



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

1023.51

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 17, 2023
Property description	NELSON EDWARD EST OF C/O LOIS MARIE HOLZAPFEL EST O 2022 BAINBRIDGE AVE PENSACOLA, FL 32507 2022 BAINBRIDGE AVE 10-0270-000 LTS 11 12 BLK 37 DB 136 P 523 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31	Certificate #	2021 / 4306
		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)
# 2021/4306	06/01/2021	575.03	28.75	603.78
# 2022/4664	06/01/2022	614.71	30.74	645.45
→ Part 2: Total*				1,249.23

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)	1,249.23
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	601.74
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,225.97

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

Sign here: _____
Signature, Tax Collector or Designee

Escambia, Florida
Date May 1st, 2023

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/04/2023</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS + 12.50

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: 2300163

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
10-0270-000	2021/4306	06-01-2021	LTS 11 12 BLK 37 DB 136 P 523 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31

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
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-17-2023
Application Date

Applicant's signature



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				
Parcel ID:	3525311000011037	Year	Land	Imprv	Total	Cap Val
Account:	100270000	2022	\$15,000	\$22,141	\$37,141	\$32,376
Owners:	NELSON EDWARD EST OF	2021	\$12,000	\$17,433	\$29,433	\$29,433
Mail:	C/O LOIS MARIE HOLZAPFEL EST OF 2022 BAINBRIDGE AVE PENSACOLA, FL 32507	2020	\$12,000	\$15,269	\$27,269	\$27,269
Situs:	2022 BAINBRIDGE AVE 32507	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data		2022 Certified Roll Exemptions	
Sale Date	Book Page Value Type	None	
	Official Records (New Window)	Legal Description	
None	Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	LTS 11 12 BLK 37 DB 136 P 523 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 25 R 30/31	
		Extra Features	
		None	

Parcel Information
[Launch Interactive Map](#)

Section Map Id:
35-25-31-3

Approx. Acreage:
0.3276

Zoned:
MDR


Evacuation & Flood Information
[Open Report](#)

[View Florida Department of Environmental Protection \(DEP\) Data](#)

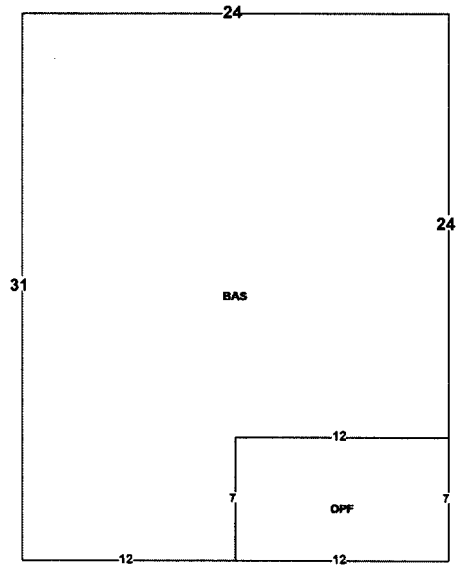
Buildings
Address: 2022 BAINBRIDGE AVE, Year Built: 1941, Effective Year: 1941, PA Building ID#: 110508

Structural Elements

DECOR/MILLWORK-MINIMUM
DWELLING UNITS-1
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 **Areas - 744 Total SF**

BASE AREA - 660
OPEN PORCH FIN - 84



images



10/31/2002 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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023036302 5/8/2023 12:01 PM
OFF REC BK: 8973 PG: 1218 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 04306**, 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:

LTS 11 12 BLK 37 DB 136 P 523 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100270000 (1023-51)

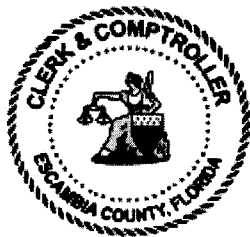
The assessment of the said property under the said certificate issued was in the name of

EST OF EDWARD NELSON

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 October, which is the **4th day of October 2023**.

Dated this 5th 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 #: 10-0270-000 CERTIFICATE #: 2021-4306

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: June 23, 2003 to and including June 23, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: July 21, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 21, 2023

Tax Account #: **10-0270-000**

1. The Grantee(s) of the last deed(s) of record is/are: **EDWARD NELSON**

By Virtue of Warranty Deed recorded 6/24/1935 in Deed Book 136/523

ABTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR EDWARD NELSON RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
- a. **Code Enforcement Order in favor of Escambia County recorded 7/10/2020 OR 8329/756**
 - b. **Code Enforcement Order in favor of Escambia County recorded 8/14/2007 OR 6200/1049**

4. Taxes:

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

Tax Account #: 10-0270-000

Assessed Value: \$32,376.00

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: _____ **OCT 4, 2023**
TAX ACCOUNT #: _____ **10-0270-000**
CERTIFICATE #: _____ **2021-4306**

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. |

**EDWARD NELSON AND ESTATE OF
EDWARD NELSON
C/O ESTATE OF LOIS MARIE HOLZAPFEL
2022 BAINBRIDGE AVE
PENSACOLA, FL 32507**

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

**Certified and delivered to Escambia County Tax Collector, this 21st day of July, 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

July 21, 2023

Tax Account #:10-0270-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LTS 11 12 BLK 37 DB 136 P 523 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-0270-000(1023-51)

State of Florida }
Columbia County

No. 31887
Filed for Record... 23... day of... June... 1935... at 10:30 A.M.

WARRANTY DEED of Realty.

Know all Men by these Presents, That Wm. F. Lee and Mary Nelson Lee,
his wife,

for and in consideration of One Dollar and other good and valuable considerations,

the receipt whereof is hereby acknowledged, do bargain, sell, ~~convey~~ and grant unto
Edward Nelson,

his
heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in
the Columbia County of Florida, State of Florida to-wit:
Lots Ten (10), Eleven (11) and Twelve (12) in Block Thirty seven (37), in
Beach Haven Tract (otherwise known as the Fable Grangers Grant) according to map
of said Beach Haven Tract recorded in the office of the Clerk of the Circuit Court
of said Columbia County, in Deed Book 46, at page 51.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all encumbrances and right of homestead.

~~And the said parties do hereby covenant, warrant and agree that the said premises are well and lawfully conveyed to the said Edward Nelson, his heirs, executors and administrators, the said premises being, executors, administrators and assigns, in the quiet and peaceable possession of the said Edward Nelson, his heirs, executors, administrators and assigns, and that the said premises are not subject to any lien or claim of any kind or nature whatsoever.~~

IN WITNESS WHEREOF, they have hereunto set their hands and seals this twelfth day of
December, A. D. 1935

Signed, sealed and delivered in the presence of
E. C. Barron Wm. F. Lee (SEAL)
Vidalia Sublett Mary Nelson Lee (SEAL)
(SEAL)
(SEAL)

State of Florida }
County of Columbia

Before the subscriber personally appeared Wm. F. Lee
and Mary Nelson Lee

his wife, known to me, and known to me to be the individual W described by said name Wm. F. Lee, in and who executed the foregoing
instrument and acknowledged that he executed the same for the uses and purposes therein set forth, and the said
Mary Nelson Lee wife of the said Wm. F. Lee
as a private examination by me held, separate and apart from her said husband, acknowledged and declared that she
executed the same freely and voluntarily, and without fear, apprehension, compulsion or constraint of or from her said
husband, and for the purpose of renouncing, relinquishing and conveying all her rights of whatsoever kind in and to the
said property.

GIVEN UNDER MY HAND and official seal, this twelfth day of December, A. D. 1935
E. C. Barron Notary Public.
My Commission expires Oct. 31, 1937.

(Notarial Seal)

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE200179N
LOCATION: 2022 BAINBRIDGE AVE
PR#: 352S311000011037

VS.

NELSON, EDWARD EST OF
2022 BAINBRIDGE AVE
PENSACOLA, FL 32507

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent or representative, thereof, George Holzapfel,
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:

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

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

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

Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

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

Unsafe Structures - 30-203 (N) Siding

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **9/5/2020** to correct the violation and to bring the violation into compliance.

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

Inop Vech Silver Sedan, Tan RV

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

If you fail to fully correct the violation within the time required, you will be assessed a fine of **\$20.00** per day, commencing **9/6/2020**. 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 OWING 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

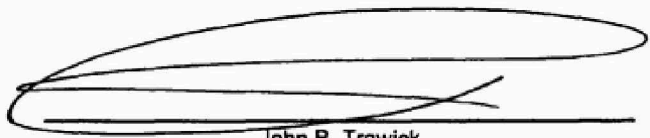
County Resolution R2017-132, costs in the amount of **\$235.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines and costs owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 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.

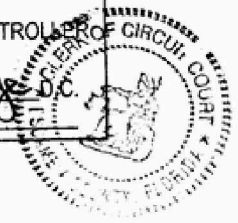
Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 7th day of July, 2020.



John B. Trawick
Special Magistrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER OF ESCAMBIA COUNTY, FLORIDA
BY: *[Signature]*
DATE: *07-10-2020*



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

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: CE 07-04-0051
Location: 2022 Bainbridge Avenue
PR# 352S31-1000-011-037

Nelson Edward Est of
2022 Bainbridge Avenue
Pensacola, Florida 32507

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, Ray H. Capfel Jr Estate of Edward Nelson as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the Code of Ordinances, the Special Magistrate finds that a violation of the Code of Ordinances 42-196 (d), 42-196 (b), LDC 7.07.06, § 42-196 (c)

has occurred and continues.

THEREFORE, the Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that: Estate of EDWARD NELSON shall have until 9/9/07, 2007 to correct the violation and to bring the violation into compliance.

Corrective action shall include: Removal of all aspen trees, complete removal of all construction conditions, obtain all necessary permit AND CORRECT ALL VIOLATIONS TO THE STANDARDS OF THE COUNTY; REMOVE VEHICLES OR RELOCATE VEHICLES TO YOUR YARD WITH ASSISTANCE OF ESCAMBIA COUNTY

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 500/100 per day, commencing 9/10/07, 2007. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

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

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

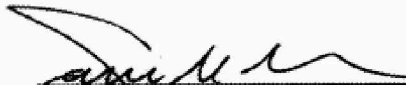
This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

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

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

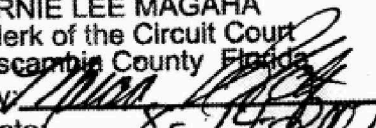
Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on this the 9th day of August, 2007.



Jim Messer
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:  D.C.
Date: 8-14-2007



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 04306 of 2021

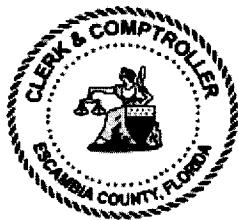
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 17, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EST OF EDWARD NELSON
C/O LOIS MARIE HOLZAPFEL EST OF
2022 BAINBRIDGE AVE
PENSACOLA, FL 32507

ESCAMBIA COUNTY / COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

WITNESS my official seal this 17th day of August 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 4, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 04306, 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:

LTS 11 12 BLK 37 DB 136 P 523 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100270000 (1023-51)

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

EST OF EDWARD NELSON

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 October, which is the 4th day of October 2023.

Dated this 14th day of August 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

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LTS 11 12 BLK 37 DB 136 P 523 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100270000 (1023-51)

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Post Property:

2022 BAINBRIDGE AVE 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

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LTS 11 12 BLK 37 DB 136 P 523 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100270000 (1023-51)

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EST OF EDWARD NELSON

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 October, which is the **4th day of October 2023**.

Dated this 14th day of August 2023.

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Personal Services:

EST OF EDWARD NELSON
C/O LOIS MARIE HOLZAPFEL EST OF
2022 BAINBRIDGE AVE
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA
NON-ENFORCEABLE RETURN OF SERVICE

1023-51

Document Number: ECSO23CIV029740NON

Agency Number: 23-009034

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04306 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF EDWARD NELSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/18/2023 at 9:00 AM and served same at 9:13 AM on 8/23/2023 in ESCAMBIA COUNTY, FLORIDA, by serving EST OF EDWARD NELSON , the within named, to wit: GEORGE HOLZAPFEL, GRANDSON/EST OF.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: 
D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

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LTS 11 12 BLK 37 DB 136 P 523 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100270000 (1023-51)

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

EST OF EDWARD NELSON

RECEIVED
2023 AUG 18 AM 9:00
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

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 October, which is the **4th day of October 2023.**

Dated this 14th day of August 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.

Personal Services:

EST OF EDWARD NELSON
C/O LOIS MARIE HOLZAPFEL EST OF
2022 BAINBRIDGE AVE
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1023-51

Document Number: ECSO23CIV029681NON

Agency Number: 23-009035

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04306 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF EDWARD NELSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/18/2023 at 9:00 AM and served same at 8:13 AM on 8/22/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

D Nelson 925

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

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LTS 11 12 BLK 37 DB 136 P 523 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30E
SECTION 35, TOWNSHIP 2 S, RANGE 31 W
TAX ACCOUNT NUMBER 100270000 (1023-51)

RECORDED
2023 AUG 18 AM 5:00
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

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

EST OF EDWARD NELSON

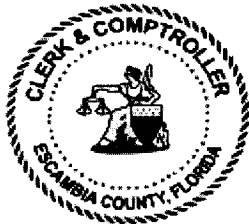
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Dated this 14th day of August 2023.

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Post Property:
2022 BAINBRIDGE AVE 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

EST OF EDWARD NELSON [1023-51]
C/O LOIS MARIE HOLZAPFEL EST OF
2022 BAINBRIDGE AVE
PENSACOLA FL 32507

9171 9690 0935 0128 1047 17

ESCAMBIA COUNTY / COUNTY
ATTORNEY [1023-51]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 1047 00

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [1023-51]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

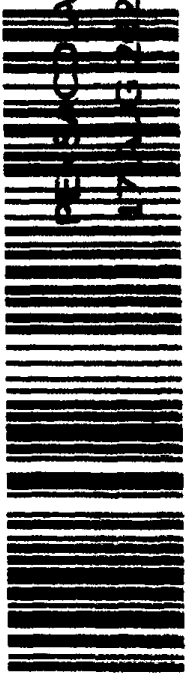
9171 9690 0935 0128 1046 94

*Contact -
Family*

CERTIFIED MAIL™

Pam Childers

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



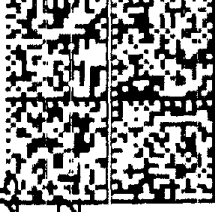
PENSACOLA FL 325
17 AUG 2023 2:23PM

quadrant

FIRST-CLASS MAIL
IMI

\$007.18⁹

08/17/2023 ZIP 32502
043MS121925*



9171 9690 0935 0128 1047 17

Handwritten signature

EST OF EDWARD NELSON [1023-51]
C/O LOIS MARIE HOLZAPFEL EST OF
2022 BAINBRIDGE AVE
PENSACOLA FL 32507

MIKE

322 95 1

0000/10/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

32507-286522
32502>5833

BC: 32502583335

*2738-02925-17-36



US POSTAGE

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 04306, 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:

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PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR8/30-9/20TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2021-TD-04306 in the Escambia County Court was published in said newspaper in and was printed and released on August 30, 2023; September 6, 2023; September 13, 2023; and September 20, 2023.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X 

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of September, 2023, by MALCOLM BALLINGER, who is personally known to me.

X



, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 100270000 Certificate Number: 004306 of 2021

Payor: GEORGE HOLZAPFEL 2022 BAINBRIDGE AVE PENSACOLA, FL 32507 **Date**
 10/3/2023

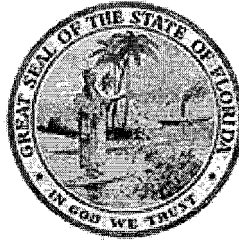
Clerk's Check #	1	Clerk's Total	\$497.04 \$2,895.85
Tax Collector Check #	1	Tax Collector's Total	\$2,438.81
		Postage	\$21.63
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,974.48

\$2,934.48

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
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2021 TD 004306
Redeemed Date 10/3/2023

Name GEORGE HOLZAPFEL 2022 BAINBRIDGE AVE PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$497.04	\$ 2,895.85
Due Tax Collector = TAXDEED	\$2,408.81	
Postage = TD2	\$21.63	
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
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 100270000 Certificate Number: 004306 of 2021

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/4/2023"/>	Redemption Date <input type="text" value="10/3/2023"/>
Months	6	6
Tax Collector	<input type="text" value="\$2,225.97"/>	<input type="text" value="\$2,225.97"/>
Tax Collector Interest	\$200.34	\$200.34
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$2,438.81	\$2,438.81 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	\$41.04	\$41.04
Total Clerk	\$497.04	\$497.04 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="\$21.63"/>	<input type="text" value="\$21.63"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,974.48	\$2,974.48
	Repayment Overpayment Refund Amount	\$0.00
Book/Page	<input type="text" value="8973"/>	<input type="text" value="1218"/>

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 8973, Page 1218, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04306, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 100270000 (1023-51)

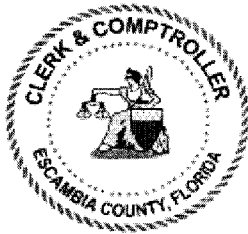
DESCRIPTION OF PROPERTY:

LTS 11 12 BLK 37 DB 136 P 523 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: EST OF EDWARD NELSON

Dated this 3rd day of October 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk