CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

FLORIDA

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19

0525-72

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	LAURA SCHILLACI FUTURE'S SECURITY LLC 540 GILFORD AVE TOMS RIVER, NJ 08753	Application date	Aug 06, 2024
Property description	TARPON IV LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160 6214 MONTGOMERY AVE 04-1194-775 N 100 FT OF W 155 57/100 FT OF BLK L WEST PENSACOLA HTS PB 2 P 34A OR 6500 P 1	Certificate #	2022 / 1562
		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)
# 2022/1562	06/01/2022	679.36	33.97	713.33
			➔Part 2: Total*	**713.33**

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)
# 2024/1648	06/01/2024	776.24	6.25	38.81	821.30
# 2023/1540	06/01/2023	676.68	6.25	152.25	835.18
# 2021/1409	06/01/2021	675.48	6.25	384.18	1,065.91
# 2020/1788	06/01/2020	819.39	6.25	503.92	1,329.56
# 2019/1674	06/01/2019	693.22	6.25	291.15	990.62
# 2018/1707	06/01/2018	696.68	6.25	359.23	1,062.16
				Part 3: Total*	**6,104.73**

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)	6,818.06
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)	7,193.06

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

Signature, Tax Collector or Designee

Date August 12th, 2024

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 05/07/2025
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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400925

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
LAURA SCHILLACI
FUTURE'S SECURITY LLC
540 GILFORD AVE
TOMS RIVER, NJ 08753,
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
04-1194-775	2022/1562	06-01-2022	N 100 FT OF W 155 57/100 FT OF BLK L WEST PENSACOLA HTS PB 2 P 34A OR 6500 P 1

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
LAURA SCHILLACI
FUTURE'S SECURITY LLC
540 GILFORD AVE
TOMS RIVER, NJ 08753

Applicant's signature

08-06-2024
Application Date

Chris Jones
Escambia County Property Appraiser

Real Estate Search **Tangible Property Search** **Sale List**

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Nav. Mode ◉ Account ○ Parcel ID

Printer Friendly Version

General Information

Parcel ID:	421S302201030012
Account:	041194775
Owners:	TARPON IV LLC
Mail:	18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160
Situs:	6214 MONTGOMERY AVE 32526
Use Code:	VACANT RESIDENTIAL
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	*Cap Val*
2024	$31,172	$0	$31,172	$18,858
2023	$31,172	$0	$31,172	$17,144
2022	$15,586	$0	$15,586	$15,586

Disclaimer

Tax Estimator

File for Exemption(s) Online

Report Storm Damage

Sales Data Type List:

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/26/2009	6500	1	$3,000	TD	
07/1993	3443	439	$22,500	SC	
01/1970	473	442	$100	WD	
01/1969	432	685	$1,500	WD	
01/1969	432	683	$1,300	WD	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2024 Certified Roll Exemptions

None

Legal Description

N 100 FT OF W 155 57/100 FT OF BLK L WEST PENSACOLA HTS PB 2 P 34A OR 6500 P 1

Extra Features

None

Parcel Information

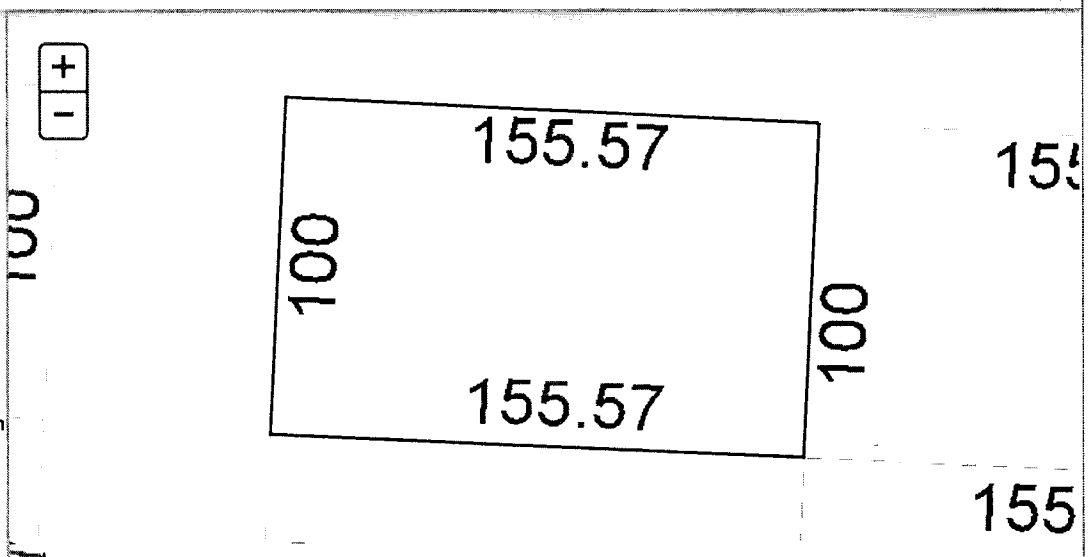
Launch Interactive Map

Section Map Id:
42-1S-30-2

Approx. Acreage:
0.3578

Zoned:
MDR

Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

Images

None

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:08/12/2024 (tc.152285)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024061242 8/12/2024 2:39 PM
OFF REC BK: 9187 PG: 1793 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FUTURE'S SECURITY LLC** holder of **Tax Certificate No. 01562**, 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:

N 100 FT OF W 155 57/100 FT OF BLK L WEST PENSACOLA HTS PB 2 P 34A OR 6500 P 1

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041194775 (0525-72)

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

TARPON IV LLC

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 May, which is the **7th day of May 2025.**

Dated this 12th day of August 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

perdido
title & abstract, inc.

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 #: **04-1194-775** CERTIFICATE #: **2022-1562**

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: **January 15, 2005 to and including January 15, 2025** Abstractor: **Pam Alvarez**

BY

Michael A. Campbell,
As President
Dated: January 16, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 16, 2025
Tax Account #: **04-1194-775**

1. The Grantee(s) of the last deed(s) of record is/are: **TARPON IV LLC**

   By Virtue of Tax Deed recorded 8/26/2009 in OR 6500/1

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. **Nuisance Abatement Lien in favor of Escambia County recorded 12/12/2011 OR 6796/678**
   b. **Code Enforcement Order in favor of Escambia County recorded 6/28/2007 OR 6171/1568**
   c. **Code Enforcement Order in favor of Escambia County recorded 10/6/2006 OR 6007/115**
   d. **Judgment in favor of Universal Property & Casualty Insurance Company recorded 10/16/2018 OR 7983/1485**
   e. **Judgment in favor of Asset Acceptance LLC recorded 10/21/2005 OR 5758/1101**

4. Taxes:

   Taxes for the year(s) 2017-2023 are delinquent.
   Tax Account #: 04-1194-775
   Assessed Value: $18,858.00
   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: **MAY 7, 2025**

TAX ACCOUNT #: **04-1194-775**

CERTIFICATE #: **2022-1562**

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	
☐	☒	**Notify City of Pensacola, P.O. Box 12910, 32521**
☒	☐	**Notify Escambia County, 190 Governmental Center, 32502**
☐	☒	**Homestead for _2024_ tax year.**

TWJ PAN FLORIDA LLC
JONATHAN POLITANO
TARPON IV LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

ASSET ACCEPTANCE LLC
PO BOX 2036
WARREN, MI 48090

TARPON IV LLC
1101 BRICKELL AV
SUITE N 1700
MIAMI, FL 33131

ENVIRONMENTAL ENFORCEMENT DIVISION
ESCAMBIA COUNTY CENTRAL
OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA, FL 32505

ENVIRONMENTAL ENFORCEMENT DIVISION
6708 PLANTATION ROAD
PENSACOLA, FL 32504

UNIVERSAL PROPERTY & CASUALTY
INSURANCE COMPANY
1110 W COMMERCIAL BLVD SOUTH BLDG
FORT LAUDERDALE, FL 33309

Certified and delivered to Escambia County Tax Collector, this 16th day of January, 2025.
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

January 16, 2025
Tax Account #:04-1194-775

LEGAL DESCRIPTION
EXHIBIT "A"

N 100 FT OF W 155 57/100 FT OF BLK L WEST PENSACOLA HTS PB 2 P 34A OR 6500 P 1

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-1194-775(0525-72)

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

Recorded in Public Records 08/26/2009 at 02:01 PM OR Book 6500 Page 1, Instrument #2009058861, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $10.00 Deed Stamps $21.00

This instrument was prepared by:
Ernie Lee Magaha, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

Tax Deed File No. 09-094
PropertyIdentification No. 421S302201030012
Tax Account No. 041194775

TAX DEED

State of Florida
County of Escambia

The following Tax Sale Certificate Numbered 01467 issued on June 1, 2007 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 3rd day of August 2009, offered for sale as required by law for cash to the highest bidder and was sold to: **TARPON IV LLC**, 18305 Biscayne Blvd suite 400 Aventura FL 33160, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 3rd day of August 2009, in the County of Escambia, State of Florida, in consideration of the sum of ($2,936.79) TWO THOUSAND NINE HUNDRED THIRTY SIX AND 79/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

N 100 FT OF W 155 57/100 FT OF BLK L WEST PENSACOLA HTS PB 2 P 34A OR 3443 P 439

**** Property previously assessed to: RICKY L SAPP**

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

Ernie Lee Magaha
ERNIE LEE MAGAHA, Clerk of the Circuit Court
Escambia County, Florida

Heather Sullivan
witness Heather Sullivan
witness Maryline Avila

State of Florida
County of Escambia

On this 26th of August 2009 before me Maryline Avila personally appeared Ernie Lee Magaha, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.
Witness my hand and official seal date aforesaid.

ERNIE LEE MAGAHA, Clerk of the Circuit Court
By: _____
Maryline Avila, Deputy Clerk

Detail by Entity Name

Foreign Limited Liability Company
TARPON IV, LLC

Filing Information

Document Number	M16000001742
FEI/EIN Number	56-2656754
Date Filed	02/29/2016
State	DE
Status	ACTIVE

Principal Address

1101 BRICKELL AVE
SUITE N1700
MIAMI, FL 33131

Changed: 03/06/2023

Mailing Address

18305 BISCAYNE BLVD.
SUITE 400
AVENTURA, FL 33160

Registered Agent Name & Address

TWJ Pan Florida LLC
Jonathan Politano
18305 BISCAYNE BLVD.
Suite 400
AVENTURA, FL 33160

Name Changed: 03/29/2019

Address Changed: 03/06/2023

Authorized Person(s) Detail

Name & Address

Title Authorized Member

TWJ PAN-FLORIDA, LLC
1101 BRICKELL AVE
SUITE N1700
MIAMI, FL 33131

Title Manager

Hollo, Jerome
1101 BRICKELL AVE
SUITE N1700
MIAMI, FL 33131

Title Manager

Politano, Jonathan
18305 BISCAYNE BLVD.
SUITE 400
AVENTURA, FL 33160

Annual Reports

Report Year	Filed Date
2022	04/04/2022
2023	03/06/2023
2024	03/18/2024

Document Images

03/18/2024 -- ANNUAL REPORT	View image in PDF format
03/06/2023 -- ANNUAL REPORT	View image in PDF format
04/04/2022 -- ANNUAL REPORT	View image in PDF format
08/31/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/15/2021 -- ANNUAL REPORT	View image in PDF format
03/03/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/19/2019 -- ANNUAL REPORT	View image in PDF format
03/01/2018 -- ANNUAL REPORT	View image in PDF format
02/16/2017 -- ANNUAL REPORT	View image in PDF format
02/29/2016 -- Foreign Limited	View image in PDF format

Recorded in Public Records 12/12/2011 at 04:32 PM OR Book 6796 Page 678, Instrument #2011088166, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $18.50

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
Escambia County Central Office Complex
3363 West Park Place
Pensacola, FL 32505
(850) 595-1820

CE110803520

NOTICE OF LIEN
(Nuisance Abatement)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by TARPON IV LLC located at 6214 Montgomery Ave. and more particularly described as:

PR# 421S302201030012

N 100 FT OF W 155 57/100 FT OF BLK L WEST PENSACOLA HTS PB 2 P 34A OR 6500 P 1

A field investigation by the Office of Environmental Enforcement was conducted on October 20, 2011 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a), (b), and (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	$370.00
Administrative costs	$250.00
Total	$620.00

The principal amount of this lien shall bear interest at a rate of 8% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

BK: 6796 PG: 679 Last Page

Executed this 29th day of November 2011 by the County Administrator as authorized by the Escambia County Board of County Commissioners.

Witness Susan Hendrix
Print Name Susan Hendrix

Witness [illegible]
Print Name Bob Armenti

ESCAMBIA COUNTY, FLORIDA

Charles R. Oliver 11/29/11

By: Charles R. "Randy" Oliver
County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 29th day of November, 2011, by Charles R "Randy" Oliver, County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He (X) is personally known to me, or ( ) has produced current _____ as identification.

ANGELA CRAWLEY
Notary Public-State of Florida
Comm. Exp. July 28, 2015
Comm. No. EE 116706

(Notary Seal)

Angela Crawley
Signature of Notary Public

Angela Crawley
Printed Name of Notary Public

Recorded in Public Records 06/28/2007 at 10:03 AM OR Book 6171 Page 1568, Instrument #2007061764, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $27.00

Recorded in Public Records 06/28/2007 at 09:47 AM OR Book 6171 Page 1511, Instrument #2007061740, Ernie Lee Magaha 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

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 07-04-0364
Location: 2710 Midland Park Avenue
PR# 251S31-4100-013-001

Ricky L. Sapp
2710-C Midland Park Avenue
Pensacola, FL 32526

Ricky L. Sapp
P. O. Box 37272
Pensacola, FL 32526

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the respondent or representative, _____ as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the Code of Ordinances 42-196(a),(b),(c) + (d) and Land Development Code 7.07.06 + 7.09.00 (c)2(e); and Code of Ordinances 30-208(n) + (q)

has occurred and continues.

BK: 6171 PG: 1569

BK: 6171 PG: 1512

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: Ricky L. Sapp shall have until July 20, 2007 to correct the violation and to bring the violation into compliance. Corrective action shall include: repair of the structures to comply with all building codes including windows and roofs that are broken or de[illegible]. Replace all skirting that is required by Code to the extent this is required. Remove all trash, Debris, solid waste and other growth in excess of 12 inches.

If you fail to fully correct the violation within the time required, you will be assessed a fine of $50.00 per day, commencing July 21, 2007. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

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

Costs in the amount of $1,100.00 are hereby awarded in favor of Escambia County as the prevailing party against Ricky L. Sapp.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the

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BK: 6171 PG: 1513 Last Page

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

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

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

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

DONE AND ORDERED at Escambia County, Florida on the 26th day of June, 2007.

G. Thomas Smith
Special Magistrate
Office of Environmental Enforcement

Certified to be a true copy of
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County Florida
By: _____ D.C.
Date: 6-28-07

CLERK OF CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Recorded in Public Records 10/06/2006 at 03:16 PM OR Book 6007 Page 115, Instrument #2006101636, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $27.00

Recorded in Public Records 10/06/2006 at 12:39 PM OR Book 6006 Page 1446, Instrument #2006101519, Ernie Lee Magaha 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

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 06-05-0625
Location: 6214 Montgomery Avenue
PR# 421S30-2201-030-012

Ricky L. Sapp
P.O. Box 37526
Pensacola, FL 32526

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the respondent or representative, failed to appear as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the Code of Ordinances 30-203(a); 30-203(b); 30-203(d); LDC 6.04-04; LDC 6.05.09 has occurred and continues.

Certified to be a true copy
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By: [signature] D.C.
Date: October 6, 2006

CLERK OF CIRCUIT COURT * ESCAMBIA COUNTY, FLORIDA *

BK: 6007 PG: 116

BK: 6006 PG: 1447

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: Ricky L. Sapp shall have until 11/3, 2006 to correct the violation and to bring the violation into compliance. Corrective action shall include:

removal of mobile home from property; ensure that all individuals vacate the recreational vehicles; remove all trash and debris from property; ~~[illegible]~~ bring property within compliance of all codes

If you fail to fully correct the violation within the time required, you will be assessed a fine of $80 per day, commencing 11/4, 2006. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

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

Costs in the amount of $1,100.00 are hereby awarded in favor of Escambia County as the prevailing party against Ricky L Sapp.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date.

BK: 6007 PG: 117 Last Page

BK: 6006 PG: 1448 Last Page

The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

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

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

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

DONE AND ORDERED at Escambia County, Florida on the 3rd day of October, 2006.

G. Thomas Smith / Elizabeth Parsons
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 10/16/2018 8:43 AM OR Book 7983 Page 1485, Instrument #2018082703, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 79240504 E-Filed 10/12/2018 09:13:34 AM

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

CASE NO.: 2018 CC 003209

UNIVERSAL PROPERTY & CASUALTY INSURANCE COMPANY a/s/o JUANITA DAVIS,

Plaintiff,

vs.

TARPON IV, LLC,

Defendant.

_____/

DEFAULT FINAL JUDGMENT AS TO DEFENDANT

THIS COURT having entered a Default against the Defendant, **TARPON IV, LLC**, for failure to serve or file any pleadings as required by the Florida Rules of Civil Procedure, and the Court otherwise being fully advised in the premises, it is hereby:

ORDERED AND ADJUDGED as follows:

1. Plaintiff, UNIVERSAL PROPERTY & CASUALTY INSURANCE COMPANY a/s/o JUANITA DAVIS, recovers from the Defendant, **TARPON IV, LLC**, the principal sum of $11,683.53, costs of $357.35, and prejudgment interest of $678.36, amounting to a total of **$12,719.24**, that shall bear interest at the rate of 6.09% until the amount of this Judgment is paid, for which all of the above let execution issue. This Court retains jurisdiction as to all other named parties.

2. It is further ordered and adjudged that the Defendants shall complete under oath the Fact Information Sheet (Florida Rules of Civil Procedure Form 1.977) including all required attachments, and return it to Plaintiff's attorney, within forty-five (45) days of the date of this Judgment, unless the Judgment is satisfied or post-judgment discovery is stayed.

3. Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendants to complete Form 1.977 and return it to Plaintiff's attorney.

DONE AND ORDERED this _____day of _____2018.

eSigned by COUNTY COURT JUDGE AMY BRODERSEN
on 10/11/2018 17:09:32 xH8UUS5T

Copies furnished to: Tarpon IV, LLC c/o Jonathan Politano, 18305 Biscayne Blvd., Suite 400, Aventura, FL 33160; Jonathan Martenak, Esq., Attorney for Plaintiff, at subrogationservice@universalproperty.com, Universal Property and Casualty Insurance Company, 1110 W. Commercial Boulevard, South Bldg., Fort Lauderdale, FL 33309.

Recorded in Public Records 10/21/2005 at 09:58 AM OR Book 5758 Page 1101, Instrument #2005435200, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY
STATE OF FLORIDA, CIVIL DIVISION

ASSET ACCEPTANCE LLC,
Plaintiff,

vs. Case No.: 05SC4322

RICKY L SAPP,
Defendant,
_____/

DEFAULT FINAL JUDGMENT

THIS CAUSE having come before the Court on 9/22/05, and the Court, finding the Defendant failed to appear at Pre-Trial on 9/22/05, it is hereby.

ORDERED AND ADJUDGED:

1. That judgment be, and the same is hereby entered in favor of the Plaintiff, Asset Acceptance LLC, PO Box 2036, Warren, MI 48090, and against defendant, RICKY L SAPP, 7120 COMMUNITY DR, PENSACOLA, FL 32526-4035, for the use of a PROVIDIAN BANK credit card account # 4031140700697823, in the sum of $2,434.27 on principal, $798.25 as prejudgment interest, with costs of $180.00, for a total sum of $3,412.52 for all of which let execution issue and which sum shall bear interest at the rate of 7% per year, and

2. That Judgment be, and the same is hereby entered in favor of the Plaintiff, Asset Acceptance LLC, PO Box 2036, Warren, MI 48090, and against defendant, RICKY L SAPP, 7120 COMMUNITY DR, PENSACOLA, FL 32526-4035, for the use of a DIRECT MERCHANTS BANK credit card account # 5449100844360897, in the sum of $1,032.77 on principal, $155.05 as pre-judgment interest, for a total sum of $1,187.82, for all of which let execution issue and which sum shall bear interest at the rate of 7% per year.

ORDERED AND ADJUDGED that defendant shall complete Florida Small Claims Rules form 7.343 (Fact Information Sheet) and return it to the plaintiff's attorney within forty-five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction in this case is retained to enter further orders that are proper to compel the defendant to complete form 7.343 and return it to the plaintiff's attorney.

DONE AND ORDERED in chambers at ESCAMBIA COUNTY this 19 day of October, 2005.

Thomas E Johnson
COUNTY COURT JUDGE

cc: Asset Acceptance LLC. c/o Rodolfo J. Miro, P.O. Box 9085,
Brandon, FL 33509, Bar-0103799

RICKY L SAPP, 7120 COMMUNITY DR, PENSACOLA, FL 32526-4035

12614705

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01562 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 20, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

TARPON IV LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

UNIVERSAL PROPERTY & CASUALTY INSURANCE COMPANY
1110 W COMMERCIAL BLVD SOUTH BLDG
FORT LAUDERDALE, FL 33309

ASSET ACCEPTANCE LLC
P0 BOX 2036
WARREN, MI 48090

TARPON IV LLC
1101 BRICKELL AVE SUITE N 1700
MIAMI, FL 33131

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

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

WITNESS my official seal this 20th day of March 2025.

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 May 7, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FUTURE'S SECURITY LLC** holder of **Tax Certificate No. 01562**, 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:

N 100 FT OF W 155 57/100 FT OF BLK L WEST PENSACOLA HTS PB 2 P 34A OR 6500 P 1

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041194775 (0525-72)

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

TARPON IV LLC

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 May, which is the **7th day of May 2025.**

Dated this 17th day of March 2025.

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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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Post Property:

6214 MONTGOMERY AVE 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

TARPON IV LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 052572

Document Number: ECSO25CIV009992NON **Agency Number:** 25-004766
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 01562 2022

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE TARPON IV LLC
Defendant:

Type of Process: NOTICE OF APPLICATION FDOR TAX DEED

Received this Writ on 3/21/2025 at 9:17 AM and served same at 8:43 AM on 3/24/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERKS OFFICE.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: Cypret 921
J. CYPRET, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: MRM

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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Miami-Dade Sheriff's Office

Court Services Bureau

Rosie Cordero-Stutz
Sheriff

ESCAMBIA COUNTY CLERK OF COURTS COUNTY & COMPTROLLER TAX DEEDS vs. TARPON IV LLC	**Case Number** 01562

RETURN OF SERVICE

TAX NOTICE

4/2/25 11:40 am	Served - Posted Tax Notice	SERVED	TARPON IV LLC

03/31/2025 Came this day into hand of the Sheriff

04/02/2025 11:40 AM - SERVED THE TAX NOTICE UPON TARPON IV LLC BY POSTING A COPY AT 18305 BISCAYNE BLVD STE 400, AVENTURA, FL 33160 PER FLA. STAT. 197.522(2)(A). SERVICE AFFECTED BY: CSS1 CLAUDIA PAZ #60046, DEPUTY SHERIFF OF MIAMI-DADE COUNTY, FL.

CLAUDIA PAZ, CSS1, #60046

Escambia County Clerk of Court
Florida Clerk of Courts
P.O. Box 333
Pensacola, FL 32591

WARNING

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SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041194775 (0525-72)

SERVED
DATE 4/2/25
TIME 10:50 AM
SHERIFF OF MIAMI-DADE COUNTY
MIAMI-DADE COUNTY FLORIDA
BY DEPUTY SHERIFF
BADGE NO. 6

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

TARPON IV LLC

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 May, which is the **7th day of May 2025.**

Dated this 17th day of March 2025.

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Personal Services:

TARPON IV LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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90008842

MAR 31 2025

RECEIVED
MIRAMADE POLICE DEPT.

2023 MAR 31 AM 8:50

03

MUST BE SERVED ON OR
BEFORE 4/17/25
IF NOT SERVED, THEN
POST ON THE

TARPON IV LLC [0525-72]
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

9171 9690 0935 0127 2424 96

✓ delivered

UNIVERSAL PROPERTY & CASUALTY
INSURANCE COMPANY [0525-72]
1110 W COMMERCIAL BLVD SOUTH
BLDG
FORT LAUDERDALE, FL 33309

9171 9690 0935 0127 2424 89

ASSET ACCEPTANCE LLC [0525-72]
P0 BOX 2036
WARREN, MI 48090

9171 9690 0935 0127 2424 72

TARPON IV LLC [0525-72]
1101 BRICKELL AVE SUITE N 1700
MIAMI, FL 33131

9171 9690 0935 0127 2424 65

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0525-72]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0127 2424 58

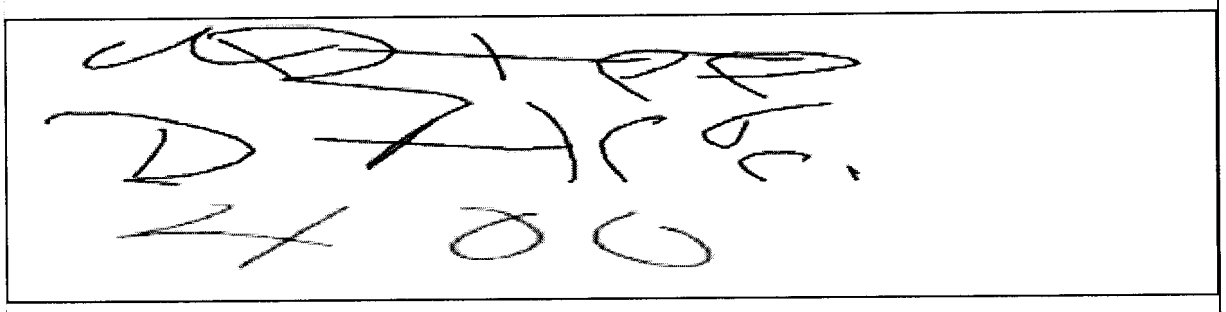
ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0525-72]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0127 2424 41

Tracking Number Information

Meter:	31219251	**Mailing Date:**	03/20/25 04:00 PM
Tracking Number:	9171969009350127242496	**Sender:**	OR
Current Status:	OK : Delivered	**Recipient:**	
Class of Mail	FC	**Zip Code:**	33160
Service:	ERR	**City:**	MIAMI
Value	$0.690	**State:**	FL

Proof of Delivery



Status Details

▼ Status Date	Status
Mon, 03/24/25, 02:40:00 PM	OK : Delivered
Sun, 03/23/25, 05:26:00 PM	Processed (processing scan)
Sun, 03/23/25, 02:50:00 PM	Processed (processing scan)
Sun, 03/23/25, 09:49:00 AM	Processed (processing scan)
Fri, 03/21/25, 06:19:00 PM	Processed (processing scan)
Fri, 03/21/25, 05:04:00 PM	Origin Acceptance
Thu, 03/20/25, 07:26:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA
County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE **in the matter of** TAX DEED SALE

DATE – 05-07-2025 – TAX CERTIFICATE #'S 01562

in the CIRCUIT **Court was published in said newspaper in the issues of**

MARCH 27 & APRIL 3, 10, 17, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2025.04.17 10:11:37 -05'00'

PUBLISHER

Sworn to and subscribed before me this 17TH **day of** APRIL **A.D.,** 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.04.17 10:14:53 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC

HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

NOTICE OF APPLICATION FOR TAX DEED

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TAX ACCOUNT NUMBER 041194775 (0525-72)

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

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 May, which is the 7th day of May 2025.

Dated this 20th day of March 2025.

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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-03-27-04-03-10-17-2025

Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com facebook.com/ECTaxCollector twitter.com/escambiatc

2024 REAL ESTATE TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
04-1194-775	06		421S302201030012

TARPON IV LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

PROPERTY ADDRESS:
6214 MONTGOMERY AVE

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING 22/1562

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	18,858	0	18,858	124.77
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.7520	31,172	0	31,172	54.61
BY STATE LAW	3.0950	31,172	0	31,172	96.48
WATER MANAGEMENT	0.0218	18,858	0	18,858	0.41
SHERIFF	0.6850	18,858	0	18,858	12.92
M.S.T.U. LIBRARY	0.3590	18,858	0	18,858	6.77
ESCAMBIA CHILDRENS TRUST	0.4043	18,858	0	18,858	7.62
TOTAL MILLAGE	12.9336			AD VALOREM TAXES	$303.58

LEGAL DESCRIPTION

N 100 FT OF W 155 57/100 FT OF BLK L WEST PENSACOLA HTS PB 2 P 34A OR 6500 P 1

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	RATE	AMOUNT
FP FIRE PROTECTION		375.99
	NON-AD VALOREM ASSESSMENTS	$375.99

Pay online at EscambiaTaxCollector.com
Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS $679.57

If Received By	Apr 30, 2025	May 30, 2025			
Please Pay	$699.96	$734.96			

RETAIN FOR YOUR RECORDS

2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NUMBER
04-1194-775
PROPERTY ADDRESS
6214 MONTGOMERY AVE

TARPON IV LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector
P.O. BOX 1312
PENSACOLA, FL 32591
Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT	
AMOUNT IF PAID BY	Apr 30, 2025 699.96
AMOUNT IF PAID BY	May 30, 2025 734.96
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

1 041194775 2024 4

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
High Bid Tax Deed Sale

Cert # 001562 of 2022 Date 5/7/2025
Name NENPLENSEH WAHKELEH

Cash Summary

Cash Deposit	$1,675.00
Total Check	$32,102.00
Grand Total	$33,777.00

Purchase Price (high bid amount)	$33,500.00	**Total Check**	**$32,102.00**
+ adv recording deed	$10.00	**Adv Recording Deed**	**$10.00**
+ adv doc. stamps deed	$234.50	**Adv Doc. Stamps**	**$234.50**
+ Adv Recording For Mailing	$18.50		
Opening Bid Amount	$9,472.09	**Postage**	**$49.20**
		Researcher Copies	**$0.00**
- postage	$49.20		
- Researcher Copies	$0.00		
		Adv Recording Mail Cert	**$18.50**
- Homestead Exempt	$0.00		
		Clerk's Prep Fee	**$14.00**
=Registry of Court	$9,422.89	**Registry of Court**	**$9,422.89**
Purchase Price (high bid)	$33,500.00		
-Registry of Court	$9,422.89	**Overbid Amount**	**$24,027.91**
-advance recording (for mail certificate)	$18.50		
-postage	$49.20		
-Researcher Copies	$0.00		
= Overbid Amount	$24,027.91		

PAM CHILDERS
Clerk of the Circuit Court

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
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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 001562
Sold Date 5/7/2025
Name NENPLENSEH WAHKELEH

RegistryOfCourtT = TAXDEED	$9,422.89
overbidamount = TAXDEED	$24,027.91
PostageT = TD2	$49.20
Researcher Copies = TD6	$0.00
prepFee = TD4	$14.00
advdocstampsdeed = TAXDEED	$234.50
advancerecording = TAXDEED	$18.50
AdvRecordingDeedT = TAXDEED	$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2022	0101	CASE FILED 06/01/2022 CASE NUMBER 2022 TD 001562	
8/12/2024	RECEIPT	PAYMENT $456.00 RECEIPT #2024058642	
8/12/2024	TD83	TAX COLLECTOR CERTIFICATION	
8/12/2024	TD84	PA'S INFO	
8/12/2024	TD84	NOTICE OF TDA	
1/30/2025	TD82	PROPERTY INFORMATION REPORT	
3/21/2025	CheckMailed	CHECK PRINTED: CHECK # 900038492 - - REGISTRY CHECK	
3/21/2025	TD81	CERTIFICATE OF MAILING	
3/28/2025	TD84	SHERIFF RETURN OF SERVICE	
4/14/2025	TD84	CERT MAIL TRACKING INFO	
4/22/2025	TD84	PROOF OF PUBLICATION	
4/24/2025	TD84	2024 TAX BILL	
4/25/2025	CheckVoided	CHECK (CHECKID 141717) VOIDED: ESCAMBIA SUN PRESS LLC 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
4/25/2025	CheckMailed	CHECK PRINTED: CHECK # 900038647 - - REGISTRY CHECK	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
8/12/2024 3:01:12 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00

8/12/2024 3:01:13 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
8/12/2024 3:01:11 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
8/12/2024 3:01:14 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
8/12/2024 3:02:23 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
8/12/2024 3:03:55 PM	2024058642	FUTURES SECURITY LLC	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
4/25/2025 1:35:16 PM	Check (outgoing)	101991266	ESCAMBIA SUN PRESS LLC	605 S OLD CORRY FIELD RD	200.00	900038647 CLEARED ON 4/25/2025
3/21/2025 9:29:43 AM	Check (outgoing)	101981233	MIAMI-DADE COUNTY SHERIFF	ATTN: CIVIL DIVISION	40.00	900038492 CLEARED ON 3/21/2025
8/12/2024 3:03:55 PM	Deposit	101919641	FUTURES SECURITY LLC		320.00	Deposit
	Check (outgoing)	101996409	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	40.00	

Deposited	Used	Balance
320.00	9,280.00	-8,960.00

TAX DEED SALE
URT & COMPTROLLER

Home About Us

on Results Report

stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale.

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fee	Rec Fee	EA Fee	POPR Fe	Doc Stam	Total Due	Certificate Number	Name On Title	Title Addr
05/07/2025	2022 TD 001562	42								$0.00	$234.50	$32,102.00	01562	Nimbalian Enterpr	225 N Pace
05/07/2025	2020 TD 007837	02								$0.00	$77.00	$10,569.50	07837	Nimbalian Enterpr	225 N Pace
05/07/2025	2020 TD 006582	08								$0.00	$32.90	$4,640.40	06582	RDZ INVESTMEN	479 US HW
05/07/2025	2020 TD 003619	34								$0.00	$67.20	$9,229.70	03619	Vivian Long	1010 Penns
05/07/2025	2020 TD 003597	34								$0.00	$84.70	$11,622.20	03597	Mark Warren Fink	304 Yvonne
05/07/2025	2020 TD 003092	17								$0.00	$54.60	$7,507.10	03092	Clear Westview LF	1001 Avenic
05/07/2025	2020 TD 001416	27								$0.00	$177.80	$24,350.30	01416	Nimbalian Enterpr	225 N Pace
05/07/2025	2020 TD 001308	26								$0.00	$105.00	$14,397.50	01308	ruben averhart	8721 saltgra
05/07/2025	2018 TD 005607	21								$0.00	$10.50	$1,353.00	05607	RDZ INVESTMEN	479 US HW
05/07/2025	2018 TD 005606	21								$0.00	$10.50	$1,353.00	05606	P3 PROPERTY IN	20392 N 84

Edit Name on Title

Name on Title | Custom Fields | Style

Case Number: 2022 TD 001562
Result Date: 05/07/2025

Title Information:

Name: Nimbalian Enterprise

Address1: 225 N Pace Blvd.

Address2: Suite #434

City: Pensacola

State: FL

Zip: 32505

Cancel Update

Page 1 of 1 30 View 1 - 1

TOTALS: Items Count: 10 Balance: $115,745.00 Clerk Fees: $0.00 Rec Fees: $425.00 Doc Stamps: $854.70 Total Due: $117,024.70

76941

$33,500.00

Nenplenseh Wahkeleh

Deposit
$1,675.00

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025034381 5/13/2025 11:12 AM
OFF REC BK: 9316 PG: 665 Doc Type: COM
Recording $18.50

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01562 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 20, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

TARPON IV LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

UNIVERSAL PROPERTY & CASUALTY INSURANCE COMPANY
1110 W COMMERCIAL BLVD SOUTH BLDG
FORT LAUDERDALE, FL 33309

ASSET ACCEPTANCE LLC
P0 BOX 2036
WARREN, MI 48090

TARPON IV LLC
1101 BRICKELL AVE SUITE N 1700
MIAMI, FL 33131

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

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

WITNESS my official seal this 20th day of March 2025.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA
County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE **in the matter of** TAX DEED SALE

DATE – 05-07-2025 – TAX CERTIFICATE #'S 01562

in the CIRCUIT **Court**

was published in said newspaper in the issues of

MARCH 27 & APRIL 3, 10, 17, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2025.04.17 10:11:37 -05'00'

PUBLISHER

Sworn to and subscribed before me this 17TH **day of** APRIL **A.D.,** 2025

Heather Tuttle

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.04.17 10:14:53 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC

HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FUTURE'S SECURITY LLC holder of Tax Certificate No. 01562, 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:

N 100 FT OF W 155 57/100 FT OF BLK L WEST PENSACOLA HTS PB 2 P 34A OR 6500 P 1 SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041194775 (0525-72)

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

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 May, which is the 7th day of May 2025.

Dated this 20th day of March 2025.

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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-03-27-04-03-10-17-2025

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025034382 5/13/2025 11:13 AM
OFF REC BK: 9316 PG: 667 Doc Type: TXD
Recording $10.00 Deed Stamps $234.50

Tax deed file number 0525-72

Parcel ID number 421S302201030012

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 01562 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 7th day of May 2025, the land was offered for sale. It was sold to **Nimbalian Enterprise**, 225 N Pace Blvd. Suite #434 Pensacola FL 32505, who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: N 100 FT OF W 155 57/100 FT OF BLK L WEST PENSACOLA HTS PB 2 P 34A OR 6500 P 1 SECTION 42, TOWNSHIP 1 S, RANGE 30 W

**** Property previously assessed to: TARPON IV LLC**

On 7th day of May 2025, in Escambia County, Florida, for the sum of ($33,500.00) THIRTY THREE THOUSAND FIVE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

Mylinda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502

Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502

Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida

CLERK & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

On this 7th day of May, 2025 before me personally appeared Pam Childers Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

NOTARY PUBLIC STATE OF FLORIDA

Emily Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida

Tax Certificate #	2022 TD 001562
Account #	041194 775
Property Owner	Tarpon IV LLC
Property Address	6214 Montgomery Ave 32526
SOLD TO: Nenpenseh Wahkeleh	$33500.00

Disbursed to/for:	Amount Pd:	Registry Balance:
Recording Fees (from TXD receipt)	$ 263.00 ✓	$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	$ 377.92 ✓	$
Tax Collector Fee (from redeem screen)	$ 6.25 ✓	$
Certificate holder/taxes & app fees	$ 8,681.68	$
Refund High Bidder unused sheriff fees	$ 40.00 ✓	$
Additional taxes 2024	$ 734.96 ✓	$ 23,649.99
Postage final notices	$	$
CODE ENF	$ 23649.99	$ Ø
	$	$
	$	$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!

Lien Information:

NWIS ABATE LIEN 6914/678	Due $	133.28
	Paid $	Ø
CODE ENF 6007/115	Due $	122765.77
	Paid $	23,649.99
CODE ENF 6171/1568	Due $	5804.70
	Paid $	Ø
	Due $	
	Paid $	
	Due $	
	Paid $	
	Due $	
	Paid $	
	Due $	
	Paid $	
	Due $	
	Paid $	

Post sale process:		Notes:
Tax Deed Results Report to Tax Collector	✓	
Print Deed/Send to Admin for signature	✓	
Request check for recording fees/doc stamps	✓	
Request check for Clerk Registry fee/fee due clerk	✓	
Request check for Tax Collector fee ($6.25 etc)	✓	
Request check for certificate holder refund/taxes & app fees	✓	
Request check for any unused sheriff fees to high bidder	✓	
Determine government liens of record/ amounts due	✓	
Print Final notices to all lienholders/owners	✓	
Request check for postage fees for final notices	✓	
Record Tax Deed/Certificate of Mailing	✓	
Copy of Deed for file and to Tax Collector	✓	

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

CODE ENFORCEMENT LIEN PAYOFF

OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court

Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827

Official Records Book: 6007 Page: 1158 **View Image**

Start Date 11/04/2006 Court Cost 1,100.00

Recording Fees .00 Copies 0.00 Certified Abatement Costs 0.00

Fine Per Day $80.00 Date Of Compliance 01/20/2011

2006 CL 101636
CE06-05-0625
6214 MONTGOMERY AVE
ALSO 6006/1446

Notes:

Submit **Reset** **Clear**

Fine Per Day	Number Of Days Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Costs	Total Due
$80.00	1538	$123,040.00	$1,100.00	$0.00	$10.00	$7.00	$7.00	$0.00	$124,164.00

(*) $ 24.00 RECORDING
$ 1100.00 COURT COSTS
$ 22,525.99 towards DAILY fines

pmt. < 1358.117
pmt. < 40.127
$ 122,765.77

(*) partial pmt. $ <23649.997
$99,115.78

Recorded in Public Records 10/06/2006 at 03:16 PM OR Book 6007 Page 115, Instrument #2006101636, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $27.00

Recorded in Public Records 10/06/2006 at 12:39 PM OR Book 6006 Page 1446, Instrument #2006101519, Ernie Lee Magaha 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

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 06-05-0625
Location: 6214 Montgomery Avenue
PR# 421S30-2201-030-012

Ricky L. Sapp
P.O. Box 37526
Pensacola, FL 32526

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the respondent or representative, failed to appear as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the Code of Ordinances 30-203(a); 30-203(b); 30-203(d); LDC 6.04-04; LDC 6.05.09 has occurred and continues.

Certified to be a true copy
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By: [signature] D.C.
Date October 10, 2006

CLERK OF CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

BK: 6007 PG: 116

BK: 6006 PG: 1447

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: Ricky L. Sapp shall have until 11/3, 2006 to correct the violation and to bring the violation into compliance. Corrective action shall include:

removal of mobile home from property; ensure that all individuals vacate the recreational vehicles; Remove all trash and debris from property; ~~[illegible]~~ bring property within Compliance of all codes

If you fail to fully correct the violation within the time required, you will be assessed a fine of $ 80 per day, commencing 11/4, 2006. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

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

Costs in the amount of $1,100.00 are hereby awarded in favor of Escambia County as the prevailing party against Ricky L Sapp.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date.

BK: 6007 PG: 117 Last Page

BK: 6006 PG: 1448 Last Page

The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

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

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

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

DONE AND ORDERED at Escambia County, Florida on the 3rd day of October, 2006.

G. Thomas Smith / Elizabeth Parsons
Special Magistrate
Office of Environmental Enforcement

Mylinda Johnson (COC)

To: Code Enf Lien Collections
Cc: Emily Hogg (COC)
Subject: 6214 MONTGOMERY AVE / CE06-05-0625 (TAX DEED CASE 22TD01562)

The property at 6214 Montgomery Avenue sold at Tax Deed auction to Nimbalian Enterprise, 225 N Pace Blvd. Suite #434, Pensacola FL 32505.

Total due on lien $124,164.00

We applied a partial payment of $23,649.99.

$124,164.00 total due
($1,358.11) previous payment (2014 TD 09562)
($40.12) previous payment (2014 TD 01734)
($24.00) recording fees paid from surplus
($1,100.00) court costs paid from surplus
($22,525.99) applied towards daily fines
$99,115.78 remaining balance due (daily fines)

Recorded in Public Records 10/06/2006 at 03:16 PM OR Book 600
Instrument #2006101636, Ernie Lee Magaha Clerk of the Circuit
County, FL Recording $27.00

Recorded in Public Records 10/06/2006 at 12:39 PM OR Book 6006
Instrument #2006101519, Ernie Lee Magaha Clerk of the Circuit Co
County, FL Recording $27.00

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

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 06-05-0625
Location: 6214 Montgomery Aven
PR# 421S30-2201-030-012

Ricky L. Sapp
P.O. Box 37526
Pensacola, FL 32526

Mylinda Johnson
Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
221 S. Palafox Street, Suite 110, Pensacola, FL 32502
www.EscambiaClerk.com

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

CODE ENFORCEMENT LIEN PAYOFF

OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court

Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827

Official Records Book: 6171 Page: 1568 **View Image**

Start Date 07/21/2007 Court Cost 1,100.00

Recording Fees 0 Copies 0 Certified Abatement Costs 0.00

Fine Per Day $50.00 Date Of Compliance 10/24/2007

Notes:

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2007 CL 061764
CE07-04-0364
2710 MIDLAND PARK AVE
ALSO 6171/1511
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Submit **Reset** **Clear**

Fine Per Day	Number Of Days Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Costs	Total Due
$50.00	95	$4,750.00	$1,100.00	$0.00	$10.00	$7.00	$7.00	$0.00	$5,874.00

PMT. <69.30

$5804.70

Recorded in Public Records 06/28/2007 at 10:03 AM OR Book 6171 Page 1568, Instrument #2007061764, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $27.00

Recorded in Public Records 06/28/2007 at 09:47 AM OR Book 6171 Page 1511, Instrument #2007061740, Ernie Lee Magaha 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

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 07-04-0364
Location: 2710 Midland Park Avenue
PR# 251S31-4100-013-001

Ricky L. Sapp
2710-C Midland Park Avenue
Pensacola, FL 32526

Ricky L. Sapp
P. O. Box 37272
Pensacola, FL 32526

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the respondent or representative, _____ as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the Code of Ordinances 42-196(a),(b),(c) & (d) and Land Development Code 7.07.06 & 7.09.00 (c)2(e); and Code of Ordinances 30-208(n) & (q) has occurred and continues.

BK: 6171 PG: 1569

BK: 6171 PG: 1512

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: Ricky L. Sapp shall have until July 20, 2007 to correct the violation and to bring the violation into compliance. Corrective action shall include: repair of the structures to comply with all building codes including windows and roofs that are broken or deteriorated. Replace all skirting that is required by Code to the extent this is required. Remove all trash, debris, solid waste and other growth in excess of 12 inches.

If you fail to fully correct the violation within the time required, you will be assessed a fine of $50.00 per day, commencing July 21, 2007. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

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

Costs in the amount of $1,100.00 are hereby awarded in favor of Escambia County as the prevailing party against Ricky L. Sapp.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the

BK: 6171 PG: 1570 Last Page

BK: 6171 PG: 1513 Last Page

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

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

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

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

DONE AND ORDERED at Escambia County, Florida on the 26th day of June, 2007.

G. Thomas Smith
Special Magistrate
Office of Environmental Enforcement

Certified to be a true copy of
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County Florida
By: _____ D.C.
Date: 6-28-07

CLERK OF CIRCUIT COURT • ESCAMBIA COUNTY, FLORIDA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

2008 NUISANCE ABATEMENT LIEN PAYOFF

OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court

Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827

Date Of Lien 12/12/2011

Recording Fee $6.00 / $10.50 / $15.00 / $18.50

Official Records Book: 6796 Page: 678 View Image

Foreclosure ☐

Original Principal $370.00 Date Of Payoff 05/13/2025

Interest Rate 6 percent / 8 percent

Submit Reset Clear

Original Principal	Number Of Days Accrued	Interest Due	Recording Fee For Lien	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparing Fee Payoff	Total Due
$370.00	4871	$320.78	$18.50	$10.00	$7.00	$7.00	$733.28

Recorded in Public Records 12/12/2011 at 04:32 PM OR Book 6796 Page 678, Instrument #2011088166, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $18.50

CE110803520

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
Escambia County Central Office Complex
3363 West Park Place
Pensacola, FL 32505
(850) 595-1820

NOTICE OF LIEN
(Nuisance Abatement)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by TARPON IV LLC located at 6214 Montgomery Ave. and more particularly described as:

PR# 421S302201030012

N 100 FT OF W 155 57/100 FT OF BLK L WEST PENSACOLA HTS PB 2 P 34A OR 6500 P 1

A field investigation by the Office of Environmental Enforcement was conducted on October 20, 2011 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a), (b), and (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	$370.00
Administrative costs	$250.00
Total	$620.00

The principal amount of this lien shall bear interest at a rate of 8% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 29th day of November 2011 by the County Administrator as authorized by the Escambia County Board of County Commissioners.

Witness Susan Hendrix
Print Name Susan Hendrix

Witness Deb Armenti
Print Name Deb Armenti

ESCAMBIA COUNTY, FLORIDA

Charles R. Oliver 11/29/11

By: Charles R. "Randy" Oliver
County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 29th day of November, 2011, by Charles R "Randy" Oliver, County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He (X) is personally known to me, or ( ) has produced current _____ as identification.

ANGELA CRAWLEY
Notary Public-State of Florida
Comm. Exp. July 28, 2015
Comm. No. EE 116706

(Notary Seal)

Angela Crawley
Signature of Notary Public

Angela Crawley
Printed Name of Notary Public