



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

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 9022 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 22, 2024
Property description	MAZE EUGENE V 8082 KITTRELL LN OOLTEWAH, TN 37363 7623 FAITH DR 02-3251-000 BEG NW COR OF LT 37 LYING W OF L&N RR S 300 FT FOR POB E 130 FT S 100 FT W 130 FT N 100 FT TO POB OR (Full legal attached.)	Certificate #	2022 / 845
		Date certificate issued	06/01/2022

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)
# 2022/845	06/01/2022	1,129.96	56.50	1,186.46
→Part 2: Total*				1,186.46

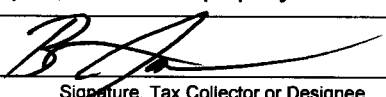
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/810	06/01/2023	1,256.01	6.25	74.84	1,337.10
Part 3: Total*					1,337.10

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)	2,523.56
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,238.40
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)	4,136.96

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:  Escambia, Florida
Date April 24th, 2024
Signature, Tax Collector or Designee

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

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>04/02/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS **+ 6.25**

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.

BEG NW COR OF LT 37 LYING W OF L&N RR S 300 FT FOR POB E 130 FT S 100 FT W 130 FT N 100 FT TO POB OR 4719 P 1467

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400536

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 9022

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

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
02-3251-000	2022/845	06-01-2022	BEG NW COR OF LT 37 LYING W OF L&N RR S 300 FT FOR POB E 130 FT S 100 FT W 130 FT N 100 FT TO POB OR 4719 P 1467

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

KEYS FUNDING LLC - 9022

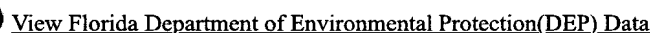
PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-22-2024

Application Date

Applicant's signature



HDMU
HDMU

**Evacuation
& Flood
Information**
[Open
Report](#)

Buildings

Address: 7623 FAITH DR, Year Built: 1960, Effective Year: 1960, PA Building ID#: 53548

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-ASBESTOS SIDING

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-HARDWOOD/PARQET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-WALL/FLOOR FURN

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3


NO. STORIES-1

ROOF COVER-ENAMEL METAL

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

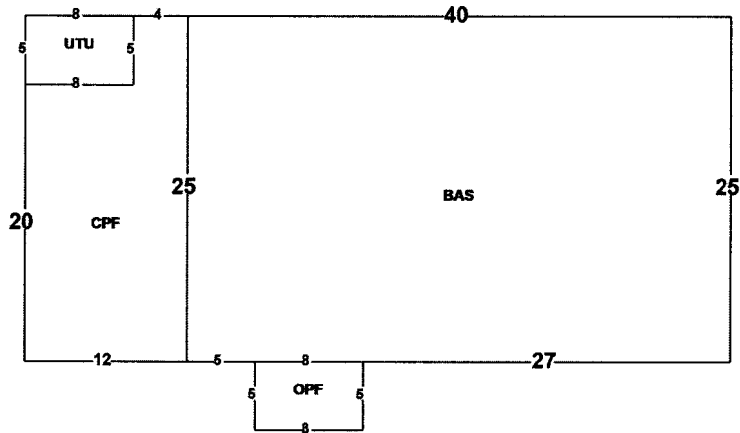
 **Areas - 1340 Total SF**

BASE AREA - 1000

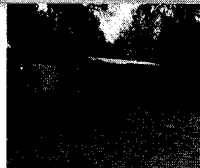
CARPORT FIN - 260

OPEN PORCH FIN - 40

UTILITY UNF - 40



Images



3/18/2022 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 05/07/2024 (t..4854)



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 #: 02-3251-000 CERTIFICATE #: 2022-0845

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: December 12, 2004 to and including December 12, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: December 16, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 16, 2024

Tax Account #: **02-3251-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ESTATE OF EUGENE VERLAND MAZE, FEE SIMPLE AND DAVID GARY AHL, CONTRACT**

By Virtue of Order of Summary Administration recorded 9/28/2000 in OR 4609/1649, Quit Claim Deed recorded 6/8/2001 in OR 4719/1467, Affidavit of Death Certificate recorded 3/7/2024 in OR 9113/1005 and Contract recorded 2/25/2022 in OR 8729/1467

ABSTRACTOR'S NOTE: WE FIND NO PROBATE PROCEEDINGS IN ESCAMBIA COUNTY FOR EUGENE VERLAND MAZE. WE HAVE INCLUDED POSSIBLE HEIRS FOUND OF RECORD FOR NOTICE.

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 6/8/2023 OR 8990/1739 together with Cost Order recorded 8/30/2024 OR 9197/829**
 - b. **Code Enforcement Order in favor of Escambia County recorded 12/10/2024 – OR 9242/1014**
4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.

Tax Account #: 02-3251-000

Assessed Value: \$83,765.00

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: APR 2, 2025

TAX ACCOUNT #: 02-3251-000

CERTIFICATE #: 2022-0845

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>2024</u> tax year.

**ESTATE OF EUGENE VERLAND MAZE AND
DAVID GARY AHL
7623 FAITH DR
PENSACOLA, FL 32534**

**ESTATE OF EUGENE VERLAND MAZE,
LISA DAWN MAZE SHEARS AND
SABRINA FAIR MAZE EDWARDS
AND ROSALIND MAZE
8082 KITTRELL LN
OOLTEWAH, TN 37363**

**DAVID GARY AHL
1260 VIRECENT RD
CANTONMENT, FL 32533**

**DAVID G AHL
525 W DETROIT BLVD
PENSACOLA, FL 32534**

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

Certified and delivered to Escambia County Tax Collector, this day of December, 2024.

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

December 16, 2024

Tax Account #:02-3251-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG NW COR OF LT 37 LYING W OF L&N RR S 300 FT FOR POB E 130 FT S 100 FT W 130 FT N
100 FT TO POB OR 4719 P 1467**

SECTION 21, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-3251-000(0425-06)

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

DR BK 4719 PG1467
Escambia County, Florida
INSTRUMENT 2001-850829

This Document Prepared By:
S. AVERY SMITH, ESQ.
Post Office Box 4113
Pensacola, Florida 32507-0113

DEED NOT STAMPS PD & ESC CO \$ 0.70
06/08/01 ERIC LEE WENDEL, CLERK
By: *[Signature]*

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **MARIE HOPE MAZE HALSTEAD**, an married woman, Grantor, whose mailing address is 5910 Jewell St. Pensacola, Florida for and in consideration of Ten (\$10.00) Dollars and all other good and valuable considerations, the receipt whereof is acknowledged, do remise, release, and quit claim unto **EUGENE VERLAND MAZE, A MARRIED MAN** Grantee, whose mailing address is 7625 Faith Street, Pensacola, Florida 32534 Grantee's heirs and assigns, forever, the following described property, situated, lying and being in the County of Escambia, State of Florida, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

This Quit Claim Deed was prepared without the benefit of a title search.

This real property herein conveyed is not the homestead of the Grantor as that term is defined under the Constitution and the laws of the State of Florida.

Together with all the estate and rights of Grantor in such property.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 7th day of June, 2001.

Signed, sealed and delivered
in our presence:

Brandy Wise
Brandy Wise
Print/Type Name of Witness

Harvey Nelson
Harvey Nelson
Print/Type Name of Witness

Marie Hope Maze Halstead
MARIE HOPE MAZE HALSTEAD (SEAL)

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 7th day of June, 2001, by **MARIE HOPE MAZE HALSTEAD** who () is personally known to me or who (X) has produced Florida Drivers License #423-653-29-596-0 as identification and who did not take an oath.



(NOTARIAL SEAL)

Kathy Countryman
Kathy Countryman
(Print/Type Name)
NOTARY PUBLIC
Commission Number:
My Commission Expires: 1-27-02

OR BK 4719 PG1468
Escambia County, Florida
INSTRUMENT 2001-850829

EXHIBIT "A"

Begin at the Northwest corner of Lot 37, Section 21, Township 1 South, Range 30 West lying West of the L & N Railroad, thence run South 300 feet for point of beginning, thence run East 130 feet, thence run South 100 feet, thence run West 130 feet, thence run North 100 feet to point of beginning.

LESS AND EXCEPT:

COMMENCE AT THE NORTHWEST CORNER OF LOT 37, SECTION 21, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF THE AFORESAID LOT 37 A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 130.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FAITH STREET (66' R/W); THENCE GO SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 100.00 FEET; THENCE DEPARTING THE WESTERLY RIGHT OF WAY LINE GO SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 130.00 FEET TO THE WEST LINE OF THE AFORESAID LOT 37; THENCE GO NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF THE AFORESAID LOT 37 A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 0.30 ACRES.

RCD Jun 08, 2001 10:30 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-850829

Recorded in Public Records 3/7/2024 9:09 AM OR Book 9113 Page 1005,
Instrument #2024017065, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Prepared by and Return to:
Ashley Lentini
Wilson, Harrell, Farrington, Ford, et.al., P.A.
307 South Palafox Street
Pensacola, Florida 32502
File Number: 1-60264

AFFIDAVIT-DEATH CERTIFICATE

STATE OF Florida
COUNTY OF Escambia

BEFORE ME, the undersigned authority, authorized to take acknowledgements in the State and County aforesaid personally appeared, Ashley W. Lentini, who after being duly sworn deposes and says:

That I have reviewed a certified copy of the Death Certificate of Eugene Verland Maze (the deceased), a copy of which I have retained in my file in conjunction with the sale or finance of real property located in Escambia County, Florida, to wit:

Commence at the Northwest corner of Lot 37, Section 21, Township 1 South, Range 30 West, Escambia County, Florida; lying West of the L & N Railroad; thence run South for a distance of 225.05 feet for the Point of Beginning; thence run West for a distance of 134.20 feet to the East right of way line of Shamrock Street (66.00 foot right of way); thence run South along said right of way line for a distance of 75.00 feet; thence run East for a distance of 133.70 feet; thence run North for a distance of 74.05 feet to the Point of Beginning.

The following information is contained within the Death Certificate pertaining to the Deceased:

Sex:	Male
Date of Birth:	1/30/1926
Date of Death:	9/14/2023
Place of Residence:	8082 Kittrell Lane, Ootewah, TN 37363
Marital Status:	Married
Surviving Spouses Name:	Rosalind Maze
Informant Name and Address:	Rosalind Maze, 8082 Kittrell Lane, Ootewah, TN 37363

Further Affiant says not.

Ashley W. Lentini
Ashley W. Lentini

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this by Ashley W. Lentini, this 29th day of February, 2024, who is personally known to me.

Notary Public Tonja Brown
Commission Number Tonja Brown

Printed Name: Tonja Brown
My Commission Expires: _____



TONJA BROWN
Commission # HH 388445
Expires April 13, 2027

Recorded in Public Records 2/25/2022 11:08 AM OR Book 8729 Page 1467,
Instrument #2022019553, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$665.00 MTG Stamps \$315.00 Int. Tax \$180.00

AGREEMENT FOR DEED

RAMCO FORM 23

Return to: (enclose self-addressed stamped envelope)

Name: DAVID G. AHL
Address: 1260 VIRECENT RD.
CANTONMENT, FL 32533

This Instrument Prepared by:
Name: ROSALIND MAZE
Address: 7625 FAITH ST.,
PEUSACOLA, FL

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Agreement. Made this 24th day of FEBRUARY, 2016.

Between EUGENE V. and/or ROSALIND MAZE,
a married couple, part ies of the first part, and
DAVID GARY AHL, a married man, part y of the second
part. Witnesseth. That if the said part y of the second part, shall first make the payments and perform the
covenants hereinafter mentioned on his part to be made and performed, the said part ies of the
first part hereby covenant and agree to convey and assure to the said part y of the second part,
his heirs, personal representatives, administrators or assigns, in fee simple, clear of all incumbrances
whatever, by a good and sufficient deed, the lot piece or parcel of land, situated in the county
of ESCAMBIA, State of FLORIDA, known and described as follows, to wit:

7623 FAITH ST., PEUSACOLA, FL 32534

and the said part y of the second part hereby covenant to and agree to to pay to the said part ies of
the first part the sum of \$95,000 Ninety-Five Thousand and 00/100 Dollars, in
the manner following: \$5000 Down Payment Paid, + gives his note in the amount of
\$90,000 - Payments Amortized over 30 yrs, with balloon note due in 10 years - Payments to
with interest at the rate of 10 per centum per annum, payable
annually on the whole sum remaining from time to time unpaid; and to pay all taxes, assessments or impositions
that may be legally levied or imposed upon said land subsequent to the year 2005

, and to keep the buildings upon said premises insured in some company
satisfactory to the part ies of the first part, and payable for the parties, respectively as their interests may
appear, in a sum not less than (\$90,000) Ninety-Thousand and 00/100 Dollars
during the term of this agreement. And in case of failure of the said part y of the second part to make any of
the payments or any part thereof, or to perform any of the covenants on his part hereby made and en-
tered into, this contract shall, at the option of the part ies of the first part, be forfeited and terminated, and
the part y of the second part shall forfeit all payments made by him on this contract; and such pay-
ments shall be retained by the said part ies of the first part in full satisfaction and liquidation of all damages
by then sustained, and the said part ies of the first part shall have the right to re-enter and take
possession of the premises aforesaid without being liable to any action therefor, and at the option of the
part ies of the first part the unpaid balance shall without demand become due and payable, and all costs and
expenses of collection of said moneys by foreclosure or otherwise, including attorney's fees, shall paid by the
part y of the second part, and the same are hereby secured.

It is Mutually Agreed, by and between the parties hereto, that the time of each payment shall be an
essential part of this contract, and that all covenants and agreements herein contained shall extend to and be
obligatory upon the heirs, personal representatives, administrators and assigns of the respective parties.

In Witness Whereof, The parties to these presents have hereunto set their hands and seals the day and year
first above written.

Signed, sealed and delivered in the presence of:

Stephanie D. Bray
Witness Signature (as to Seller)
Stephanie D. Bray
Printed Name

Ken L. Kelly
Witness Signature (as to Seller)
Ken L. Kelly
Printed Name

Stephanie D. Bray
Witness Signature (as to Buyer)
Stephanie D. Bray
Printed Name

Ken L. Kelly
Witness Signature (as to Buyer)
Ken L. Kelly
Printed Name

Eugene Maze Rosalind Maze
Seller Signature
Eugene V. Maze Rosalind Maze
Printed Name

7625 FAITH ST. PEUSACOLA, FL
Post Office Address
32534

David Gary Ahl
Buyer Signature
David Gary Ahl
Printed Name

1260 VIRECENT RD.
Post Office Address
CANTONMENT, FL 32533

11
21
95

BK: 8729 PG: 1468

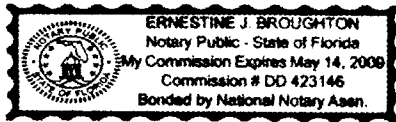
SPACE ABOVE THIS LINE FOR RECORDING DATA

STATE OF Florida)
COUNTY OF Escambia)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

Eugene V. Maze, Rosalind Maze and David G. ABLknown to me to be the person s described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the following type of identification: Florida Driver License

NOTARY RUBBER STAMP SEAL

Witness my hand and official seal in the County and State last aforesaid this 24th day of February, A.D. 2006
Ernestine J. Broughton
Notary Signature
Ernestine J. Broughton
Printed Name

Dated _____

At _____

Articles of
Agreement
FOR DEED

RACCO FORM 23

BK: 8729 PG: 1469 Last Page

Page 1 of 1

OR BK 4719 PG1469
Escambia County, Florida
INSTRUMENT 2001-850829

EXHIBIT "A"

Begin at the Northwest corner of Lot 37, Section 21, Township 1 South, Range 30 West lying West of the L & N Railroad, thence run South 300 feet for point of beginning, thence run East 130 feet, thence run South 100 feet, thence run West 130 feet, thence run North 100 feet to point of beginning.

LESS AND EXCEPT:

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RCD Jun 08, 2001 10:30 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-850829

Recorded in Public Records 6/8/2023 9:15 AM OR Book 8990 Page 1739,
Instrument #2023046120, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 6/7/2023 4:07 PM OR Book 8990 Page 1257,
Instrument #2023045951, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE230137U
LOCATION: 6941 OTTO AVE
PR#: 271S303101013033

VS.

AHL, DAVID G
525 W DETROIT BLVD
PENSACOLA, FL 32534

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(s) or representative thereof, David Ahl
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 Ordinances has occurred and continues:

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 Structure - 30-203 (CC) Accessory structure unmaintained

Unsafe Structures - 30-203 (X) Exterior door in bad repair

Unsafe Structures - 30-203 (Z) Exterior door weatherstripping/threshold

Page 1 Of 4

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD
OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED
IN THE OFFICE OF THE ESCAMBIA COUNTY CLERK OF THE CIRCUIT COURT. THIS DOCUMENT MAY
HAVE REDACTIONS AS REQUIRED BY LAW.

VISIT <https://dory.escambiaclerk.com/LandmarkWeb1.4.6.134/search/index?theme=.blue§ion=searchCriteriaName&quickSearchSelection=#> TO VALIDATE THIS DOCUMENT



Digitally signed by The Honorable Pam Childers
Date: 2023.06.07 16:22:04 -05:00
Escambia County Clerk of the Court and Comptroller
Location: 190 W Government St., Pensacola, FL 32502

BK: 8990 PG: 1740

BK: 8990 PG: 1258

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds
as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
10/4/2023 to correct the violation(s) 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.**

Remove all refuse and dispose of legally and refrain from future littering

If Respondent(s) fail to fully correct the violation(s) within the time required,
Respondent(s) will be assessed a fine of **\$20.00** per day, commencing **10/5/2023**.
This fine shall continue until the violation(s) is/are abated and the violation(s) brought
into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED,**
immediately upon full correction of the violation(s), to contact the Escambia County
Office of Environmental Enforcement in writing to request that the office immediately
inspect the property to make an official determination of whether the violation(s)
has/have been abated and brought into compliance. If the violation(s) is/are not abated
within the specified time period, Escambia County may elect to undertake any
necessary measures to abate the violation(s). These measures could include, but are
not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING
OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).**

At the request of Escambia County, the Sheriff shall enforce this order by taking
reasonable law enforcement action to remove from the premises any unauthorized person
interfering with the execution of this order or otherwise refusing to leave after warning.

Page 2 Of 4

Unique Code : BAA-CACABFBCDAFED-BOADD-CACDAEFJFB-CBJEHH-C Page 2 of 4

BK: 8990 PG: 1741

BK: 8990 PG: 1259

Unique Code : BAA-CACABFBCCDAFED-BOADD-CACDAEFJFB-CBJEHH-C Page 3 of 4

The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$250.00** 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 of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, 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 upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

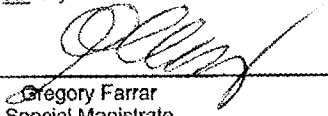
Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

BK: 8990 PG: 1742 Last Page

BK: 8990 PG: 1260 Last Page

DONE AND ORDERED in Escambia County, Florida on this 6th day of

June, 2023.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

Unique Code : BAA-CACABFBCCDAFED-BOADD-CACDAEFJFB-CBJEHH-C Page 4 of 4

Recorded in Public Records 8/30/2024 3:21 PM OR Book 9197 Page 829,
Instrument #2024066828, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 8/30/2024 1:01 PM OR Book 9197 Page 563,
Instrument #2024066724, 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.

AHL, DAVID G
525 W DETROIT BLVD
PENSACOLA, FL 32534

Case No: CE230137U
Location: 6941 OTTO AVE
PR #: 271S303101013033

Cost 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 and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. 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 6/6/2023.

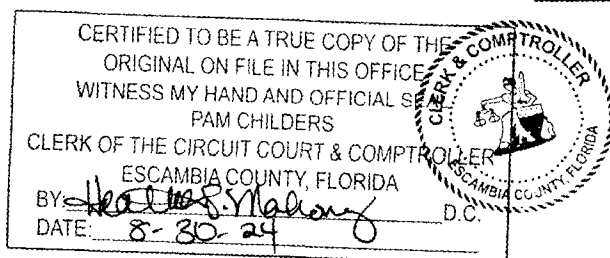
Itemized Cost		
Daily fines	\$4,860.00	\$20.00 Per Day From: <u>10/05/2023</u> To: <u>06/04/2024</u>
Fines	\$0.00	
Court Cost	\$250.00	
County Abatement Fees	\$0.00	
Administrative Costs	\$0.00	
Payments	\$0.00	

Total: \$5,110.00

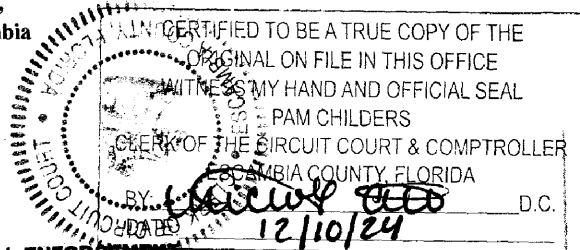
DONE AND ORDERED at Escambia County, Florida on

8-27-24

Gregory Farrar
Special Magistrate
Office of Environmental Enforcement



Recorded in Public Records 12/10/2024 9:31 AM OR Book 9242 Page 958,
Instrument #2024092553, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00



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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE24052643N
LOCATION: 7623 FAITH DR
PR#: 211S301101014037

VS.

MAZE, EUGENE V
8082 KITTRELL LN
OOLTEWAH, TN 37363

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(s) or representative thereof, David Ahl,
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 Ordinances has occurred and continues:

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

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds
as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
1/2/2025 to correct the violation(s) 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.

Remove vehicle(s). Repair vehicle(s) or store in rear yard behind 6' opaque fencing.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$50.00** per day, commencing **1/3/2025**. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**. At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$250.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

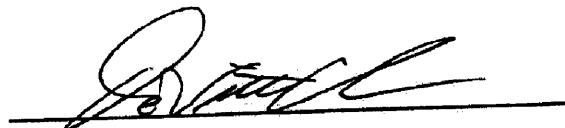
This fine shall be forwarded to the Board of County Commissioners of Escambia

County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, 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 upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within **30 days** of the execution of the order to be appealed.

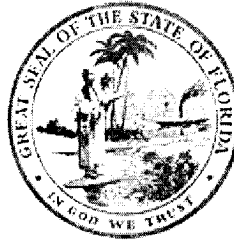
Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED in Escambia County, Florida on this 3rd day of December, 2024.



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: 023251000 Certificate Number: 000845 of 2022**

Payor: ROSALIND H MAZE 8082 KITTRELL LN OOLTEWAH TN 37363 Date 1/27/2025

Clerk's Check #	1	Clerk's Total	\$538.08
Tax Collector Check #	1	Tax Collector's Total	\$4,887.86
		Postage	\$57.40
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,500.34

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: _____
Deputy Clerk

Reduced
\$ 4916.26

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>