

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

0224-27

+\$6.25

Part 1: Tax Deed	Application Infor	mation			· · ·			·
Applicant Name Applicant Address						Apr 26, 2023		
Property description	J EST OF O RD - 32526			Certificate #			2021 / 4455	
	5841 SCOTLAND F 10-1357-030 LT 4 BLK A YORKS 2433 P 804		ATES PB	8 P 34 OR	Date cer	tificate is	sued	06/01/2021
Part 2: Certificat	es Owned by App	licant and	d Filed wi	ith Tax Deed	Applicat	ion		
Column 1 Certificate Number	Colum er Date of Certifi			olumn 3 unt of Certificate	(olumn 4 Interest		Column 5: Total (Column 3 + Column 4)
# 2021/4455	06/01/2		T doe Amo	635.76		merest	31.79	667.55
			L		<u></u>	Part 2:	Total*	667.55
Part 3: Other Ce	rtificates Redeem	ed by Apı	olicant (C	ther than Co				
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Colu Face A	ımn 3 mount of ertificate	Column 4 Tax Collector's F		Column		Total (Column 3 + Column 4 + Column 5)
# 2022/4810	06/01/2022		1,577.86		6.25		78.89	1,663.00
						Part 3:	Total*	1,663.00
Part 4: Tax Colle	ector Certified Am	ounts (Li	nes 1-7)					
Cost of all cert	ificates in applicant's	possessio	n and othe		leemed by Total of Pa			2,330.55
2. Delinquent tax	es paid by the applic	ant						0.00
3. Current taxes p	paid by the applicant							1,602.58
4. Property inform	nation report fee						31	200.00
5. Tax deed appli	ication fee							175.00
6. Interest accrue	ed by tax collector und	der s.197.5	42, F.S. (s	ee Tax Collecto	r Instruction	ons, pag	e 2)	0.00
7.					Total f	Paid (Lin	es 1-6)	4,308.13
certify the above ir	nformation is true and	the tax ce	rtificates, ir		/ informati	on repor	t fee, an	id tax collector's fees
	d that the property in	ormation s		attached.				

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

Pai	rt 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 I	nere: Date of sale 02/07/2024 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: 2300303

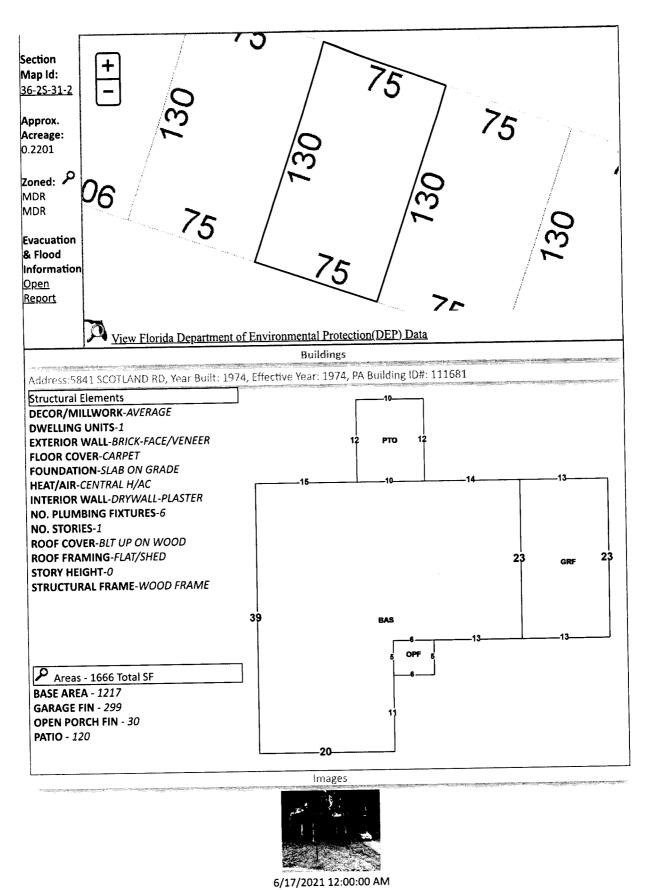
To: Tax C	Collector of	ESCAMBIA COUNTY	_, Florida	
PO BOX 6 BALTIMOR	RE, MD 2126	64-9239,	same to the Tax	Collector and make tax deed application thereon
Accour	nt Number	Certificate No.	Date	Legal Description
10-135	7-030	2021/4455	06-01-2021	LT 4 BLK A YORKSHIRE ESTATES PB 8 P 34 OR 2433 P 804
• • • Attached	pay any curre redeem all ou pay all delinq pay all Tax Co Sheriff's costs	s, if applicable. e certificate on which this applic	terest covering th	
ATCF II PO BOX	ORE, MD 2	LLC 1264-9239	····	<u>04-26-2023</u> Application Date
	F	Applicant's signature		

Real Estate Search

Tangible Property Search

Sale List

362S311500 101357030 STACEY KAR WELLS TERR WELLS JASO GAINEY HEN 3110 DONLE PENSACOLA 5841 SCOTL SINGLE FAM	EN ANTO IE ANN 2 IN EDWAF IRY RAY 1 EY ST I, FL 3252 AND RD S	5% INT RD 25% .2.5% I 6 32526	int	Assessr Year 2022 2021 2020	Land \$14,500 \$14,500 \$14,500	\$99,480 \$78,326 \$69,587	Total \$113,980 \$92,826 \$84,087	Cap Val \$102,108 \$92,826 \$65,699	
101357030 STACEY KAR WELLS TERR WELLS JASO GAINEY HEN 3110 DONLI PENSACOLA 5841 SCOTL SINGLE FAM	EN ANTO IE ANN 2 IN EDWAF IRY RAY 1 EY ST I, FL 3252 AND RD S	5% INT RD 25% .2.5% I 6 32526	int	2022 2021	\$14,500 \$14,500	\$99,480 \$78,326 \$69,587	\$92,826 \$84,087	\$92,826	
STACEY KAR WELLS TERR WELLS JASO GAINEY HEN 3110 DONLI PENSACOLA 5841 SCOTL SINGLE FAM	IE ANN 2 N EDWAF IRY RAY 1 EY ST ., FL 3252 AND RD 3	5% INT RD 25% .2.5% I 6 32526	int	2021	\$14,500	\$78,326 \$69,587	\$84,087	• •	
WELLS TERR WELLS JASO GAINEY HEN 3110 DONLE PENSACOLA 5841 SCOTL SINGLE FAM	IE ANN 2 N EDWAF IRY RAY 1 EY ST ., FL 3252 AND RD 3	5% INT RD 25% .2.5% I 6 32526	int			\$69,587		\$65,69	
3110 DONLI PENSACOLA 5841 SCOTL SINGLE FAM	Y ST ,, FL 3252 AND RD 3	6 32526	N1 &			Disclaime	er		
PENSACOLA 5841 SCOTL SINGLE FAM	, FL 3252 AND RD 3	32526							
5841 SCOTL SINGLE FAM	AND RD 3	32526		II		Tax Estima	itor		
	IILY RESID	0			TAX ESTITION				
COUNTY M)		File for New Homestead Exemption Onlin			Online		
COO!!!!!!!!!	STU								
Open Tax In	quiry Wii	<u>ndow</u>							
nty Tax Colle	ctor		A	er I regeneration reserv	ertified Roll I	Exemptions			
Book Page	Value	Type	(New Window)						
8939 308	\$100	CJ	C ₂						
8919 422	\$100	CJ	Ľ,						
	\$100) CJ	C _o				8 P 34 OR 89	19 P 237 OI	
2433 804	\$51,150) WD	Ē,	8919	422 OR 8939	9 Y 3U8			
1393 301	\$30,800) WD	C _o	į.					
953 829	\$30,000	DW C	C _o		~:				
963 359	\$29,750	sc sc	[]	- wasang 1 70	Features				
ds Inquiry co inty Clerk of	ourtesy of the Circu	Pam (iit Coui	Childers rt and	None					
	Book Page 8939 308 8919 422 8919 237 2433 804 1393 301 953 829 963 359	Recourtesy of Scott Lunty Tax Collector Book Page Value 8939 308 \$100 8919 422 \$100 8919 237 \$100 2433 804 \$51,150 1393 301 \$30,800 953 829 \$30,000 963 359 \$29,750 ds Inquiry courtesy of the Circuit	Book Page Value Type 8939 308 \$100 CJ 8919 422 \$100 CJ 8919 237 \$100 CJ 2433 804 \$51,150 WD 1393 301 \$30,800 WD 953 829 \$30,000 WD 963 359 \$29,750 SC ds Inquiry courtesy of Pam Centy Clerk of the Circuit Courtey	Recourtesy of Scott Lunsford (New Window) 8939 308 \$100 CJ	2022 C None None	Courtesy of Scott Lunsford Courtesy of Pam Childers Courtes	Recourtesy of Scott Lunsford hty Tax Collector Book Page Value Type Official Records (New Window) 8939 308 \$100 CJ	Courtesy of Scott Lunsford Collector Court Collector Col	



0/11/2021 12:00:00 AW

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# 2023045865 6/7/2023 3:12 PM
OFF REC BK: 8990 PG: 984 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 04455, 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:

LT 4 BLK A YORKSHIRE ESTATES PB 8 P 34 OR 2433 P 804

SECTION 36, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101357030 (0224-27)

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

BRENDA J WELLS EST OF

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 February, which is the 7th day of February 2024.

Dated this 2nd day of June 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.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

Source: Escambia County Property Appraiser
<u>Tax Estimator</u> - For Planning Purposes Only
Your use of this estimator and its data constitutes your agreement that you understand its intent, and that you will hold harmless the office of the Property Appraiser and its employees from any and all mistakes, misuse and misunderstandings.
Many factors affect the actual tax bill including, but not limited to, Non-Ad Valorem Assessments such as Fire Protection, Street Lighting, Street Paving, Storm Water Assessments, etc.
Property Attributes Parcel ID: 362S311500004001 Site Address: 5841 SCOTLAND RD Taxing Authority: Escambia County Millage Rate: 13.3971
Market Value \$: 113,980
(Market Value may be altered to test estimates)
Exemptions (Check all that apply) ☑ Homestead ☐ \$5000 Widow/Widower ☐ \$5000 Non-Service Connected Totally and Permanently Disabled ☐ \$5000 Blind Persons ☐ \$5000 Disabled Ex-Service Member or Surviving Spouse
Portability Have you received a homestead exemption in the State of Florida in the last 3 year's? No ○Yes
nave you received a nomestead exemption in the state of horida in the last 3 years.
<u>Unofficial Estimate</u>
The estimated Ad Valorem Property Taxes are: \$989
This estimate is based on the latest Certified Millage Rate available. 6/14/2023 2:30:13 PM
Full Version

Karen Way

From:

Emily Hogg (COC) <EHOGG@escambiaclerk.com>

Sent:

Wednesday, June 14, 2023 2:13 PM

To:

Karen Way

Subject:

Acct #101357030 WELLS

June 2023 payoff is \$4,610.30.

Covers 2020, 2021 and 2022 taxes.

Acceptable forms of payment:

*Cash

*Cashier's Check payable to Escambia Clerk of Court, Attn Tax Deeds, 221 Palafox Place, Ste 110, Pensacola, FL 32502

*Credit Card (w/ additional 3.5% transaction fee)

*Wire: Account holder: Esc County Clerk of the Circuit Court - Bank of America, 400 W Garden St, Pensacola FL 32502, Acct # 898033991356 Routing # 026009593

(reference property tax account number with wire)



Emily Hogg

Tax Deed Specialist, Tax Deed/Official Records 850-595-3793 ehogg@EscambiaClerk.com

Office of Pam Childers

Escambia County Clerk of the Circuit Court

& Comptroller

221 S. Palafox Street Suite 110, Pensacola, FL 32502

https://link.edgepilot.com/s/378bcf28/Cbw-

Q17k2EC OdaVCdy8kA?u=http://www.escambiaclerk.com/

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

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: 101357030 Certificate Number: 004455 of 2021

Payor: CLEAR TITLE 2107 W NINE MILE RD STE 3 PENSACOLA FL 32534 Date 6/20/2023

Clerk's Check #

Tax Collector Check #

156892

1

Clerk's Total

\$754.40

Tax Collector's Total

\$4,960.60

Postage

\$60.00

Researcher Copies

\$0.00

Recording

\$0.00

Prep Fee

\$10.00 \$7.00

Total Received

\$7.00 \$5,792.00

Reduced

\$ 461030

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# 2023049099 6/20/2023 10:42 AM OFF REC BK: 8995 PG: 1757 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 8990, Page 984, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04455, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 101357030 (0224-27)

DESCRIPTION OF PROPERTY:

LT 4 BLK A YORKSHIRE ESTATES PB 8 P 34 OR 2433 P 804

SECTION 36, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: BRENDA J WELLS EST OF

Dated this 20th day of June 2023.

COMPTRO

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 ATTACH	ED REPORT	IS ISSUED TO:			
SCOTT LUNSI	FORD, ESCA	AMBIA COUNTY TA	AX COLLECTOR		
TAX ACCOUN	IT #:	10-1357-030	CERTIFICATE #:	2021-	4455
REPORT IS LI	MITED TO	THE PERSON(S) EX	HE LIABILITY FOR ERRO PRESSLY IDENTIFIED B I(S) OF THE PROPERTY I	Y NAME IN TI	HE PROPERTY
listing of the ow tax information encumbrances r title to said land	vner(s) of rec and a listing ecorded in the as listed on listed. If a co	ord of the land descri and copies of all ope e Official Record Bo page 2 herein. It is the	the instructions given by the bed herein together with cur n or unsatisfied leases, more oks of Escambia County, Fl ne responsibility of the party listed is not received, the of	rrent and deling tgages, judgmen orida that appea named above to	uent ad valorem ts and or to encumber the o verify receipt of
and mineral or a	any subsurfac overlaps, bo	e rights of any kind oundary line disputes,	xes and assessments due no or nature; easements, restric and any other matters that v	tions and covens	ants of record;
	e insurance p		lity or sufficiency of any dottitle, a guarantee of title, or		
Use of the term	"Report" her	ein refers to the Prop	perty Information Report and	d the documents	attached hereto.
Period Searched:	November	22, 2003 to and incl	uding November 22, 2023	_ Abstractor: _	Vicki Campbell
BY					
Malal	phl				

Michael A. Campbell,

As President

Dated: November 27, 2023

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

November 27, 2023

Tax Account #: 10-1357-030

- 1. The Grantee(s) of the last deed(s) of record is/are: THU HONG THI NGUYEN
 - By Virtue of Warranty Deed recorded 6/15/2023 in OR 8995/123
- 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 07/03/2019 OR 8122/1785
 - b. Federal Tax Lien in favor of Department of Treasurey Internal Revenue Service recorded 05/14/2019 OR 8094/1124
 - c. Judgment in favor of Cavalry SPV I, LLC recorded 04/19/2018 OR 7886/1589
- **4.** Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 10-1357-030 Assessed Value: \$112,318.00

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:	FEB 7, 2024				
TAX ACCOUNT #:	10-1357-030				
CERTIFICATE #:	2021-4455				
those persons, firms, and/or agencies havi	da Statutes, the following is a list of names and addresses of ing legal interest in or claim against the above-described certificate is being submitted as proper notification of tax deed				
YES NO ☐ Notify City of Pensacola, P. ☐ Notify Escambia County, 19 ☐ Homestead for 2022 tax y	90 Governmental Center, 32502				
ESTATE OF BRENDA J WELLS	THU HONG THI NGUYEN				
THU HONG THI NGUYEN	5156 SAN MIGUEL ST				
5841 SCOTLAND RD	MILTON, FL 32583				
PENSACOLA, FL 32526					
ESCAMBIA COUNTY	DEPARTMENT OF TREASURY				
CODE ENFORCEMENT	INTERNAL REVENUE SERVICE				
3363 W PARK PL	400 W BAY ST STE 35045				

JACKSONVILLE FL 32202 – 4437

CAVALRY SPV I, LLC 500 SUMMIT LAKE DR STE 400 VALHALLA, NY 10595

PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 27th day of November, 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

November 27, 2023 Tax Account #:10-1357-030

LEGAL DESCRIPTION EXHIBIT "A"

LT 4 BLK A YORKSHIRE ESTATES PB 8 P 34 OR 2433 P 804

SECTION 36, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-1357-030 (0224-27)

Prepared By & Return to: Karen Way, as an employee of Clear Title of Northwest Florida, LLC 2107 W. Nine Mile Rd, Suite 3, Pensacola, FL, 32534 File Number: PEN-23-24506

Parcel ID #: 36-2S-31-1500-004-001

WARRANTY DEED

This WARRANTY DEED, dated this 15th day of June, 2023, by Karen Antoinette Stacey aka Karen Wells, an unremarried widow, Terrie Ann Wells, unmarried, Jason Edward Wells, married, Henry Ray Gainey, an unremarried widower, Mary Runion, married and Amy Miller, married, whose post office address is 5700 Flaxman Street #1, Pensacola, Florida 32506, hereinafter called the Grantor, to Thu Hong Thi Nguyen, whose post office address is 5156 San Miguel Street, Milton, Florida 32583, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

Lot 4, Block A, YORKSHIRE ESTATES Subdivision, according to the map or plat thereof recorded in Plat Book 8, Page 34, of the Public Records of Escambia County, Florida.

The herein described property is not the homestead of the Grantors and neither the Grantors nor the Grantors' spouses, nor anyone for whom the Grantors are responsible, reside on or adjacent to said property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2023 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

Signature:
Print Name:

KARNE E WAY

Terrie Ann Wells

Many Ray Gainey

Mary Runion

Mary Runion

Amy Miller

State of Florida County of Escambia

The foregoing instrument was acknowledged before me by means of \underline{X} physical presence or $\underline{\hspace{0.5cm}}$ online notarization, this 15th day of June, 2023, by: Karen Antoinette Stacey aka Karen Wells, Terrie Ann Wells, Jason Edward Wells, Henry Ray Gainey, Mary Runion and Amy Miller.

Notary Public

Personally Known

OR

Produced Identification

Type of Identification Produced FLORIDA DLS

KAREN E WAY

Notary Public - State of Florida
Commission # GG 976019

My Comm. Expires Jun 19, 2024

Bonded through National Notary Assn.

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code or Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Scotland

Legal Address of Property: 5841 Scotland Road, Pensacola, Florida 32526

The County (X) has accepted (__) has not accepted the abutting roadway for maintenance.

This form completed by: Clear Title of Northwest Florida, LLC 2107 W. Nine Mile Rd, Suite 3, Pensacola, FL, 32534

AS TO SELLER(S):

Seller: Karen Antoinette Stacey aka Karen Wells

Vitness:

Seller: Henry Ray Gainey

AS TO BUYER(S):

Buyer: Thu Hong Thi Nguyen

Witness:

This form approved by the Escambia County Board of County Commissioners Effective 4/15/95

Recorded in Public Records 7/3/2019 9:24 AM OR Book 8122 Page 1785, Instrument #2019057717, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$44.00

Recorded in Public Records 7/3/2019 9:01 AM OR Book 8122 Page 1692, Instrument #2019057678, 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: CE18084029N LOCATION: 5612 TURKEY RD PR#: 362S311008008011

VS.

WELLS, JASON & WELLS CHARLES 5612 TURKEY RD PENSACOLA, FL 32526

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, Note 10 or several 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: 8122 PG: 1786

BK: 8122 PG: 1693

30-203 Unsafe Building; Described as Main Structure Accessory Building(s) (a) (b) (c) (d) (e) (f) (g) (h) (i) (k) (i) (m) (n) (0) (d) (q) (r) (s) (v) (v) (w) (x) (y) (z) (aa) (bb) (cc) (dd) (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 Commericial 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
THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that the RESPONDENT shall have until 4/23, to correct the violation and to bring the violation into compliance.
Corrective action shall include:

BK: 8122 PG: 1787

BK: 8122 PG: 1694

λ	Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
X	Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
S	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)
A	Other <u>Cease</u> out does storage
•	Other
	Other
	Other
	Other

BK: 8122 PG: 1788

BK: 8122 PG: 1695

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$_ 25. per day, commencing_ 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 measurers are necessary to abate the violation for you. These measurers 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 $\frac{235.00}{100}$ are awarded in favor of Escambia County as the prevailing party against WELLS, JASON & WELLS CHARLES.

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: 8122 PG: 1789 Last Page

BK: 8122 PG: 1696 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 25th day of June, 2019.

Robert O. Beasley Special Magistrate

Office of Environmental Enforcement

SERTIFIED TO BE A TRUE COPY OF THE * ORIGINAL ON FILE IN THIS OFFICE THESS MY HAND AND OFFICIAL SEAL PAM CHILDERS

ESCAMBIA COUNTY, FLORIDA

MBIA COUNTY, FLORIDA

Recorded in Public Records 5/14/2019 10:42 AM OR Book 8094 Page 1124, Instrument #2019042041, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

	1699		he Treasury - Inter	nal Revenue Service	•
Form 668 (Y)(Rev. February 2004)	•	Notice	of Federal T	ax Lien	
	ESS/SELF EMPL e: (800) 829-3	OYED AREA #3	rial Number	For Option	al Use by Recording Office
Code, we are have been as: a demand for there is a lier property belo additional pe	e giving a notice sessed against to r payment of the n in favor of the onging to this t	1, 6322, and 6323 that taxes (including the following-named to is liability, but it rene United States on all axpayer for the amo, and costs that may HU NGUYEN	g interest and pen axpayer. We have nains unpaid. The I property and rig unt of these taxe	alties) e made refore, ghts to	
Residence	7475 COF PENSACOI	RA LN LA, FL 32505-11	115		
unless notice on the day for in IRC 6325(Kind of Tax	of the lien is refile ollowing such data. Tax Period Ending	FORMATION: For each do by the date given in cite, operate as a certification.	Date of Assessment	e shall, defined Last Day for Refiling	Unpaid Balance of Assessment (f)
(a) 1040	(b) 12/31/2015	(c)	(d) 05/28/2018	(e) 06/27/2028	58047.0
					·
Place of Filing	ESCAM	OF CIRCUIT CO BIA COUNTY COLA, FL 32595		Total	\$ 58047.0
This notice wa	s prepared and s	signed atBA	ALTIMORE, MD		, on thi
he07t]	h day of May	, 2019.			
Signature	Elivin Ocar	Ceong	Title ACS SBS	E 29-3903	23-00-000

Recorded in Public Records 4/19/2018 9:24 AM OR Book 7886 Page 1589, Instrument #2018029985, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 4/12/2018 9:14 AM OR Book 7882 Page 1734, Instrument #2018027721, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 70244011 E-Filed 04/04/2018 03:24:10 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA CASE NO: 2018-SC-000572

CAVALRY SPV I, LLC, AS ASSIGNEE OF SYNCHRONY BANK/SAM'S CLUB

Plaintiff

VS.

BRENDA WELLS

Defendant(s)

DEFAULT FINAL JUDGMENT

THIS CAUSE having come to be heard before this Honorable Court for a Pre-Trial Conference on 03/14/2018, and the Court finding that a Default was entered, and being otherwise fully advised in the premises, it is:

ORDERED AND ADJUDGED THAT:

Plaintiff whose address is 500 Summit Lake Drive, Suite 400 Valhalla, NY 10595 shall recover from Defendant(s) BRENDA WELLS the principal sum of \$4,442.04, court costs in the amount of \$364.50, interest in the amount of \$0.00, that shall bear interest at the rate of 5.53% per annum, for all of which let execution issue. The interest rate will adjust in accordance with section 55.03, Florida Statutes. Plaintiff shall be entitled to post-judgment costs incurred in the execution of the judgment pursuant to Florida Statute.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete the Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney, within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant(s) to complete form 7.343 and return it to the Plaintiff's attorney.

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

Copies furnished to: HAYT, HAYT & LANDAU, P.L. 7765 SW 87 Ave, Suite 101 Miami, Fl 33173

BRENDA WELLS 5841 SCOTLAND RD PENSACOLA, FL 32526-3301 Our File # 347242 Last 4 Digits of Account #

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CLERK OF THE CRUST SOURT & COMPTROLLER

BY: DZAK

DATE: 4-17-18

D.C.