUNTY, FLORIDA

VS.

**CASE NO: CE#11-12-05747
LOCATION: 317 Hicks Street
PR# 171N31-1102-000-015**

**Lewis Steen, Jr., Estate of
906 West Maxwell Street
Pensacola, Florida 32501**

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/her in
the form of testimony by the Enforcement Officer and the respondent or
representative, NONE APPEARED AFTER DUE NOTICE, as well as evidence submitted and after
consideration of the appropriate sections of the Escambia County Code of Ordinances,
the Special Magistrate finds that a violation of the following Code of Ordinance(s) has
occurred and continues

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

BK: 6926 PG: 509

BK: 6926 PG: 444

- ☒ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)
☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o)
☐ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☒ (u) ☐ (v) ☐ (w) ☒ (x) ☒ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☒ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Article 6 Commercial in residential and non permitted use
- ☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- ☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Repeat violation(s) _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that: THE ESTATE OF LEWIS STEW, JR. shall have until NOV. 15, 2012 to correct the violation and to bring the violation into compliance. Corrective action shall include:

BK: 6926 PG: 510

BK: 6926 PG: 445

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☒ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

BK: 6926 PG: 511

BK: 6926 PG: 446

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100.00 per day, commencing Nov 16, 2012. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1100.00 are awarded in favor of Escambia County as the prevailing party against ESTATE OF LEWIS STEEN, JR.

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

BK: 6926 PG: 512 Last Page

BK: 6926 PG: 447 Last Page

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at Escambia Central Office Complex, 3363 W. Park Place, Pensacola, Florida 32504 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

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

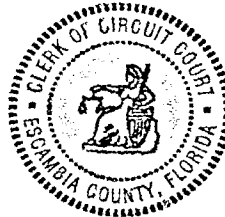
DONE AND ORDERED at Escambia County, Florida on the 16th day of OCTOBER, 2012.



Jeffrey T. Sauer
Special Magistrate
Office of Environmental Enforcement

Certified to be a true copy of
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida

By: Maria [Signature] D.C.
Date: 10-25-2012



Recorded in Public Records 12/11/2015 at 12:20 PM OR Book 7448 Page 534,
Instrument #2015093786, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE ¹¹⁻¹²~~13-05~~-05747
Location: 317 Hicks Street
PR# 171N311102000015

Lewis Steen, Jr. Estate of
906 W. Maxwell Street
Pensacola, FL 32501

ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of October 16, 2012; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (d) Overgrowth, and 30-203 (u), (x), (t), (y) and (dd). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. Escambia County having given the Respondent notice of the fines and abatement costs and the Respondent having failed to timely object thereto. 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 in addition to the costs of \$1,100.00 imposed by the Order of Special Magistrate dated October 16, 2012, the following itemized fines and abatement fees are hereby imposed as follow:

Itemized	Cost
a. Fines (\$100.00 per day 11/16/12 - 9/17/15)	\$103,500.00
b. County Abatement Fees	<u>\$ 4,000.00</u>
Total	\$107,500.00 which

together with the previously imposed costs of \$1,100.00 makes a total of \$108,600.00.

DONE AND ORDERED at Escambia County, Florida, this 7th day of December, 2015.


Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 09/18/2007 at 04:58 PM OR Book 6220 Page 98,
Instrument #2007089960, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 09/18/2007 at 04:56 PM OR Book 6220 Page 97,
Instrument #2007089959, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 03-02-0363
Location: 317 Hicks Street
PR#

Lewis Steen The Estate of
3339 Marcus Drive
Pensacola, FL 32503

ORDER

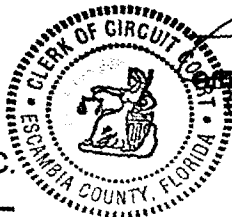
THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of June 10, 2003; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-144 (2) & (4). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated June 10, 2003.

Itemized	Cost
a. Fines (07/14/2003-09/29/2003 @ \$10.00 per day)	\$ 770.00
b. Court Costs	\$ 675.00
c. County Abatement Fees	\$ 2,675.00
Total:	\$ 4,120.00

DONE AND ORDERED at Escambia County, Florida on this 4th day of September, 2007.

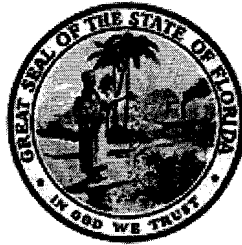
Certified to be a true copy of
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida

By: [Signature] D.C.
Date: 9-18-07



[Signature]
Special Magistrate
Office of Environmental Enforcement

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

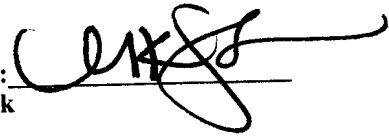
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 062718000 Certificate Number: 002583 of 2021**

Payor: AKEEM LANIER 906 W MAXWELL ST PENSACOLA, FL 32501 Date 11/15/2023

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total	\$517.56
Tax Collector's Total	\$1,657.75
Postage	\$50.47
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$2,242.78

RECEIVED
6,184.98
PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023091321 11/15/2023 9:32 AM
OFF REC BK: 9068 PG: 1616 Doc Type: RTD

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 8982, Page 990, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02583, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 062718000 (0124-25)

DESCRIPTION OF PROPERTY:

E 50 FT OF W 150 FT OF S 150 FT BLK 26 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 6203 P
190

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: CASSANDRA ANN STEEN LIFE EST and VICTOR D STEEN

Dated this 15th day of November 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Escambia County Receipt of Transaction

Receipt # 2023083986

Cashiered by: mkj

Pam Childers
Clerk of Court
Escambia County, Florida

Received From

AKEEM LANIER
906 W MAXWELL ST
PENSACOLA, FL 32501

On Behalf Of:

On: 11/15/23 8:56 am
Transaction # 101843882

CaseNumber 2021 TD 002583

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(RECORD2) RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00	0.00	0.00
(TD10) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	183.88	0.00	0.00	183.88	183.88	0.00
(RECORD2) RECORD FEE FIRST PAGE	10.00	0.00	0.00	10.00	10.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00	0.00	0.00
(TD7) ONLINE AUCTION FEE	59.00	59.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	1614.10	0.00	0.00	1614.10	1614.10	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	0.00	0.00	7.00	7.00	0.00
Total:	2270.98	456.00	0.00	1814.98	1814.98	0.00

Grand Total: 2270.98 456.00 0.00 1814.98 1814.98 0.00

PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
OTC	~ ~ Authorization Code:749014	1814.98	0.00	0.00	0.00	1814.98

Payments Total: 1814.98 0.00 0.00 0.00 1814.98

