



# 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 - 7022 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 22, 2024
Property description	COURTNEY EDWARD L 6323 LAKE CHARLENE DR PENSACOLA, FL 32506 130 BEECH ST 07-2272-000 LT 35 2ND ADDN PINEHURST PB 2 P 99 OR 6580 P 1721 CA 185	Certificate #	2022 / 3224
		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)
# 2022/3224	06/01/2022	1,044.91	52.25	1,097.16
→Part 2: Total*				1,097.16

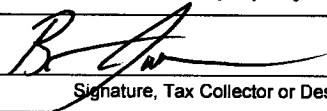
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/3240	06/01/2023	1,152.60	6.25	71.32	1,230.17
Part 3: Total*					1,230.17

## 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)	2,327.33
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,182.54
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)	3,884.87

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 April 24th, 2024

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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**

16.25

**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: 2400518

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 7022  
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
07-2272-000	2022/3224	06-01-2022	LT 35 2ND ADDN PINEHURST PB 2 P 99 OR 6580 P 1721 CA 185

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 - 7022  
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](#)

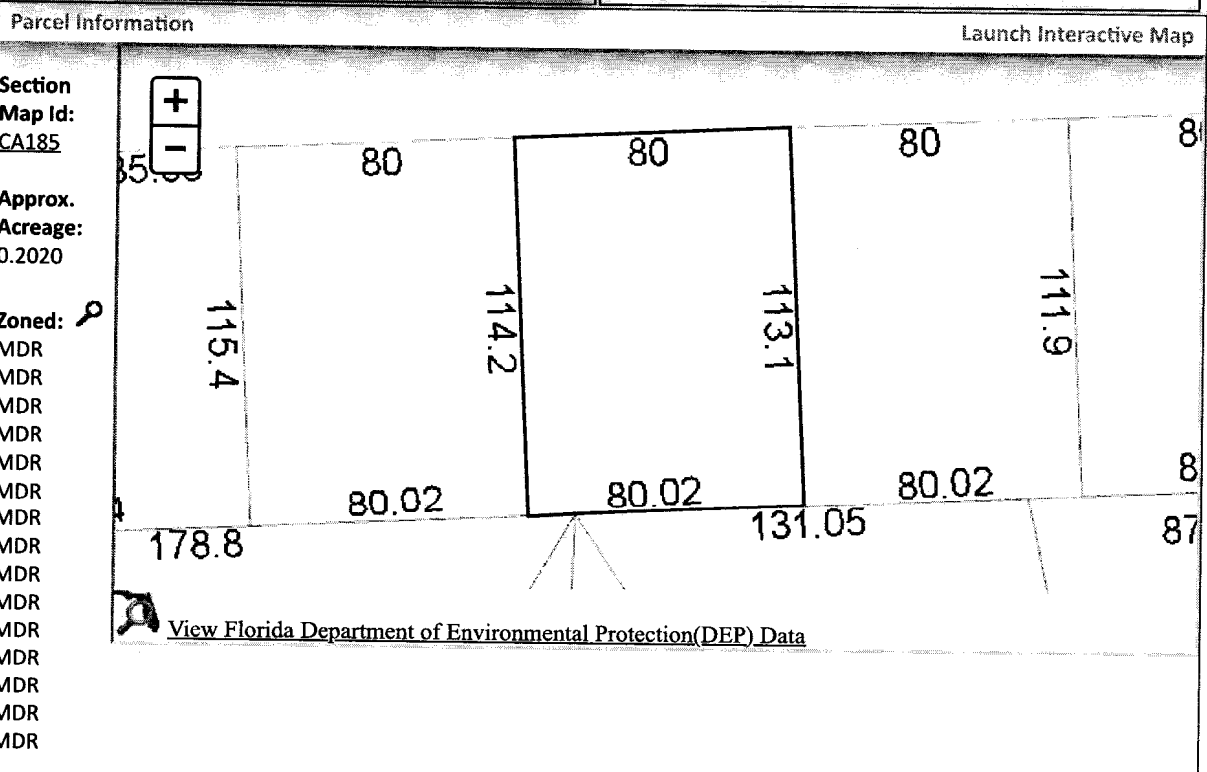
Nav. Mode ☒ Account ☐ Parcel ID

[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:	342S301263000035					Year	Land	Imprv	Total	Cap Val
Account:	072272000					2023	\$20,000	\$69,438	\$89,438	\$69,293
Owners:	COURTNEY EDWARD L					2022	\$7,000	\$65,340	\$72,340	\$62,994
Mail:	6323 LAKE CHARLENE DR PENSACOLA, FL 32506					2021	\$7,000	\$51,445	\$58,445	\$57,268
Situs:	130 BEECH ST 32506					Disclaimer				
Use Code:	SINGLE FAMILY RESID					Tax Estimator				
Taxing Authority:	COUNTY MSTU					File for Exemption(s) Online				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>					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				
04/08/2010	6580	1721	\$62,000	WD		LT 35 2ND ADDN PINEHURST PB 2 P 99 OR 6580 P 1721 CA 185				
12/2003	5318	1543	\$21,000	WD						
12/1984	2006	153	\$33,100	WD		Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						None				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/08/2010	6580	1721	\$62,000	WD	
12/2003	5318	1543	\$21,000	WD	
12/1984	2006	153	\$33,100	WD	

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



MDR

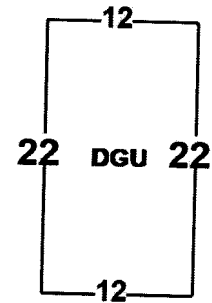
Evacuation  
& Flood  
Information  
Open  
Report

Buildings

Address: 130 BEECH ST, Year Built: 1951, Effective Year: 1951, PA Building ID#: 83915

Structural Elements

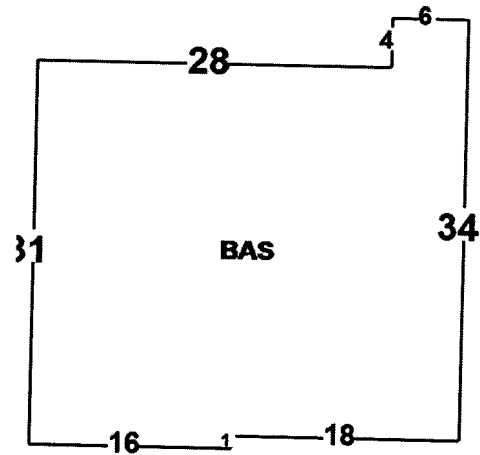
DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-VINYL SIDING  
FLOOR COVER-ASPHALT TILE  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-HIP  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



Areas - 1324 Total SF

BASE AREA - 1060

DET GARAGE UNF - 264



Images



8/10/2018 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.

**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

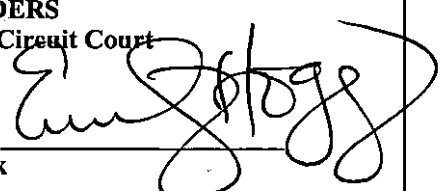
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 072272000 Certificate Number: 003224 of 2022**

**Payor: EDWARD COURTNEY 4341 MOLINO MEADOWS RD MOLINO FL 32577      Date**  
**7/29/2024**

Clerk's Check #	6635804153	Clerk's Total	<del>\$538.08</del> <b>\$4,222.46</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$4,590.40</del>
		Postage	<del>\$100.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$5,245.48</del>

**\$4,239.46**

**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 003224  
 Redeemed Date 7/29/2024**

**Name EDWARD COURTNEY 4341 MOLINO MEADOWS RD MOLINO FL 32577**

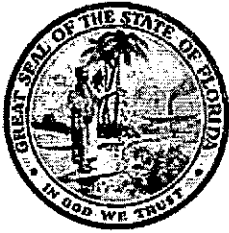
Clerk's Total = TAXDEED	\$538.08
Due Tax Collector = TAXDEED	\$4,590.40
Postage = TD2	\$100.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets




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

**Tax Deed - Redemption Calculator**

**Account: 072272000 Certificate Number: 003224 of 2022**

Redemption ☐ 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="7/29/2024"/> 
Months	12	3
Tax Collector	<input type="text" value="\$3,884.87"/>	<input type="text" value="\$3,884.87"/>
Tax Collector Interest	\$699.28	\$174.82
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,590.40	<input type="text" value="\$4,065.94"/> 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	\$20.52
Total Clerk	\$538.08	<input type="text" value="\$476.52"/> 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	\$5,245.48	\$4,559.46
	Repayment Overpayment Refund Amount	\$686.02
Book/Page	<input type="text" value="9148"/>	<input type="text" value="76"/>



## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9148, Page 76, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03224, issued the 1st day of June, A.D., 2022

TAX ACCOUNT NUMBER: 072272000 (0425-44)

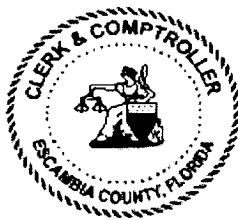
DESCRIPTION OF PROPERTY:

LT 35 2ND ADDN PINEHURST PB 2 P 99 OR 6580 P 1721 CA 185

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: EDWARD L COURTNEY

Dated this 29th day of July 2024.



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 #: 07-2272-000 CERTIFICATE #: 2022-3224

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: Ben Murzin

BY

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

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

December 17, 2024

Tax Account #: **07-2272-000**

1. The Grantee(s) of the last deed(s) of record is/are: **EDWARD L COURTNEY**  
  
**By Virtue of Warranty Deed recorded 4/15/2010 in OR 6580/1721**
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 04/14/2015 OR 7328/1952 together with Amended Order recorded 09/14/2015 OR 7405/1203**
  - b. **Tax Lien in favor of Department of Revenue/Internal Revenue Service recorded 10/20/2014 OR 7244/1866**
  - c. **Tax Lien in favor of Department of Revenue/Internal Revenue Service recorded 11/15/2016 OR 7622/631**
  - d. **Tax Lien in favor of Department of Revenue/Internal Revenue Service recorded 04/25/2017 OR 7700/1747**
  - e. **Final Judgment in favor of City Electric Supply Company recorded 01/20/2021 OR 8447/1002**
4. Taxes:  
  
**Taxes for the year(s) NONE are delinquent.**  
**Tax Account #: 07-2272-000**  
**Assessed Value: \$76,222.00**  
**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 #:** 07-2272-000

**CERTIFICATE #:** 2022-3224

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.

EDWARD L COURTNEY  
6323 LAKE CHARLENE DR  
PENSACOLA FL 32506

EDWARD L COURTNEY  
103 BEECH ST  
PENSACOLA FL 32506

EDWARDS L COURTNEY  
1045 S FAIRFIELD DR  
PENSACOLA FL 32506-8927

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

DEPARTMENT OF TREASURY  
INTERNAL REVENUE SERVICE  
400 W BAY ST STE 35045  
JACKSONVILLE FL 32202 – 4437

CITY ELECTRIC SUPPLY COMPANY  
2301 MAITLAND CENTER PKWY STE 300  
MAITLAND FL 32751

EDWARD L COURTNEY  
4341 MOLINO MEADOWS RD  
MOLINO FL 32577-5300

Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> 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 #:07-2272-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 35 2ND ADDN PINEHURST PB 2 P 99 OR 6580 P 1721 CA 185**

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 07-2272-000(0425-44)**

This instrument prepared by:  
Law Office of Raymond B. Palmer, P.A.  
913 Gulf Breeze Parkway, Suite 41  
Gulf Breeze, FL 32561  
Office: 850-916-1000  
Fax: 850-916-0080

Tax Parcel ID: 34-2S-30-1263-000-035

## Warranty Deed

This Indenture, made April 8, 2010, between **Sharon Mathis**, a single woman, party of the first part, whose post address is 3999 Baywatch Landing NW, Acworth, Georgia 30101, and **Edward L. Courtney**, party of the second part, and whose post office address is 6323 Lake Charlene Drive, Pensacola, Florida 32506.

### Witnesseth:

That the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, to wit:

**Lot 35, SECOND ADDITION TO PINEHURST SUBDIVISION, being a portion of Section 34, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat recorded in Plat Book 2, Page 99 of the Public Records of said County.**

Subject to zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat or restrictive covenants currently of public record; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current year and subsequent years. Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any-wise appertaining, free from all exemptions and right of homestead. And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Party of the first part, Grantor, hereby attests that the subject property is not now nor has ever been Grantor's constitutional homestead. Grantor resides at 3999 Baywatch Landing NW, Acworth, Georgia 30101.

Signed, sealed and delivered in the presence of:

WITNESSES:

Witness Sign: [Signature]

Witness Print: Ellis Franks

Witness Sign: [Signature]

Witness Print: Josh Lawrence

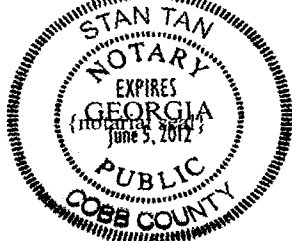
[Signature]  
Sharon Mathis

STATE OF GEORGIA }

COUNTY OF Cobb }

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me on April 8<sup>th</sup>, 2010, by **Sharon Mathis**, ☐ who is personally known to me or ☒ who produced Florida # M320-740-47-920-0 Drivers License as identification and who did not take an oath.



NOTARY PUBLIC:

[Signature]  
Notary Print: Stan Tan

My commission expires: June 5, 2012

My commission number is: N/A

(Page 1 of 1 Pages)

Recorded in Public Records 04/14/2015 at 03:26 PM OR Book 7328 Page 1758,  
Instrument #2015027640, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

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

**PETITIONER  
ESCAMBIA COUNTY FLORIDA,**

**VS.**

**CASE NO: CE#14-08-03136  
LOCATION: 6323 Lake Charlene Dr  
PR# 202S314110014002**

**Courtney Edward  
6323 Lake Charlene Dr  
Pensacola, FL 32506  
RESPONDENT**

**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, NAMED ABOVE, 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

- ☐ 42-196 (a) Nuisance Conditions
- ☐ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described \_\_\_\_\_
- ☐ 42-196 (d) Overgrowth

- ☒ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)  
☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o)  
☐ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☒ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Article 6 Commercial in residential and non permitted use
- ☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- ☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in  
the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until 6/14/,  
2015 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. Repair vehicle 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 structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☒ Other Address Nuisance and code violation
- ☐ Other Relating the pool by after completion
- ☐ Other of filling with sand.
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 50.00 per day, commencing 6/15, 2015. 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 assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

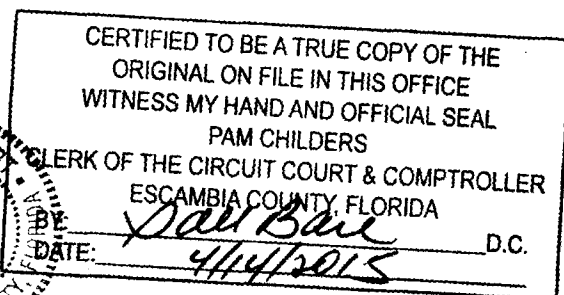
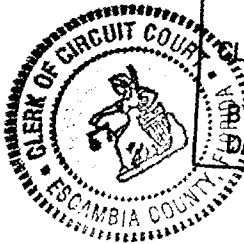
This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute 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 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.

**DONE AND ORDERED** at Escambia County, Florida on the 7<sup>th</sup> day of April, 2015.

  
Robert O Beasley  
Special Magistrate  
Office of Environmental Enforcement



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

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 14-08-03136  
Location: 6323 Lake Charlene Dr  
PR# 202S314110014002

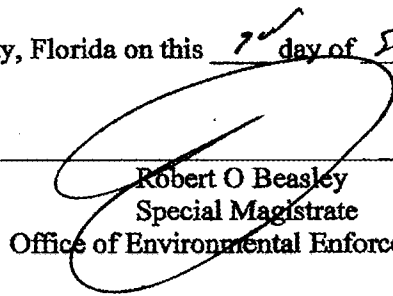
Courtney Edward  
6323 Lake Charlene Dr  
Pensacola, FL 32506

**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 of April 07, 2015; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 30-203 (cc). 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 April 07, 2015.


Itemized	Cost
a. Fines (\$50.00 per day 6/15/15 – 6/18/15)	\$ 150.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ 0.00
Total:	\$ 1,250.00

DONE AND ORDERED at Escambia County, Florida on this 2nd day of Sept, 2015.

  
Robert O Beasley  
Special Magistrate  
Office of Environmental Enforcement

<b>Form 668 (Y)(c)</b> (Rev. February 2004)		4789 Department of the Treasury - Internal Revenue Service <b>Notice of Federal Tax Lien</b>			
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903		Serial Number 124234014		For Optional Use by Recording Office	
<b>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</b>					
Name of Taxpayer EDWARDS L COURTNEY					
Residence 1045 S FAIRFIELD DR PENSACOLA, FL 32506-8927					
<b>IMPORTANT RELEASE INFORMATION:</b> For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2012	XXX-XX [REDACTED]	12/09/2013	01/08/2024	32599.80
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 32599.80

This notice was prepared and signed at BALTIMORE, MD, on this,  
the 09th day of October, 2014.

Signature  for P.A. BELTON	Title ACS SBSE (800) 829-3903	23-00-0008
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 60025X

<b>Form 668 (Y)(c)</b> (Rev. February 2004)	16600	Department of the Treasury - Internal Revenue Service
	<b>Notice of Federal Tax Lien</b>	

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	Serial Number 236687716	For Optional Use by Recording Office
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**As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.**

Name of Taxpayer EDWARD L COURTNEY

Residence 4341 MOLINO MEADOWS RD  
MOLINO, FL 32577-5300

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2013	XXX-XX [REDACTED]	11/24/2014	12/24/2024	7991.97
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 7991.97

This notice was prepared and signed at BALTIMORE, MD, on this,  
the 03rd day of November, 2016.

Signature <i>Cheryl Cordaw</i> for P.A. BELTON	Title ACS SBSE (800) 829-3903	23-00-0008
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 60025X

<b>Form 668 (Y)(c)</b> (Rev. February 2004)	16600 Department of the Treasury - Internal Revenue Service <b>Notice of Federal Tax Lien</b>
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Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050	Serial Number 256894317	For Optional Use by Recording Office
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As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer EDWARD L COURTNEY

Residence 6323 LAKE CHARLENE DR  
PENSACOLA, FL 32506-5751

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2015		02/27/2017	03/29/2027	5653.35
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 5653.35

This notice was prepared and signed at BALTIMORE, MD, on this,  
the 12th day of April, 2017.

Signature <u>Jean Flach</u> for J. GREGORY	Title REVENUE OFFICER (850) 475-7325	23-09-2410
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 60025X

Filing # 117938166 E-Filed 12/09/2020 03:52:59 PM

IN THE COUNTY COURT OF THE  
NINTH JUDICIAL CIRCUIT, IN AND  
FOR ORANGE COUNTY, FLORIDA

CITY ELECTRIC SUPPLY COMPANY,  
a Florida Corporation,

CASE NO.: 2020-SC-022086-O

Plaintiff,

v.

ONE SOLUTION ENERGY CONSULTING, LLC,  
a Florida Limited Liability Company, and  
EDWARD COURTNEY, an Individual,

Defendants.

**DOC # 20200645229**  
12/10/2020 10:34 AM Page 1 of 8  
Rec Fee: \$0.00  
Deed Doc Tax: \$0.00  
Mortgage Doc Tax: \$0.00  
Intangible Tax: \$0.00  
Phil Diamond, Comptroller  
Orange County, FL  
Ret To: ORANGE COUNTY CLERK OF COURT  
ERECORD

**DEFAULT FINAL JUDGMENT**

**THIS CAUSE** having come before this Court on Plaintiff, CITY ELECTRIC SUPPLY COMPANY's Motion for Default Final Judgment, and the Court having reviewed evidence and the proof and pleadings filed herein, and fully advised in the matter, it is:

**ORDERED AND ADJUDGED:**

That the Plaintiff, CITY ELECTRIC SUPPLY COMPANY, a Florida corporation, whose Address is 2301 Maitland Center Parkway, Suite 300, Maitland, Florida 32751, shall recover from ONE SOLUTION ENERGY CONSULTING, LLC, a Florida Limited Liability Company, whose address is 8924 Foxtail Loop, Pensacola, Escambia County, Florida 32506, and EDWARD COURTNEY, and Individual, whose address is 4341 Molino Meadows Road, Molino, Escambia County, Florida 32577, the principal sum of \$9,328.58, plus \$172.50 for attorneys' fees and costs incurred for filing this Motion and obtaining a judgment, for a total amount of \$9,501.08, that shall bear interest at the rate of 5.37% per annum, all for which let execution, garnishment, and/or other proceedings issue forthwith.

State of FLORIDA, County of ORANGE  
I hereby certify that this is a true copy of  
the document as reflected in the Official Records  
PHIL DIAMOND, COUNTY COMPTROLLER  
BY: *Phil Diamond*  
DATED: 1-04-2021




**NO COPIES OF ENCLOSES PROVIDED**



**IT IS FURTHER ORDERED AND ADJUDGED** that the Judgment Debtors, ONE SOLUTION ENERGY CONSULTING, LLC. and EDWARD COURTNEY shall complete under oath Florida Rule Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the Judgment Creditor's Attorney, or the Judgment Creditor if the Judgment Creditor is not represented by an attorney, within forty-five (45) days from the date of this Default Final Judgment, unless the Default Final Judgment is satisfied or post-judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Judgment Debtors to complete form 1.977, including all required attachments, and serve it on the Judgment Creditor's Attorney, or the Judgment Creditor if the Judgment Creditor is not represented by an attorney.

**DONE AND ORDERED** in Chambers in Orlando, Orange County, Florida, on this \_\_\_\_ day of DEC 09 2020, 2020.

  
\_\_\_\_\_  
HONORABLE TINA L. CARABALLO  
COUNTY COURT JUDGE

cc: Michael E. Milne, Esq.

EDWARD COURTNEY  
4341 Molino Meadows Road  
Molino, Florida 32577; and

ONE SOLUTION ENERGY CONSULTING, LLC  
By serving any Officer, Director or Registered Agent  
c/o Registered Agent, Jerry Wayne  
8924 Foxtail Loop  
Pensacola, Florida 32506.