



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

0125-94

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 26, 2024
Property description	HARPER DARRELL D 534 SHILOH DR PENSACOLA, FL 32503 3800 W MAXWELL ST BLK 06-0256-000 LTS 1 2 3 4 BLK 16 OAK CREST S/D PLAT DB 67 P 28 OR 7656 P 523	Certificate #	2022 / 2507
		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)
# 2022/2507	06/01/2022	242.76	12.14	254.90
→Part 2: Total*				254.90

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)	254.90
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	207.32
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)	837.22

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: B. A.
Signature, Tax Collector or Designee

Escambia, Florida
Date April 29th, 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 <u>08/06/2025</u> <i>1/4/2025</i> 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: 2400848

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173,

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
06-0256-000	2022/2507	06-01-2022	LTS 1 2 3 4 BLK 16 OAK CREST S/D PLAT DB 67 P 28 OR 7656 P 523

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
JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173

04-26-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

Printer Friendly Version

General Information Parcel ID: 162S302300001016 Account: 060256000 Owners: HARPER DARRELL D Mail: 534 SHILOH DR PENSACOLA, FL 32503 Situs: 3800 W MAXWELL ST BLK 32505 Use Code: OPEN STORAGE Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$11,280</td> <td>\$2,760</td> <td>\$14,040</td> <td>\$14,040</td> </tr> <tr> <td>2022</td> <td>\$11,280</td> <td>\$2,760</td> <td>\$14,040</td> <td>\$14,040</td> </tr> <tr> <td>2021</td> <td>\$10,157</td> <td>\$2,760</td> <td>\$12,917</td> <td>\$12,917</td> </tr> </tbody> </table> Disclaimer Tax Estimator File for Exemption(s) Online Report Storm Damage					Year	Land	Imprv	Total	Cap Val	2023	\$11,280	\$2,760	\$14,040	\$14,040	2022	\$11,280	\$2,760	\$14,040	\$14,040	2021	\$10,157	\$2,760	\$12,917	\$12,917																																		
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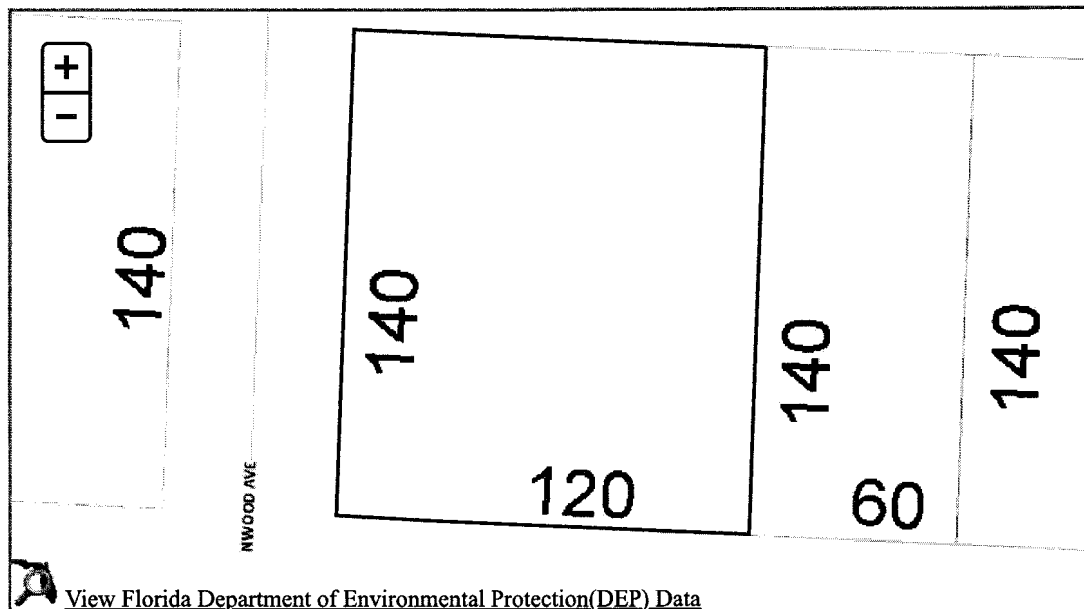
Section
Map Id:
16-2S-30-2

Approx.
Acreage:
0.3894

Zoned: 

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



Buildings

Images



5/24/2019 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.

Last Updated:05/08/2024 {rc.4317}

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 02507**, 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:

LTS 1 2 3 4 BLK 16 OAK CREST S/D PLAT DB 67 P 28 OR 7656 P 523

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 060256000 (0125-94)

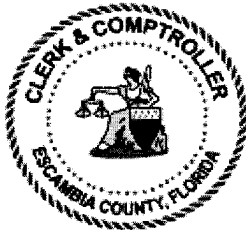
The assessment of the said property under the said certificate issued was in the name of

DARRELL D HARPER

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 **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 10th day of May 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 #: 06-0256-000 CERTIFICATE #: 2022-2507

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: September 4, 2004 to and including September 4, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: September 5, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 5, 2024

Tax Account #: **06-0256-000**

1. The Grantee(s) of the last deed(s) of record is/are: **DARRELL D HARPER**
By Virtue of Warranty Deed recorded 10/15/2021 in OR 8641/295
2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Code Enforcement Lien in favor of Escambia County recorded 09/14/2021 OR 8616/1901 together with recorded 12/08/2021 OR 8678/54**
 - b. **Final Judgment in favor of James Preece recorded 07/17/2024 OR 9175/1747**
4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.
Tax Account #: 06-0256-000
Assessed Value: \$14,040.00
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: JAN 8, 2025

TAX ACCOUNT #: 06-0256-000

CERTIFICATE #: 2022-2507

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

DARRELL D HARPER
534 SHILOH DR
PENSACOLA FL 32503

DARRELL D HARPER
103 W YONGE ST A
PENSACOLA FL 32501

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

JAMES PRIECE
529 PETROS CIR APT D
PENSACOLA FL 32503

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

September 5, 2024

Tax Account #:06-0256-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LTS 1 2 3 4 BLK 16 OAK CREST S/D PLAT DB 67 P 28 OR 7656 P 523

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-0256-000(0125-94)

This Instrument Prepared By:
Travis M. Morock
Carver, Darden, Koretzky, Tessier, Finn, Blossman & Areaux, L.L.C.
151 W. Main Street, Suite 200
Pensacola, FL 32502
850-266-2300
File Number: 6890.46852

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of October, 2021 between **Louis Szittai, a married man** ("Grantor"), whose address is 708 North Spring Street, Pensacola, FL 32501, and **Darrell D. Harper, a married man** ("Grantee"), whose address is 534 Shiloh Drive, Pensacola, FL 32503:

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, companies, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia, Florida** to-wit:

LOTS 1, 2, 3 AND 4, BLOCK 16, OAK CREST SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK 67, PAGE 28, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

The above-described property is not the homestead of Grantor, nor is it contiguous to the homestead of Grantor, under the laws and constitution of the State of Florida.

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

To Have and to Hold, the same in fee simple forever.

And subject to taxes for the current year and later years and all valid easements and restrictions or record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And Grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

[Signature]
WITNESS
Print Name: Megan Crooke

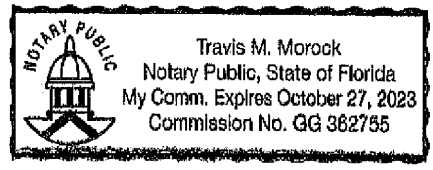
[Signature]
Louis Szittai

[Signature]
WITNESS
Print Name: Travis Morock

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 14th day of October, 2021, by Louis Szittai.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒ _____
Type of Identification FLDL
Produced: _____

Recorded in Public Records 9/14/2021 12:30 PM OR Book 8616 Page 1622,
Instrument #2021100949, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE20052247N
LOCATION: 103 W YONGE ST A
PR#: 000S009010130134

VS.

HARPER, DARRELL D
534 SHILOH DR
PENSACOLA, FL 32503

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent(s) or representative thereof, None,
as well as evidence submitted, and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinances has occurred and continues:

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

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

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

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
9/30/2021 to correct the violation(s) and to bring the violation into compliance.

Page 1 Of 3

Corrective action shall include:

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

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$25.00** per day, commencing **10/1/2021**. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**. To ensure the safety of Escambia County staff and RESPONDENT(S), Escambia County may request law enforcement supervisory assistance during any abatement procedure. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$235.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County

Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

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

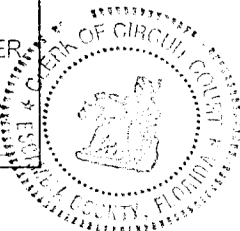
DONE AND ORDERED in Escambia County, Florida on this 31st day of August, 2021.



John B. Trawick
Special Magistrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

BY: Whitney Coppage D.C.
DATE: 09/14/2021



Page 3 Of 3

Recorded in Public Records 12/8/2021 3:31 PM OR Book 8677 Page 1903,
Instrument #2021133371, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACBDDDDHB-JDDAJ-I Page 1 of 1

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

ESCAMBIA COUNTY, FLORIDA

vs.

HARPER, DARRELL D
534 SHILOH DR
PENSACOLA, FL 32503

Case No: CE20052247N
Location: 103 W YONGE ST A
PR #: 000S009010130134

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 8/31/2021.

Itemized Cost	
Daily fines	\$0.00
Fines	\$0.00
Court Cost	\$235.00
County Abatement Fees	\$0.00
Administrative Costs	\$0.00
Payments	\$0.00
Total:	\$235.00

DONE AND ORDERED at Escambia County, Florida on December 7 2021


John B. Trawick
Special Magistrate
Office of Environmental Enforcement

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED IN THE OFFICE OF THE ESCAMBIA COUNTY CLERK OF THE CIRCUIT COURT. THIS DOCUMENT MAY HAVE REDACTIONS AS REQUIRED BY LAW.
VISIT <https://www.escambiaclerk.com/e-certify> TO VALIDATE THIS DOCUMENT



Digitally signed by The Honorable Pam Childers
Date: 2021.12.08 15:35:03 -06:00
Escambia County Clerk of the Court and Comptroller
Location: 190 W Government St., Pensacola, FL 32502

Filing # 202542060 E-Filed 07/15/2024 03:06:30 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

PRIECE JAMES,

Plaintiff,

CASE NO.: 2023 CC 194

v.

DARRELL HARPER,

Defendant.

_____ /

FINAL JUDGMENT

THIS CAUSE, having come before the Court for hearing via Zoom on Friday, June 14, 2024, on the issue of damages, with the Court having previously entered an Order Granting Partial Summary Judgment and Setting Injunction Bond on April 11, 2024, with the Plaintiff, PRIECE JAMES, appearing with his counsel, Benjamin Alexander, Esq., and the Defendant, DARRELL HARPER, appearing on his own behalf, and the Court having heard testimony and reviewed the evidence, the Court makes the following findings:

1. This Court has jurisdiction over the parties and the subject matter hereto.
2. This Court finds that the equities are with the Plaintiff and against the Defendant.
3. The Court heard testimony from Mr. Brent Walker, Project Manager for Servpro of North Pensacola, who testified on behalf of Mr. JAMES as to the condition of the property and the necessary work required to restore Mr. JAMES' property to its prior condition.
4. The Court also heard testimony from Mr. PRIECE JAMES, who testified as to the condition of the property, the ongoing nature of the water leak, and as to the costs he expended for pest treatment for his property.
5. The Court heard from the Defendant, Mr. HARPER, who denied liability. However, liability was previously determined pursuant to the April 11, 2024, Order Granting Partial Summary Judgment and Setting Injunction Bond. Even if liability were at issue, Mr. Harper

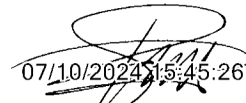
presented no credible evidence to support his position that his unit was not the source of the water damage. Mr. HARPER did not present any evidence or call any witnesses on his behalf with respect to damages.

Based on the foregoing findings, the exhibits admitted into evidence during the hearing, and the applicable legal authority, it is hereupon

ORDERED AND ADJUDGED:

1. The Plaintiff is entitled to the entry of a judgment in his favor against the Defendant.
2. Final Judgment is hereby entered as to the Plaintiff's Complaint and the Plaintiff, PRIECE JAMES, whose address is 529 Petros Circle, Apt. D, Pensacola, Florida 32503, shall recover from the Defendant, DARRELL HARPER, the sum of \$32,566.52, which shall accrue interest at the prevailing judgment rate of interest at 9.46% annually and shall adjust annually on January 1 of each year pursuant to § 55.03, Fla. Stat.
3. For all of the above, let execution issue.
4. The Defendant shall complete the Fact Information Sheet for Individual (Florida Rules of Civil Procedure Form 1.977(a)) under oath, including all required attachments, and serve it on Plaintiff's counsel within 45 days from the date of this Final Judgment pursuant to Fla. R. Civ. P. 1.560, unless the judgment is satisfied or execution is stayed.
5. The Court retains jurisdiction to enter further Orders as may be necessary to enforce the terms of this Judgment and to enter such further Orders as the Court may deem necessary.

DONE AND ORDERED in Pensacola, Escambia County, Florida.



07/10/2024 15:45:26

signed by COUNTY COURT JUDGE KERRA A SMITH 07/10/2024 03:45:26 lJOVurp

KERRA A. SMITH
County Court Judge

Copies furnished to:

Benjamin Alexander, Esq., for the Plaintiff
Darrell Harper, 534 Shiloh Trail, Pensacola, Florida 32503

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 02507 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 21, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

DARRELL D HARPER DARRELL D HARPER
534 SHILOH DR 103 W YONGE ST A
PENSACOLA, FL 32503 PENSACOLA FL 32501

JAMES PRIECE ESCAMBIA COUNTY / COUNTY ATTORNEY
529 PETROS CIR APT D 221 PALAFOX PLACE STE 430
PENSACOLA FL 32503 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 21th day of November 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 January 8, 2025, 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 JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 02507, 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:

LTS 1 2 3 4 BLK 16 OAK CREST S/D PLAT DB 67 P 28 OR 7656 P 523

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 060256000 (0125-94)

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

DARRELL D HARPER

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 **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 15th day of November 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

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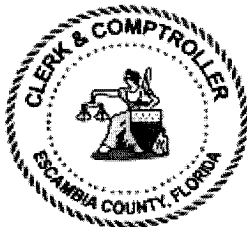
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Post Property:

3800 W MAXWELL ST BLK 32505



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

DARRELL D HARPER
534 SHILOH DR
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

NON-ENFORCEABLE RETURN OF SERVICE

0125-94

Document Number: ECSO24CIV040459NON

Agency Number: 25-001596

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02507 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DARRELL D HARPER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/22/2024 at 8:54 AM and served same at 1:08 PM on 11/25/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

C Davis 927

C. DAVIS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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Post Property:

3800 W MAXWELL ST BLK 32505



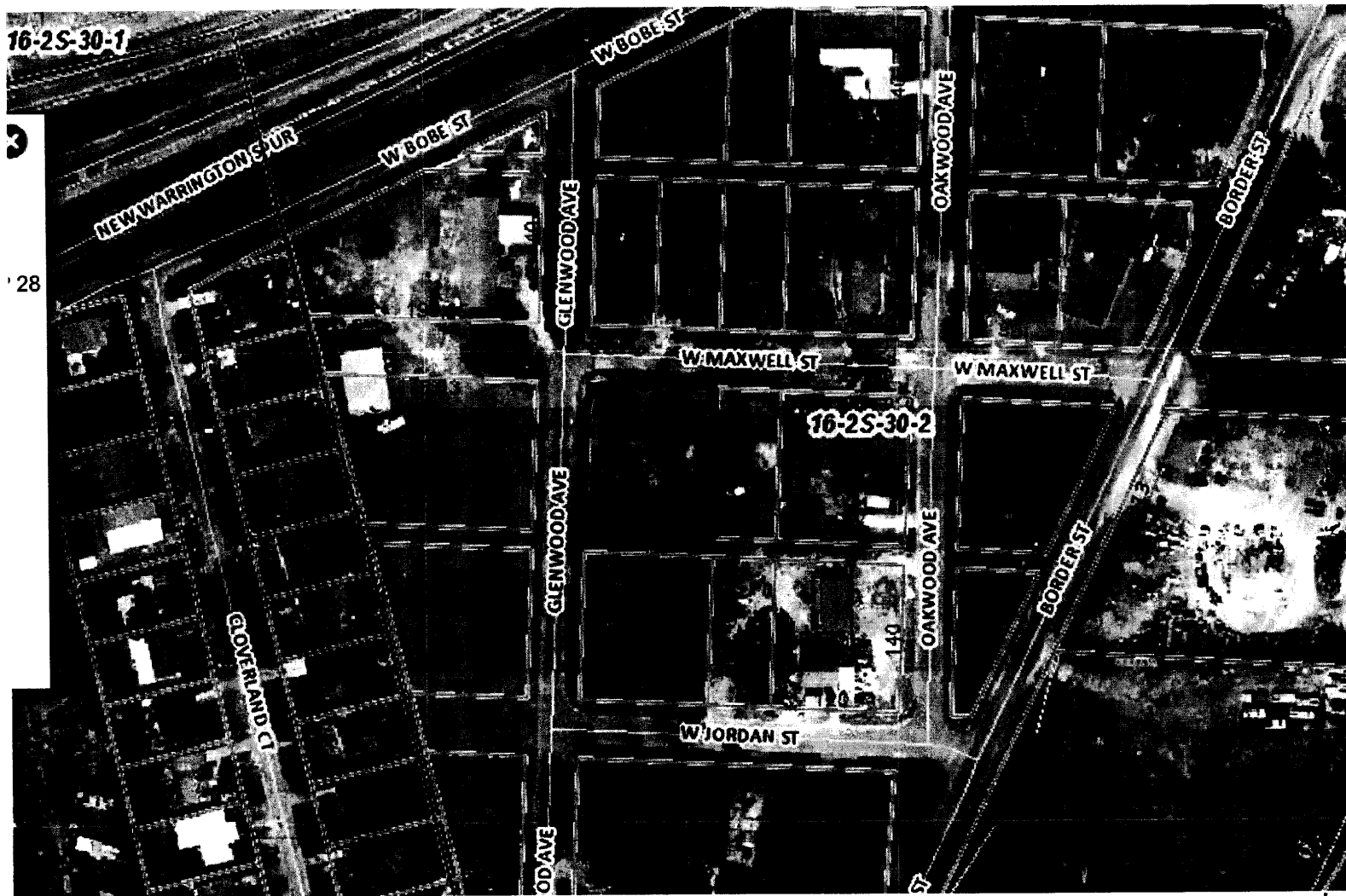
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

16-2S-30-1

3

28



3000 W. MAXWELL ST BLF

NEXT TO 2100 GLENWOOD

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0125-94

Document Number: ECSO24CIV040419NON

Agency Number: 25-001670

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02507 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DARRELL D HARPER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 11/22/2024 at 8:57 AM and served same on DARRELL D HARPER , at 7:11 AM on 11/25/2024 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

G. FALLER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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Personal Services:

DARRELL D HARPER
534 SHILOH DR
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

DARRELL D HARPER [0125-94]
534 SHILOH DR
PENSACOLA, FL 32503

9171 9690 0935 0128 0570 06

DARRELL D HARPER [0125-94]
103 W YONGE ST A
PENSACOLA FL 32501

9171 9690 0935 0128 0659 95

JAMES PRIECE [0125-94]
529 PETROS CIR APT D
PENSACOLA FL 32503

9171 9690 0935 0128 0659 88

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0125-94]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 0659 71

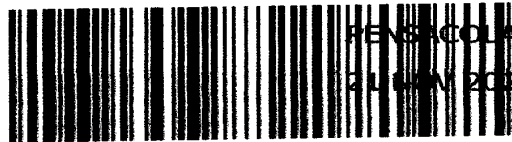
ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0125-94]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 0659 64

Served

CERTIFIED MAIL™

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



9171 9690 0935 0128 0659 95

PENSACOLA FL 325

12/11/2024 4PM



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

11/21/2024 ZIP 32502
043M31219251

US POSTAGE

CLERK
11/05-6 P 3:35
CIRCUIT COURT

0125.94 VAC

DARRELL D HARPER (01)
103 W YONGE ST A
PENSACOLA FL 32501

NIXIE

322 DE 1

7212/03/24

RETURN TO SENDER

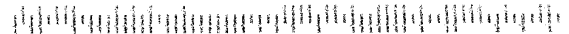
VACANT

UNABLE TO FORWARD

BC: 3250258335

*1087-00517-03-27

325025833
32501-179203



CERTIFIED MAIL™

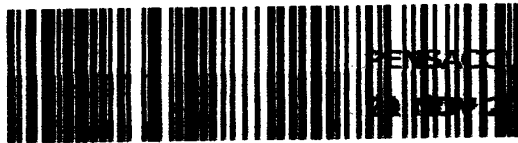
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0128 0570 06

PENSACOLA FL 32502

NOV 21 2024 PM 11:15



quadiant

FIRST-CLASS MAIL
IMI

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11/21/2024 ZIP 32502
043M31219251

US POSTAGE

PAID
CIRCUIT COURT
CLERK

NOV 21 11:54

FL 32502

DARRELL D HARPER [0125-94]

534 SHILOH DR

PENSACOLA, FL 32503

WD
11-23-24
12:34
312

NOTICE
11-23
11-29
12-1

NIXIE

322 DE 1

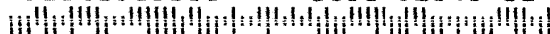
0012/12/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

32503-77 UNC
32503-77-3333

BC: 32502583335

*2638-01949-21-38



CERTIFIED MAIL

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

CLERK OF THE CIRCUIT COURT
PENSACOLA, FL 32502

2024 DEC 26 A 11:23

FLORIDA CIRCUIT COURT

JAMES PRIECE [0125-94]
529 PETROS CIR APT D
PENSACOLA FL 32503



9171 9690 0935 0128 0659 88

LW / 11/23

FL 32502

24PM



quadiant

FIRST-CLASS MAIL

IMI

\$008.16⁰

11/21/2024 ZIP 32502
043M31219251

US POSTAGE

NIXIE

322 DE 1

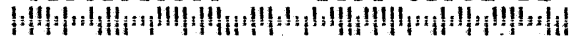
0012/21/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335

*2638-02501-21-38

32505-9425
32502-9425





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

SALE DATE – 01-08-2025 – TAX CERTIFICATE #02507

in the

CIRCUIT

Court

was published in said newspaper in the issues of

DECEMBER 5, 12, 19, 26, 2024

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: 2024.12.26 11:17:47 -06'00'

PUBLISHER

Sworn to and subscribed before me this 26TH day of DECEMBER
A.D., 2024

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2024.12.26 11:20:49 -06'00'

**HEATHER TUTTLE
NOTARY PUBLIC**



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

Page 1 of 1

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-12-05-12-19-26-2024

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**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

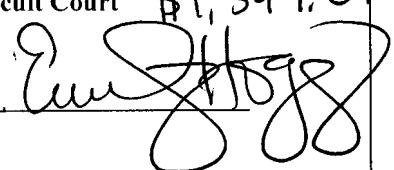
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 060256000 Certificate Number: 002507 of 2022

Payor: DARRELL D HARPER 534 SHILOH DR PENSACOLA, FL 32503 Date 1/6/2025

Clerk's Check #	1	Clerk's Total	\$517.56 \$1,434.05
Tax Collector Check #	1	Tax Collector's Total	\$976.49
		Postage	\$41.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,532.05

\$1,492.05
\$52.22 card fee

PAM CHILDERS
Clerk of the Circuit Court \$1,544.27

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 002507

Redeemed Date 1/6/2025

Name DARRELL D HARPER 534 SHILOH DR PENSACOLA, FL 32503

Clerk's Total = TAXDEED	\$517.56	\$1,434.05
Due Tax Collector = TAXDEED	\$916.49	
Postage = TD2	\$41.00	
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
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FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 060256000 Certificate Number: 002507 of 2022

Redemption ☐ Yes ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="1/8/2025"/>	Redemption Date <input type="text" value="1/6/2025"/>
Months	<input type="text" value="9"/>	<input type="text" value="9"/>
Tax Collector	<input type="text" value="\$837.22"/>	<input type="text" value="\$837.22"/>
Tax Collector Interest	<input type="text" value="\$113.02"/>	<input type="text" value="\$113.02"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$956.49"/>	<input type="text" value="\$956.49"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	<input type="text" value="\$61.56"/>	<input type="text" value="\$61.56"/>
Total Clerk	<input type="text" value="\$517.56"/>	<input type="text" value="\$517.56"/> CF
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$41.00"/>	<input type="text" value="\$41.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$1,532.05"/>	<input type="text" value="\$1,532.05"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$0.00"/>