



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

1224.39

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	NELSON LARRY C 157 KENILWORTH RD PENSACOLA, FL 32503 1515 JOHN CARROLL DR 03-2777-000 W 175 FT OF LT U S1/2 OF BLK 5 LESS S 283 FT ABB S/D PB 1 P 82 OR 6023 P 558 LESS OR 6971 P 395 FEDE (Full legal attached.)	Certificate #	2022 / 1309
		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)
# 2022/1309	06/01/2022	998.61	49.93	1,048.54
# 2023/1276	06/01/2023	1,072.58	66.37	1,138.95
→Part 2: Total*				2,187.49

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)	2,187.49
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	2,562.49

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 April 25th, 2024

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

+12.50

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>12/04/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

W 175 FT OF LT U S1/2 OF BLK 5 LESS S 283 FT ABB S/D PB 1 P 82 OR 6023 P 558 LESS OR 6971 P 395 FEDERAL NATL MORTGAGE

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400424

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126,

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
03-2777-000	2022/1309	06-01-2022	W 175 FT OF LT U S1/2 OF BLK 5 LESS S 283 FT ABB S/D PB 1 P 82 OR 6023 P 558 LESS OR 6971 P 395 FEDERAL NATL MORTGAGE

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

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126

04-17-2024


Application Date

Applicant's signature

Parcel Information

Section
Map Id:
31-1S-30-2

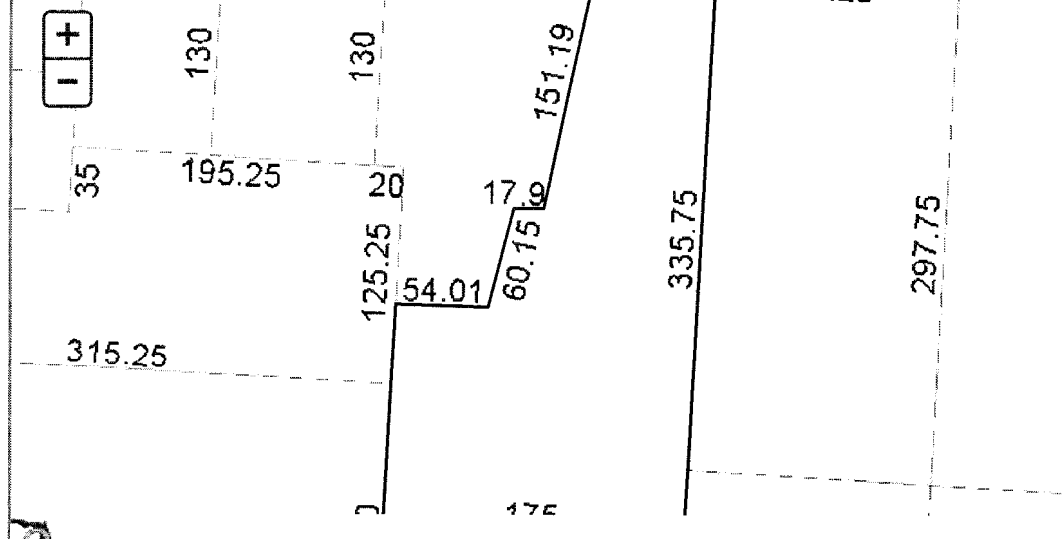
Approx.
Acreage:
0.9599

Zoned: 

MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR

Evacuation

Launch Interactive Map



The map shows a large, irregularly shaped land parcel. The parcel is divided into several sections by a network of streets and boundaries. The boundaries are labeled with measurements in feet. The parcel is zoned MDR (Municipal District Residential). The map includes a scale bar and a north arrow. The parcel is located in the City of Fort Worth, Texas.

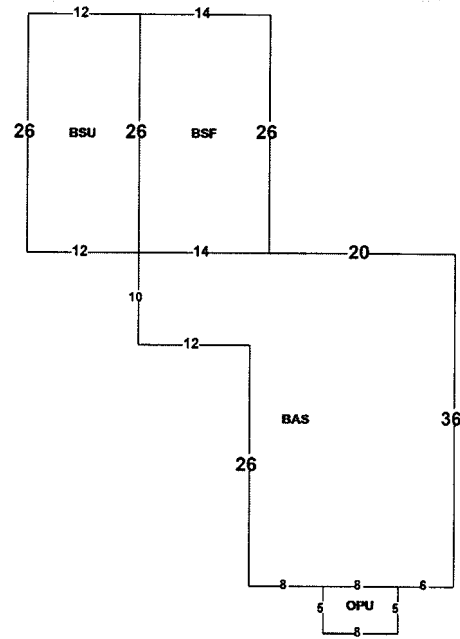
Boundary Type	Measurement (Feet)
Top Horizontal	130
Left Vertical	35
Top-Left Diagonal	195.25
Left-Top Vertical	125.25
Top-Right Diagonal	151.19
Right Vertical	335.75
Bottom-Right Diagonal	297.75
Bottom Horizontal	175
Internal Horizontal	54.01
Internal Diagonal	60.15
Internal Vertical	20
Internal Diagonal	17
Internal Horizontal	140.25
Internal Diagonal	315.25

Buildings

Address: 1515 JOHN CARROLL DR, Year Built: 1947, Effective Year: 1947, PA Building ID#: 59178

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-VINYL/CORK
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1628 Total SF

BASE AREA - 912
BASE SEMI FIN - 364
BASE SEMI UNF - 312
OPEN PORCH UNF - 40

Images



2/20/2019 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01309**, issued the **1st day of June, A.D., 2022** 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:

W 175 FT OF LT U S1/2 OF BLK 5 LESS S 283 FT ABB S/D PB 1 P 82 OR 6023 P 558 LESS OR 6971 P 395 FEDERAL NATL MORTGAGE

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032777000 (1224-39)

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

LARRY C 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 December, which is the **4th day of December 2024**.

Dated this 30th day of April 2024.

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 #: 03-2777-000 CERTIFICATE #: 2022-1309

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: July 27, 2004 to and including July 27, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: August 13, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 13, 2024

Tax Account #: **03-2777-000**

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

By Virtue of Quitclaim Deed recorded 11/1/2006 in OR 6023/558

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

- a. **Notice of Lien in favor of Emerald Coast Utilites Authority recorded 9/27/2010 OR 6639/1586**
- b. **City Code Violation Order in favor of City of Pensacola recorded 3/7/2024 OR 9113/1534**
- c. **Judgment in favor of Pen Air Federal Credit Union recorded 10/4/2010 OR 6642/1096**
- d. **Judgment in favor of Escambia County recorded 4/19/2011 OR 6711/1069**

4. Taxes:

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

Tax Account #: 03-2777-000

Assessed Value: \$66,188.00

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: DEC 4, 2024

TAX ACCOUNT #: 03-2777-000

CERTIFICATE #: 2022-1309

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 checked="" type="checkbox"/>	<input 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>2023</u> tax year.

**LARRY CHAD NELSON, LARRY C NELSON
AND LARRY NELSON**
1515 JOHN CARROLL DRIVE
PENSACOLA, FL 32504

LARRY C NELSON
157 KENILWORTH RD
PENSACOLA, FL 32503

LAWRENCE C NELSON
816 WEST GREGORY STREET
PENSACOLA, FL 32502

LARRY C NELSON
1513 JOHN CARROLL DR
PENSACOLA, FL 32504

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

ESCAMBIA COUNTY ANIMAL CONTROL
3363 W PARK PL
PENSACOLA, FL 32505

PEN AIR FEDERAL CREDIT UNION
1495 EAST NINE MILE ROAD
PENSACOLA, FL 32510

Certified and delivered to Escambia County Tax Collector, this 15th day of Aug, 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

August 13, 2024

Tax Account #:03-2777-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**W 175 FT OF LT U S1/2 OF BLK 5 LESS S 283 FT ABB S/D PB 1 P 82 OR 6023 P 558 LESS OR 6971 P
395 FEDERAL NATL MORTGAGE**

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-2777-000(1224-39)

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

Recorded in Public Records 11/01/2006 at 04:13 PM OR Book 6023 Page 558,
Instrument #2006110341, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

PREPARED BY:

Thomas G. Van Matre, Jr., of
TAYLOR & VAN MATRE, P.A.
4300 Bayou Blvd., Suite 16
Pensacola, FL 32503
(850) 474-1030
Our File: PE-729

STATE OF FLORIDA
COUNTY OF ESCAMBIA

QUITCLAIM DEED

1515 John Carroll Drive
Pensacola, Florida 32504
Grantee's Address

KNOW ALL MEN BY THESE PRESENTS: that DOROTHY DAVIS NELSON, Grantor,
for and in consideration of the sum of \$1.00, and other good and valuable considerations, the
receipt of which is hereby acknowledged, does REMISE, RELEASE, AND QUITCLAIM unto
LARRY CHAD NELSON, Grantee, his successors and assigns, forever, any and all interest of
Grantor in and to the following described real property situate in Escambia County, Florida, to-wit:

The West 175 feet of Lot "U," ABB Subdivision, being a portion of the South 1/2 of Lot 5
in Section 31, Township 1 South, Range 30 West, Escambia County, Florida, according to
plat of said subdivision recorded in Plat Book 1, Page 82 of the public records of Escambia
County, Florida.

LESS AND EXCEPT:

Begin at the Northwest corner of Lot "U," Block 5 of ABB Subdivision as shown on the
plat. Recorded in Plat Book 1 at Page 82 of the Public Records of Escambia County,
Florida; thence run Southerly along the West line of said lot for 130.00 feet; thence run
Easterly parallel to the North line of said lot for 66.00 feet; thence run Northeasterly for
133.17 feet to the North line of said lot; thence run Westerly along the North line of said
lot for 86.00 feet to P.O.B. All the above described property lying and being in Section 31,
Township 1 South, Range 30 West, Escambia County, Florida.

LESS AND EXCEPT:

The East 20.00 feet of the North 130.00 feet of the East 115.00 feet of Lot "T," in the South
half of Block 5, ABB Subdivision, a subdivision of a portion of Section 31, Township 1
South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book
1 at Page 82 of the Public Records of said County.

LESS AND EXCEPT:

The South 283 feet of the West 175 feet of Lot "U," Block 5, Abb Subdivision, being a
portion of the S 1/2 of Lot 5, in Section 31, Township 1 South, Range 30 West, according
to Plat in Plat Book 1, Page 82, of the public records of said County.

The above-described real property does not constitute the constitutional homestead of the Grantor
herein.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto
belonging or in anywise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the 31ST day of OCT., 2006.

WITNESSES:

[Signature]
ELIZABETH MILLER

PRINT NAME

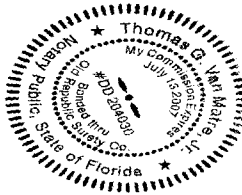
[Signature]
THOMAS G. VAN MATRE, JR.
PRINT NAME

[Signature]
DOROTHY DAVIS NELSON
Address: 1513 John Carroll Drive
Pensacola, Florida 32504

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 31ST day of OCT., 2006, by DOROTHY DAVIS NELSON, who is personally known to me or who has produced PERSONALLY KNOWN as identification.

NOTARY PUBLIC



NOTICE: THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION AND ON INSTRUCTIONS GIVEN TO TAYLOR & VAN MATRE, P.A., BY OUR CLIENT. NO TITLE SEARCH OR OTHER EVIDENCE OF TITLE WAS FURNISHED TO US IN CONNECTION WITH ITS PREPARATION.

Recorded in Public Records 09/27/2010 at 04:03 PM OR Book 6639 Page 1586,
Instrument #2010063100, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

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

BEG AT NE COR OF LT U WLY ALG W LI 229 25/100 FT FOR POB CONT SLY 133
17/100 FT WLY 86 FT NLY 130 FT ELY...

Customer: LARRY C NELSON

Account Number: 23017-18745

Amount of Lien: \$ 136.97, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

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

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

Dated: 9/24/10

EMERALD COAST UTILITIES AUTHORITY

By: Peggy M. Oca

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 24 day of September, 20 10, by PEGGY M OCAIN of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[Notary Seal]



GABRIEL M. BROWN
My Comm. Exp. Nov. 22, 2013
OD# 942024 ID# 782227
☒ Personally Known
☐ Other I.D.

[Signature]
Notary Public - State of Florida

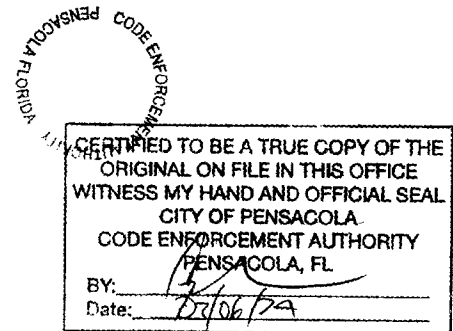
RWK:ls
Revised 04/24/08

Recorded in Public Records 3/7/2024 12:20 PM OR Book 9113 Page 1534,
Instrument #2024017249, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA, FLORIDA**

THE CITY OF PENSACOLA,
a Florida municipal corporation, :
by its Code Enforcement Office (850) 436-5500
Petitioner, :
vs. :

JANIE NELSON, BETTY M. JONES,
ANDREW NELSON, JOHN H. NELSON,
LAWRENCE C. NELSON, ANNETTE NELSON,
DOREATHA NELSON & JOSEPH DAVIS, SR.,
Respondent(s). :



Case # 23-187

DUPLICATE ORIGINAL CITY CODE VIOLATION ORDER

The Special Magistrate having heard and considered sworn testimony and other evidence presented in this matter on July 18, 2023, after due notice to the above-named respondent(s), makes the following findings of fact and conclusions of law:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 816 West Gregory Street, Pensacola, Escambia County, Florida, legally described in:

16-DIGIT FLORIDA REAL PROPERTY PARCEL ID # 000S009080018016

2. The property is/was in the condition described in the first paragraph of the attached Notice of City Code Violation(s) letter or Field Notice dated May 1, 2023, and the condition constitutes(d) violation(s) of the Code of the City of Pensacola section(s) cited in the letter.

3. Reinspection of the property on this day confirmed the condition still exists.

4. The respondent(s) received notice of this hearing by:
X the posting of a notice on the property and at City Hall for ten (10) days beginning
___ certified mail, return receipt requested,

on July 6, 2023, that the condition constitutes a violation of the Codes of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate beginning at 3:00 p.m. on this above hearing date, at which hearing the respondent(s) DID NOT APPEAR.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of the cited section(s):
X of the Code of the City of Pensacola, Florida (CCOP).
___ of the Florida Building Code (FBC).

BK: 9113 PG: 1535

 of the Standard Housing Code (SHC).
X of the International Property Maintenance Code (IPMC).

2. The City prevailed in prosecuting this case before the Special Magistrate. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate finds the City's costs to be \$ _____. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ _____.]

3. The aforesaid violation(s) or the condition causing the violation(s) **does (do)** **not** present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) **is (are) not** irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. **Before Tuesday, August 15, 2023, the respondent(s) must fully correct all of the violation(s), by taking the actions described in the attached Notice of City Code Violation(s) letter. [Before commencing this work, the respondent(s) should contact the City Inspection Services Activity at (850) 436-5600 to determine if, and by whom, a City work permit must be applied for and obtained beforehand.] Immediately after all required work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that all required work has been completed to code and/or that the violation(s) has/have been completely corrected.**

2. In the event this order is not complied with before the above compliance date, **as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on the above compliance deadline, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s): A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).**

3. It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance **AS SOON AS IT IS ACHIEVED.**

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for

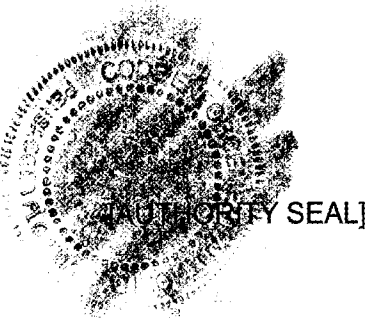
each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original, a duplicate original or a certified copy of this and/or any subsequent Special Magistrate's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED in duplicate on July 25, 2023, at Pensacola, Escambia County, Florida.



PENSACOLA CODE ENFORCEMENT AUTHORITY

Louis F. Ray, Jr.
(Signature of Special Magistrate)

Louis F. Ray, Jr.
(Printed Name of Special Magistrate)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing duplicate original order was executed and acknowledged before me by means of physical presence on July 25, 2023, by the above-named Special Magistrate for the City of Pensacola, Florida, who is personally known to me.

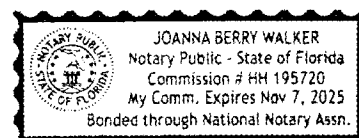
This duplicate original order was prepared by and attested to, and is certified by me to be a duplicate original and, as such, is a true and correct copy of the other duplicate original on file in this office, by:

Joanna Berry Walker
Florida Notary Public &
Administrative Officer of the
Code Enforcement Authority of the
City of Pensacola, Florida
Post Office Box 12910
Pensacola, FL 32521-0001
(850) 436-5500

Joanna Berry Walker
(Signature of Notary and Administrative Officer)

Joanna Berry Walker
(Printed Name of Notary & Administrative Officer)

[NOTARY SEAL]



Recorded in Public Records 10/04/2010 at 02:38 PM OR Book 6642 Page 1096,
Instrument #2010064736, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

Recorded in Public Records 08/10/2010 at 10:23 AM OR Book 6622 Page 1583,
Instrument #2010051568, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

**IN THE CIRCUIT COURT OF THE
FIRST JUDICIAL CIRCUIT, IN AND
FOR ESCAMBIA COUNTY, FLORIDA**

PEN AIR FEDERAL CREDIT UNION,

CASE NO. 2010 CA 001539

Plaintiff,

vs.

**LARRY C. NELSON A/K/A LARRY
NELSON,**

Defendant.

FILED
2008 AUG -6 P 3:10
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

FINAL JUDGMENT

THIS ACTION having come before the Court after entry of Default against Defendant, it is
ORDERED AND ADJUDGED that Plaintiff, PEN AIR FEDERAL CREDIT UNION,
recover from Defendant, LARRY C. NELSON A/K/A LARRY NELSON, the principal amount
of \$15,877.92, interest in the amount of \$751.66, attorneys' fees in the amount of \$887.50, costs
in the amount of \$485.00, and late charges in the amount of \$15.00, making a total of \$18,017.08
that shall bear interest at the rate of 6.00% per annum, for all of which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida, this 6th
day of August, 2010.

Ernie Lee Magaha
CIRCUIT JUDGE

✓ Plaintiff: **PEN AIR FEDERAL CREDIT UNION**
1495 East Nine Mile Road
Pensacola, FL 32510

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA
CLERK & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: *Mama Mous* D.C.

Case: 2010 CA 001539
00081797222
Dkt: CA1036 Pg#: 2

BK: 6642 PG: 1097 Last Page

BK: 6622 PG: 1584 Last Page

8/8/10
km ✓
Copies furnished to:

James E. Sorenson, Esquire,
D. Tyler Van Leuven, Esquire,
Mary Linzee Van Leuven, Esquire,
Elba N. Serrano-Torres, Esquire, and
Patricia M. Durst, Esquire, of
Williams, Gautier, Gwynn, DeLoach & Sorenson, P.A.
Post Office Box 4128
Tallahassee, FL 32315-4128

Attorneys for Plaintiff

✓ Larry C. Nelson
a/k/a Larry Nelson
1515 John Carroll Drive
Pensacola, FL 32504

Defendant

Recorded in Public Records 04/19/2011 at 10:42 AM OR Book 6711 Page 1069,
Instrument #2011025719, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY
190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

STATE OF FLORIDA

vs.

CASE NO: 2011 CO 020793 A
CITATION NO: 20366
W / M DOB: 12/30/1983
SOCIAL SECURITY NBR:
[REDACTED]

LARRY C NELSON
1513 JOHN CARROLL DR
PENSACOLA FL 32504

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2011 APR 18 P 2:40
COUNTY CLERK'S DIVISION
FILED & RECORDED

JUDGMENT AGAINST DEFENDANT FOR ANIMAL CONTROL FINES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$70.00, plus \$10.00 delinquent fee payable to the Clerk of the Court, for a total of \$80.00, which the Court has determined to be the defendant's liability for civil infraction under animal control law per FS 828.27, and related costs.

It is further ordered and adjudged that, in accordance with Section 828.27, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 15 day of April 2011.

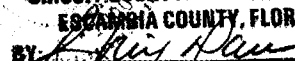

JUDGE THOMAS DANNHEISSER

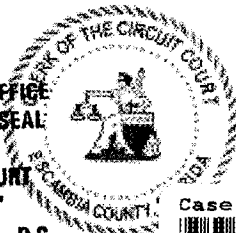
ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of hereof has been furnished to defendant by delivery mail, this 18th day of April, 2011.

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"
By:  D.C.



ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

Case: 2011 CO 020793 A

00082265533

Dkt: CERTLIEN Pg#:

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01309 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 17, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LARRY C NELSON LARRY CHAD NELSON
157 KENILWORTH RD 1515 JOHN CARROLL DRIVE
PENSACOLA, FL 32503 PENSACOLA, FL 32504

LAWRENCE C NELSON LARRY C NELSON
816 WEST GREGORY STREET 1513 JOHN CARROLL DR
PENSACOLA, FL 32502 PENSACOLA, FL 32504

PEN AIR FEDERAL CREDIT UNION CITY OF PENSACOLA
1495 EAST NINE MILE ROAD TREASURY DIVISION
PENSACOLA, FL 32510 P O BOX 12910
PENSACOLA FL 32521

ESCAMBIA COUNTY / COUNTY ATTORNEY ECUA
221 PALAFOX PLACE STE 430 9255 STURDEVANT ST
PENSACOLA FL 32502 PENSACOLA, FL 32514

ESCAMBIA COUNTY / STATE OF FLORIDA CITY OF PENSACOLA CODE ENFORCEMENT
190 GOVERNMENTAL CENTER ATTN SABRINA
PENSACOLA FL 32502 PO BOX 12910
PENSACOLA FL 32521

WITNESS my official seal this 17th day of October 2024.



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 December 4, 2024, 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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01309**, issued the 1st day of **June, A.D., 2022** 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:

W 175 FT OF LT U S1/2 OF BLK 5 LESS S 283 FT ABB S/D PB 1 P 82 OR 6023 P 558 LESS OR 6971 P 395 FEDERAL NATL MORTGAGE

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032777000 (1224-39)

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

LARRY C 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 December, which is the **4th day of December 2024**.

Dated this 21st day of October 2024.

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

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 December 4, 2024, 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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01309**, issued the **1st** day of **June, A.D., 2022** 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:

W 175 FT OF LT U S1/2 OF BLK 5 LESS S 283 FT ABB S/D PB 1 P 82 OR 6023 P 558 LESS OR 6971 P 395 FEDERAL NATL MORTGAGE

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032777000 (1224-39)

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

LARRY C 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 December, which is the **4th day of December 2024**.

Dated this 21st day of October 2024.

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.

Post Property:

1515 JOHN CARROLL DR 32504



**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 December 4, 2024, 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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01309**, issued the 1st day of **June, A.D., 2022** 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:

W 175 FT OF LT U S1/2 OF BLK 5 LESS S 283 FT ABB S/D PB 1 P 82 OR 6023 P 558 LESS OR 6971 P 395 FEDERAL NATL MORTGAGE

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032777000 (1224-39)

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

LARRY C 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 December, which is the **4th day of December 2024**.

Dated this 21st day of October 2024.

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:

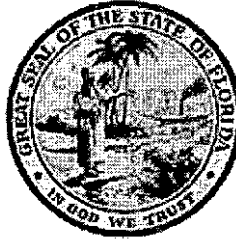
LARRY C NELSON
157 KENILWORTH RD
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
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



**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: 032777000 Certificate Number: 001309 of 2022**

Payor: AMANDA D ALLEN 1515 JOHN CARROLL DR PENSACOLA FL 32504 Date 10/30/2024

Clerk's Check #	5509164655	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$2,882.49
		Postage	\$73.80
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,484.01

~~\$3,484.01~~ **\$3,353.21**

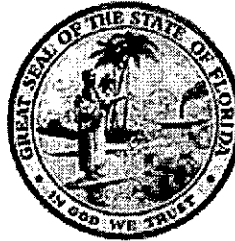
\$3,444.01

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
 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

Case # 2022 TD 001309

Redeemed Date 10/30/2024

Name AMANDA D ALLEN 1515 JOHN CARROLL DR PENSACOLA FL 32504

Clerk's Total = TAXDEED	\$510.72
Due Tax Collector = TAXDEED	\$2,882.49
Postage = TD2	\$73.80
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

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

1224-39

Document Number: ECSO24CIV037018NON

Agency Number: 25-000848

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01309 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE LARRY C NELSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 10/25/2024 at 9:37 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for LARRY C NELSON , Writ was returned to court UNEXECUTED on 10/31/2024 for the following reason:

CONTACTED CLERKS OFFICE WHO CONFIRMED TAXES HAVE BEEN PAID; NON-EXECUTE.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

J. Carnley 926
J. CARNLEY CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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 December 4, 2024, 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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01309**, issued the 1st day of **June, A.D., 2022** 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:

W 175 FT OF LT U S1/2 OF BLK 5 LESS S 283 FT ABB S/D PB 1 P 82 OR 6023 P 558 LESS OR 6971 P 395 FEDERAL NATL MORTGAGE

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032777000 (1224-39)

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

LARRY C 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 December, which is the **4th day of December 2024**.

Dated this 21st day of October 2024.

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:

LARRY C NELSON
157 KENILWORTH RD
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY FL
CLERK'S OFFICE
CIVIL UNIT

RECEIVED

2024 OCT 23 10:07

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 December 4, 2024, 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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01309**, issued the 1st day of **June, A.D., 2022** 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:

W 175 FT OF LT U S1/2 OF BLK 5 LESS S 283 FT ABB S/D PB 1 P 82 OR 6023 P 558 LESS OR 6971 P 395 FEDERAL NATL MORTGAGE

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032777000 (1224-39)

1515 John Carroll DR

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

LARRY C 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 December, which is the **4th day of December 2024**.

Dated this 21st day of October 2024.

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:

LARRY C NELSON
157 KENILWORTH RD
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

1224-39

Document Number: ECSO24CIV037105NON

Agency Number: 25-000772

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01309 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: LARRY C NELSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/25/2024 at 9:33 AM and served same at 9:15 AM on 10/29/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

[Signature] 917
G. FALLER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

000772

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 December 4, 2024, 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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01309**, issued the **1st day of June, A.D., 2022** 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:

W 175 FT OF LT U S1/2 OF BLK 5 LESS S 283 FT ABB S/D PB 1 P 82 OR 6023 P 558 LESS OR 6971 P 395 FEDERAL NATL MORTGAGE

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032777000 (1224-39)

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

LARRY C 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 December, which is the **4th day of December 2024**.

Dated this 21st day of October 2024.

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.

Post Property:

1515 JOHN CARROLL DR 32504



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

RECEIVED
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
OCT 21 2024

LARRY C NELSON [1224-39]
157 KENIL WORTH RD
PENSACOLA, FL 32503

9171 9690 0935 0129 1292 83

LARRY CHAD NELSON [1224-39]
1515 JOHN CARROLL DRIVE
PENSACOLA, FL 32504

9171 9690 0935 0129 1292 76

LAWRENCE C NELSON [1224-39]
816 WEST GREGORY STREET
PENSACOLA, FL 32502

9171 9690 0935 0129 1292 69

LARRY C NELSON [1224-39]
1513 JOHN CARROLL DR
PENSACOLA, FL 32504

9171 9690 0935 0129 1292 52

PEN AIR FEDERAL CREDIT UNION
[1224-39]
1495 EAST NINE MILE ROAD
PENSACOLA, FL 32510

9171 9690 0935 0129 1292 45

CITY OF PENSACOLA [1224-39]
TREASURY DIVISION
P O BOX 12910
PENSACOLA FL 32521

9171 9690 0935 0129 1292 38

ESCAMBIA COUNTY / COUNTY
ATTORNEY [1224-39]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0129 1292 21

ECUA [1224-39]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0129 1292 14

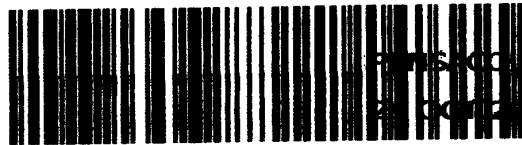
ESCAMBIA COUNTY / STATE OF
FLORIDA [1224-39]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

CITY OF PENSACOLA CODE
ENFORCEMENT [1224-39]
ATTN SABRINA
PO BOX 12910
PENSACOLA FL 32521

9171 9690 0935 0129 1292 07

Redeemed

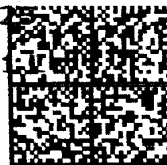
CERTIFIED MAIL™



9171 9690 0935 0129 1292 76

PENSACOLA FL 325

24 PM



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

10/24/2024 ZIP 32502
043M31219251

US POSTAGE

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

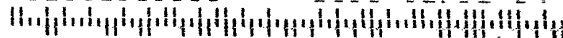
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
FILED
2024 NOV -8 P 12:13
PENSACOLA COUNTY, FL

LARRY CHAD NELSON [1224-39]
1515 JOHN CARROLL DRIVE
PENSACOLA, FL 32504

NIXIE 322 FE 1 0011/05/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335 *2638-01731-24-35



02502583335
32504071

CERTIFIED MAIL™



9171 9690 0935 0129 1292 83



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

10/24/2024 ZIP 32502
043M31219251

US POSTAGE

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
OFFICIAL RECORDS

2024 NOV -8 12:12

PANAMA COUNTY, FL

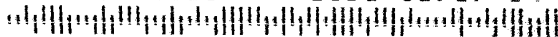
FWD

LARRY C NELSON [1224-39]
157 KENILWORTH RD
PENSACOLA, FL 32503

NIXIE 322 FE 1 0011/02/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335 *2638-02787-24-35



02503-3333
32503-3333

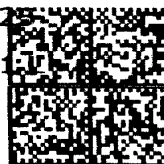
CERTIFIED MAIL™



PENSACOLA FL 325

OCT 24 PM 11

29 1292 69



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

10/24/2024 ZIP 32502
043M31219251

US POSTAGE

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

Handwritten: 12-26-24

CLERK OF THE CIRCUIT COURT
PENSACOLA, FL 32502

2024 NOV 20 P 1:03

FLORIDA CIRCUIT COURT

UNCLAIMED

Handwritten: 1224.39

UNCLAIMED

Handwritten: NOTICE 10-24
10-31
11-10

NIXIE 322 DC 1 0011/17/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

32502-4523-UNC
3250245233

BC: 32502583335 *2638-02228-24-35



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 MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 01309, issued the 1st day of June, A.D., 2022 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:

W 175 FT OF LT U S1/2 OF BLK 5 LESS S 283 FT ABB S/D PB 1 P 82 OR 6023 P 558 LESS OR 6971 P 395 FEDERAL NATL MORTGAGE

SECTION 31, TOWNSHIP 1 S, RANGE 30 W
TAX ACCOUNT NUMBER 032777000 (1224-39)

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

LARRY C 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 December, which is the 4th day of December 2024.

Dated this 24th day of October 2024.

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

4WR10/30-11/20TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7512
Order Date: 10/25/2024
Number Issues: 4
Pub Count: 1
First Issue: 10/30/2024
Last Issue: 11/20/2024
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 10/30/2024, 11/6/2024, 11/13/2024, 11/20/2024

Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

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

2022 TD 01309 MIKON FINANCIAL SERVICES INC AND OCEAN BANK - Nelson

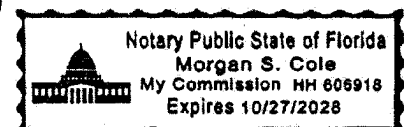
was published in said newspaper in and was printed and released from 10/30/2024 until 11/20/2024 for a consecutive 4 weeks.

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 [X] physical presence or [] online notarization, on 11/20/2024, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC



CERTIFIED MAIL™

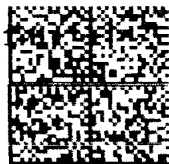
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0129 1292 52

PENSACOLA FL 325

24 OCT 2024PM 1:41



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰⁰

10/24/2024 ZIP 32502
043M31219251

US POSTAGE

LARRY C NELSON [1224-39]
1513 JOHN CARROLL DR
PENSACOLA, FL 32504

FW

322 AA 1 N C0010/30/24
UNABLE TO FORWARD FOR RETURN TO SENDER

32504-71
PENSACOLA FL 32504

NO POSTAGE NECESSARY IF MAILED IN THE UNITED STATES