



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

Part 1: Tax Deed Application Information

| | | | |
|-------------------------------------|---|-------------------------|--------------|
| Applicant Name Applicant Address | KEYS FUNDING LLC - 2022 PO BOX 71540 PHILADELPHIA, PA 19176-1540 | Application date | Apr 22, 2024 |
| Property description | SUGGS GERALDINE LIFE EST SUGGS SHERMAN JR 940 SANTA ROSA BLVD APT # 1023 FT WALTON BEACH, FL 32548 1306 N 49TH AVE 07-1604-000 LT 28 BLK 2 RE S/D PEN HAVEN PB 2 P 98 DB 446 P 693 OR 4256 P 1677 CA 187 | Certificate # | 2022 / 3152 |
| | | 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) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2022/3152 | 06/01/2022 | 1,073.82 | 53.69 | 1,127.51 |
| →Part 2: Total* | | | | 1,127.51 |

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

| Column 1 Certificate Number | Column 2 Date of Other Certificate Sale | Column 3 Face Amount of Other Certificate | Column 4 Tax Collector's Fee | Column 5 Interest | Total (Column 3 + Column 4 + Column 5) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2023/3163 | 06/01/2023 | 1,183.99 | 6.25 | 73.26 | 1,263.50 |
| Part 3: Total* | | | | | 1,263.50 |

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

| | |
|---|----------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above) | 2,391.01 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 1,194.70 |
| 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) | 3,960.71 |

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. Asa Escambia, Florida
Signature, Tax Collector or Designee Date April 24th, 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>04/02/2025</u> Signature, Clerk of Court or Designee | |

INSTRUCTIONS

+ 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400604

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2022

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

| Account Number | Certificate No. | Date | Legal Description |
|----------------|-----------------|------------|--|
| 07-1604-000 | 2022/3152 | 06-01-2022 | LT 28 BLK 2 RE S/D PEN HAVEN PB 2 P 98 DB 446 P 693 OR 4256 P 1677 CA 187 |

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

KEYS FUNDING LLC - 2022

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-22-2024

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 | | | | | | | Assessments | | | | |
|--|---|------|-------|------|---|--|--|----------|----------|----------|----------|
| Parcel ID: | 342S301150028002 | | | | | | Year | Land | Imprv | Total | Cap Val |
| Account: | 071604000 | | | | | | 2023 | \$12,500 | \$75,572 | \$88,072 | \$71,612 |
| Owners: | SUGGS GERALDINE LIFE EST SUGGS SHERMAN JR | | | | | | 2022 | \$7,000 | \$67,518 | \$74,518 | \$65,102 |
| Mail: | 940 SANTA ROSA BLVD APT # 1023 FT WALTON BEACH, FL 32548 | | | | | | 2021 | \$7,000 | \$53,324 | \$60,324 | \$59,184 |
| Situs: | 1306 N 49TH AVE 32506 | | | | | | Disclaimer | | | | |
| Use Code: | SINGLE FAMILY RESID  | | | | | | Tax Estimator | | | | |
| Taxing Authority: | COUNTY MSTU | | | | | | File for Exemption(s) Online | | | | |
| Tax Inquiry: | Open Tax Inquiry Window | | | | | | Report Storm Damage | | | | |
| Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector | | | | | | | 2023 Certified Roll Exemptions | | | | |
| Sales Data | | | | | | | None | | | | |
| Sale Date | Book | Page | Value | Type | Official Records (New Window) | | Legal Description | | | | |
| 05/1998 | 4256 | 1677 | \$100 | QC |  | | LT 28 BLK 2 RE S/D PEN HAVEN PB 2 P 98 DB 446 P 693 OR 4256 P 1677 CA 187 | | | | |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | | Extra Features | | | | |
| | | | | | | | CARPORT FRAME BUILDING | | | | |

| Sales Data | | | | | | Official Records (New Window) |
|--|------|------|-------|------|--|----------------------------------|
| Sale Date | Book | Page | Value | Type | | |
| 05/1998 | 4256 | 1677 | \$100 | QC | | |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | |

Parcel Information

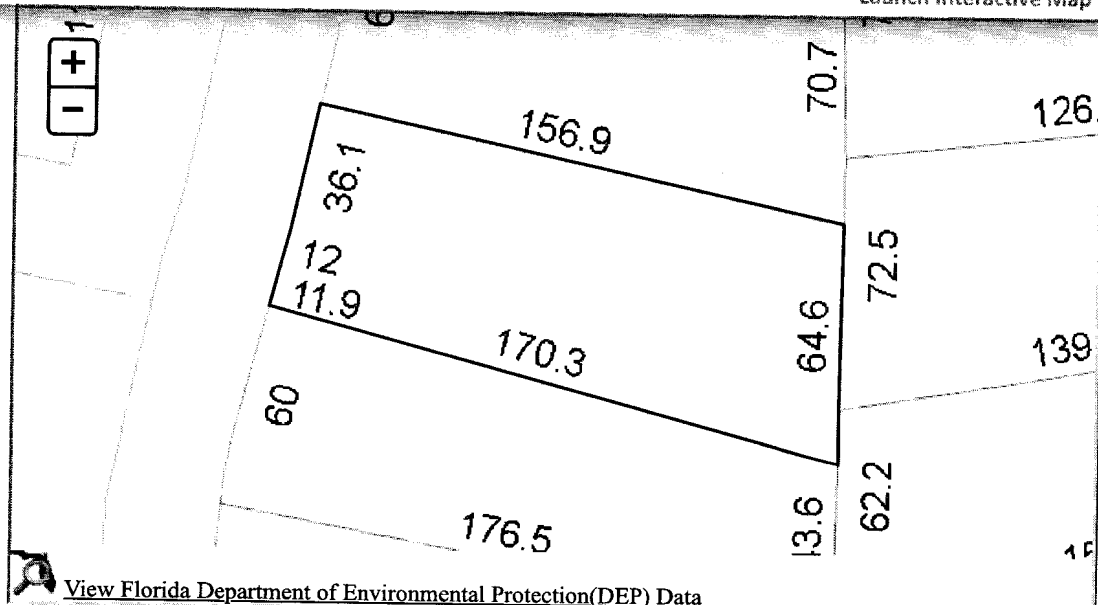
[Launch Interactive Map](#)

Section
Map Id:
CA187

Approx.
Acreage:
0.2384

Zoned:

MDR
MDR
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MDR
MDR
MDR
MDR
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MDR



[View Florida Department of Environmental Protection\(DEF\) Data](#)

MDR

Evacuation
& Flood
Information
Open
Report

Buildings

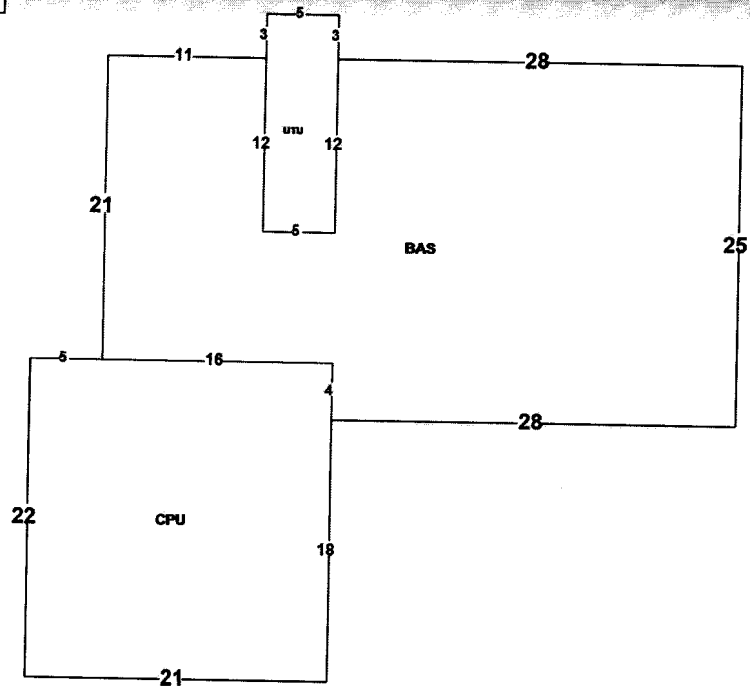
Address: 1306 N 49TH AVE, Year Built: 1953, Effective Year: 1953, PA Building ID#: 83261

Structural Elements

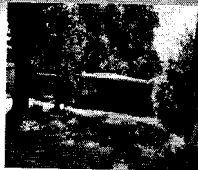
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-ASPHALT TILE
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 1513 Total SF

BASE AREA - 976
CARPORT UNF - 462
UTILITY UNF - 75



Images

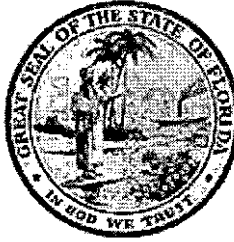


6/23/2023 12:00:00 AM

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

Last Updated: 05/07/2024 (cc.7197)

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

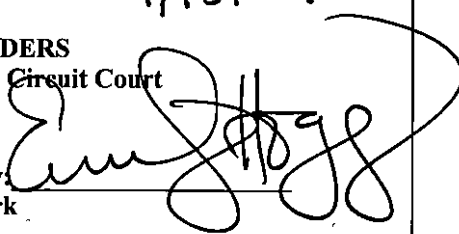
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 071604000 Certificate Number: 003152 of 2022

Payor: SHELLIE STEWART 1306 N 49TH AVE PENSACOLA FL 32506 **Date 9/27/2024**

| | | | |
|-----------------------|---|-----------------------|-----------------------|
| Clerk's Check # | 1 | Clerk's Total | \$538.08 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$4,679.89 |
| | | Postage | \$100.00 |
| | | Researcher Copies | \$0.00 |
| | | Recording | \$10.00 |
| | | Prep Fee | \$7.00 |
| | | Total Received | \$5,334.97 |

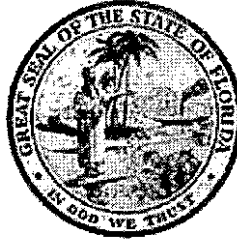
\$4,451.21

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

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



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2022 TD 003152

Redeemed Date 9/27/2024

Name SHELLIE STEWART 1306 N 49TH AVE PENSACOLA FL 32506

| | | |
|--|------------|---------------------------------------|
| Clerk's Total = TAXDEED | \$538.08 | \$538.08 \$4,434.21 |
| Due Tax Collector = TAXDEED | \$4,679.89 | |
| Postage = TD2 | \$100.00 | |
| 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 |
|------|--------|------|-------------|------------|------------|
|------|--------|------|-------------|------------|------------|

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: 071604000 Certificate Number: 003152 of 2022

Redemption ☐ Yes ☒ No Application Date Interest Rate

| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
|-----------------------------------|--|--|
| | Auction Date <input type="text" value="4/2/2025"/> | Redemption Date <input type="text" value="9/27/2024"/> |
| Months | 12 | 5 |
| Tax Collector | <input type="text" value="\$3,960.71"/> | <input type="text" value="\$3,960.71"/> |
| Tax Collector Interest | \$712.93 | \$297.05 |
| Tax Collector Fee | <input type="text" value="\$6.25"/> | <input type="text" value="\$6.25"/> |
| Total Tax Collector | \$4,679.89 | <input type="text" value="\$4,264.01"/> 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 | \$82.08 | \$34.20 |
| Total Clerk | \$538.08 | <input type="text" value="\$490.20"/> CH |
| 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="\$100.00"/> | <input type="text" value="\$0.00"/> |
| Researcher Copies | <input type="text" value="\$0.00"/> | <input type="text" value="\$0.00"/> |
| Total Redemption Amount | \$5,334.97 | \$4,771.21 |
| | Repayment Overpayment Refund Amount | \$563.76 |



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 #: 07-1604-000 CERTIFICATE #: 2022-3152

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

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

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

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

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

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

BY

Michael A. Campbell,
As President
Dated: December 17, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 17, 2024

Tax Account #: **07-1604-000**

1. The Grantee(s) of the last deed(s) of record is/are: **GERALDINE SUGGS, LIFE ESTATE AND SHERMAN SUGGS JR, FEE SIMPLE**

By Virtue of Quit Claim Deed recorded 5/13/1998 in OR 4256/1677, Warranty Deed recorded 6/28/1956 in Deed Book 446/693 and Certificate of Death recorded 6/10/1998 in OR 4267/961

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Code Enforcement Order in favor of Escambia County recorded 4/19/2021 OR 8509/1757**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 07-1604-000

Assessed Value: \$78,773.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: APR 2, 2025

TAX ACCOUNT #: 07-1604-000

CERTIFICATE #: 2022-3152

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

| YES | NO | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify City of Pensacola, P.O. Box 12910, 32521 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2024</u> tax year. |

**GERALDINE SUGGS, LIFE ESTATE
AND SHERMAN SUGGS JR**
1306 N 49TH AVE
PENSACOLA, FL 32506

**GERALDINE SUGGS, LIFE ESTATE
AND SHERMAN SUGGS JR**
940 SANTA ROSA BLVD APT # 1023
FT WALTON BEACH, FL 32548

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

Certified and delivered to Escambia County Tax Collector, this 16th day of December, 2024.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

December 17, 2024

Tax Account #:07-1604-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 28 BLK 2 RE S/D PEN HAVEN PB 2 P 98 DB 446 P 693 OR 4256 P 1677 CA 187

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-1604-000(0425-41)

Return to: (enclose self-addressed stamped envelope)

Name: Geraldine Suggs
Address: 1306 N. 49th Avenue
Pensacola, FL 32506

This instrument Prepared by:

Name: Tommy E. McPherson, Esquire
Address: 601 New Warrington Road
Pensacola, FL 32506

Property Appraisers Parcel Identification

Folio Number(s): 34-2S-30-1150-028-002

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

QUIT CLAIM DEED

RAMCO FORM 5

OR BK 4256 PG 1677
Escambia County, Florida
INSTRUMENT 98-483128

DEED DOC STAMPS PD # ESC CO \$ 0.70
05/13/98 ERNIE LEE MAGAHA, CLERK

By: *[Signature]*
RCD May 13, 1998 10:49 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-483128

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 12th day of May, 1998, by
GERALDINE SUGGS, an unmarried widow
first party, to GERALDINE SUGGS for her lifetime, then to SHERMAN SUGGS, JR., in fee simple
whose post office address is 1306 N. 49th Avenue, Pensacola, FL 32506
second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00-----,
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release,
and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first
party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of
Escambia, State of Florida, to-wit:

Lot 28, Block 2, in Resubdivision of Pen Haven, according to Plat filed in Plat Book
2, Page 98, Public Records of Escambia County, Florida.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging
or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said
first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first
above written.

Signed, sealed and delivered in the presence of:

Tommy E. McPherson
Witness Signature (as to first Grantor)
TOMMY E. MCPHERSON
Printed Name

Cynthia J. Gordon
Witness Signature (as to first Grantor)
CYNTHIA J. GORDON
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF FLORIDA

COUNTY OF ESCAMBIA

GERALDINE SUGGS

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she
executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the following
type of identification: **FL ID #S200-287-27-512**



NOTARY RUBBER STAMP SEAL
Robin M. McPherson
MY COMMISSION # CC508220 EXPIRES
November 7, 1999
BONDED THIRD TRACY FARM INSURANCE, INC.

Geraldine Suggs
Grantor Signature
GERALDINE SUGGS
Printed Name
1306 N. 49th Ave., Pensacola, FL
Post Office Address
32506

Co-Grantor Signature, (if any)

Printed Name

Post Office Address

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

Witness my hand and official seal in the County and State last aforesaid
this 12th day of May, A.D. 1998.

Robin M. McPherson
Notary Signature
ROBIN M. MCPHERSON
Printed Name

State of Florida
Escambia County

Know All Men by These Presents that Sharon E. Hotchkiss and Mary Hotchkiss, husband and wife

for, and in consideration of one hundred dollars and other good and valuable considerations the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Sharon E. Hotchkiss and Geraldine Suga, husband and wife

their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit: Lot 28, Block 2, in reSubdivision of Pen Haven, according to Plat filed in Plat Book 2, Page 98, Public Records of Escambia County, Florida. Subject to that certain first mortgage dated April 1, 1953 recorded in Mortgage Book 363, page 516 of the Public Records of said County and State, which said mortgage grantees assume and hereby agree to pay. This property is conveyed subject to Restrictive Covenants recorded on August 11, 1952 in Deed Book 361, at Page 60, as revised by instruments recorded on October 24, 1952 in Deed Book 361, Page 556; and the easement to Gulf Power Company recorded on November 20, 1952 in Deed Book 367, at Page 22, all in the Public Records of Escambia County, Florida.

Subject to that certain 2nd mortgage dated May 31, 1955 and recorded in Mortgage Book 420, Page 135, of the Public Records of Escambia County, Florida.

Subject to taxes for 1956.

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

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that we, our heirs, executors and administrators, the said grantee, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 20th day of JUNE, A. D. 1956.

Signed, sealed and delivered in the presence of

Raymond A. Hagan
John H. Hagan

Sharon E. Hotchkiss (SEAL)
Mary Hotchkiss (SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared Sharon E. Hotchkiss

his wife, known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 20 day of June, 1956.



NO. 26812 FILED
11:03 AM JUN 28 1956
AT 11:03 O'CLOCK, RECORDED IN THE PUBLIC
RECORDS OF ESCAMBIA COUNTY, FLORIDA, IN THE
BOOK AND PAGE LISTED ABOVE.
MARIE SANDIFORD
CLERK OF CIRCUIT COURT
DEPUTY CLERK

Mary E. Hagan
Notary Public
My commission expires May 27, 1959



Recorded in Public Records 4/19/2021 10:36 AM OR Book 8509 Page 1757,
Instrument #2021041738, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 4/19/2021 8:49 AM OR Book 8509 Page 1503,
Instrument #2021041654, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE20084177S
LOCATION: 1306 N 49TH AVE
PR#: 342S301150028002

VS.

SUGGS, SHERMAN JR SUGGS GERALDINE LIFE EST,
940 SANTA ROSA BLVD APT # 940 SANTA ROSA BLVD APT#
1023 1023
FT WALTON BEACH, FL 32548 FT WALTON BEACH, FL 32548

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 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 Ordinance(s) has occurred and continues:

LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

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

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

Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

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

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.esccambiaclerk.com> TO VALIDATE THIS DOCUMENT



Digitally signed by The Honorable Pam Childers
Date: 2021.04.19 09:02:58 -05:00
Escambia County Clerk of the Court and Comptroller
Location: 190 W Government St., Pensacola, FL 32502

BK: 8509 PG: 1758

BK: 8509 PG: 1504

Unique Code : BAA-CACABGBGBBEEJFA-BCADD-CACBAEBGFE-GEAUG-J Page 2 of 4

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **4/27/2021** to correct the violation and to bring the violation into compliance.

Corrective action shall include:

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

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

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

Remove all outdoor storage from the property. Store indoor items in a garage, shed or dwelling.

Silver Hyundai

If you fail to fully correct the violation within the time required, you will be assessed a fine of **\$25.00** per day, commencing **4/28/2021**. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**. The reasonable cost of such will be

BK: 8509 PG: 1759

BK: 8509 PG: 1505

Unique Code : BAA-CACABGBGBBEEJFA-BCADD-CACBAEBGFE-GEAUG-J Page 3 of 4

assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs int 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. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances, 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 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 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

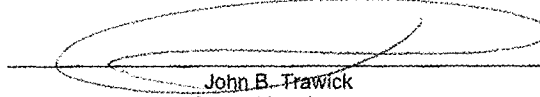
Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

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BK: 8509 PG: 1506 Last Page

Unique Code : BAA-CACABGBGBEEJFA-BCADD-CACBAEBCFE-GEAUG-J Page 4 of 4

DONE AND ORDERED at Escambia County, Florida on the 13th day of
April, 2021.


John B. Trawick
Special Magistrate
Office of Environmental Enforcement