



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 - 9022 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 22, 2024
Property description	CHRISTIANSEN BOBBY L & RITA C 7043 BITTERSWEET DR PENSACOLA, FL 32506 7043 BITTERSWEET DR 09-3344-000 W 74 12/100 FT OF E 611 49/100 FT OF N 135 FT OF S 330 FT OF LT 2 OR 5041 P 1663	Certificate #	2022 / 4236
		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)
# 2022/4236	06/01/2022	558.89	27.94	586.83
# 2022/7692	06/01/2022	637.87	31.89	669.76
→Part 2: Total*				1,256.59

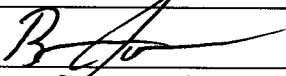
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/4298	06/01/2023	559.76	6.25	27.99	594.00
Part 3: Total*					594.00

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)	1,850.59
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	497.22
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,722.81

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

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.	27,506.50
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 + 12.50

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: 2400513

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 9022

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
09-3344-000	2022/4236	06-01-2022	W 74 12/100 FT OF E 611 49/100 FT OF N 135 FT OF S 330 FT OF LT 2 OR 5041 P 1663

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 - 9022

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:	1125312116004002					Year	Land	Imprv	Total	Cap Val
Account:	093344000					2023	\$20,000	\$82,672	\$102,672	\$55,013
Owners:	CHRISTIANSEN BOBBY L & RITA C					2022	\$15,000	\$77,433	\$92,433	\$53,411
Mail:	7043 BITTERSWEET DR PENSACOLA, FL 32506					2021	\$15,000	\$61,085	\$76,085	\$51,856
Situs:	7043 BITTERSWEET DR 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										
Sales Data						2023 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION				
04/2002	5041	1663	\$45,000	WD		Legal Description				
12/1997	4198	1112	\$30,000	WD		W 74 12/100 FT OF E 611 49/100 FT OF N 135 FT OF S 330				
10/1997	4198	1109	\$31,500	WD		FT OF LT 2 OR 5041 P 1663				
09/1995	3833	603	\$35,000	WD		Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						FRAME SHED WORKSHOP				

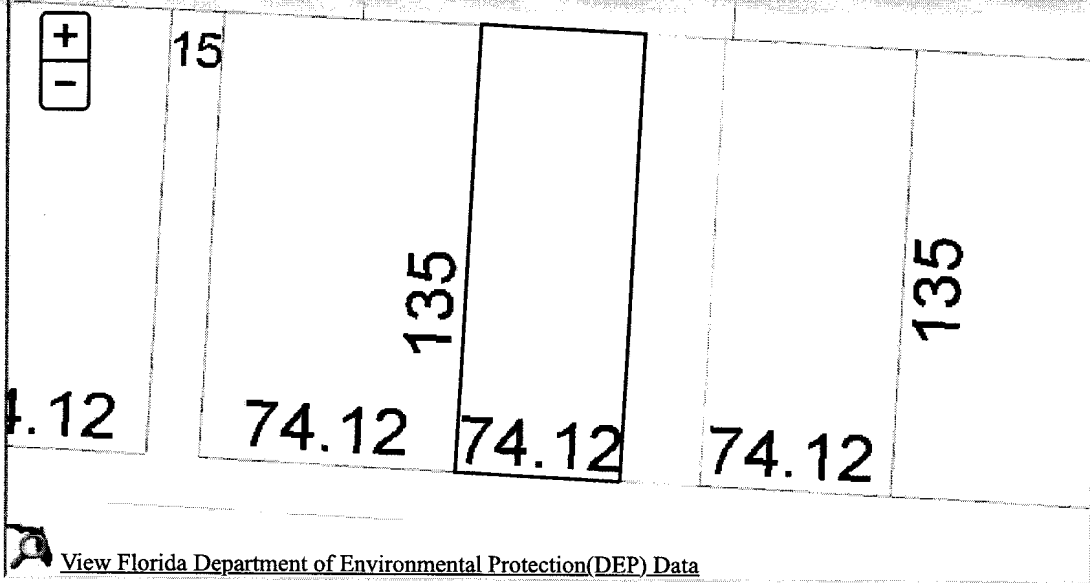
Parcel Information [Launch Interactive Map](#)

Section
Map Id:
11-2S-31-1

Approx.
Acreage:
0.1438

Zoned:

MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR



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

MDR
MDR

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

Buildings

Address: 7043 BITTERSWEET DR, Year Built: 1961, Effective Year: 1961, PA Building ID#: 102758

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-LAP.AAVG

EXTERIOR WALL-ASBESTOS SIDING

FLOOR COVER-VINYL/CORK

FOUNDATION-WOOD/NO SUB FLR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

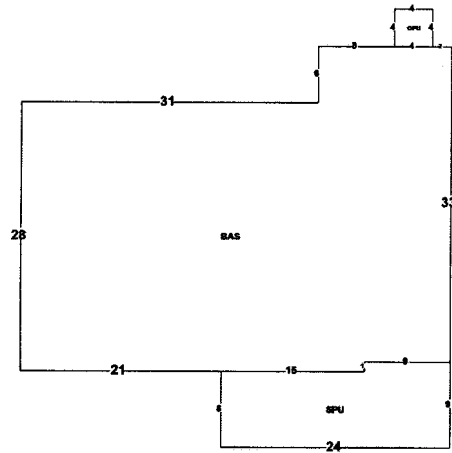


Areas - 1552 Total SF

BASE AREA - 1335

OPEN PORCH UNF - 16

SCRN PORCH UNF - 201



Images



2/1/2024 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 (v. 7628)



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 #: 09-3344-000 CERTIFICATE #: 2022-4236

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: Mike Campbell

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 17, 2024

Tax Account #: **09-3344-000**

1. The Grantee(s) of the last deed(s) of record is/are: **BOBBY L. CHRISTIANSEN AND RITA C. CHRISTIANSEN**

By Virtue of Warranty Deed recorded 12/31/2002 in OR 5041/1663

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 recorded 5/19/2019 – OR 8097/698 together with Amended Order recorded 10/21/2004- OR 9211/1803**
 - b.
4. Taxes:

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

Tax Account #: 09-3344-000

Assessed Value: \$56,663.00

Exemptions: HOMESTEAD EXEMPTION

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 #: 09-3344-000

CERTIFICATE #: 2022-4236

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2024</u> tax year.

BOBBY L. CHRISTIANSEN
AND RITA C. CHRISTIANSEN
7043 BITTERSWEET DR.
PENSACOLA, FL 32506

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 #:09-3344-000

LEGAL DESCRIPTION EXHIBIT "A"

W 74 12/100 FT OF E 611 49/100 FT OF N 135 FT OF S 330 FT OF LT 2 OR 5041 P 1663

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-3344-000(0425-58)

ABSTRACTOR'S NOTE: WE FIND THE LEGAL DESCRIPTION ON THE DEED DOES NOT MATCH THE LEGAL DESCRIPTION ON THE TAX ROLLS AND WE ARE UNABLE TO CERTIFY THEY MATCH WITHOUT A CURRENT SURVEY. WE FIND AN EASEMENT FOR ACCESS INCLUDED IN WARRANTY DEED RECORDED OR 3833/603.

10.50
245.00OR Bk3833 Pg0603
INSTRUMENT 00234848

This Instrument Prepared By and Return to
 Carol F. Keys, Attorney at Law
 Intercontinental Bank Building, Suite 203
 12700 Biscayne Boulevard
 North Miami, Florida 33181
 (305) 891-1600

Grantee S. S. No. 320-64-6562
 Grantee S. S. No. 427-33-2691

Tax Folio No. 09 3344 000

D S PD \$245.00
 Mort \$0.00 ASUM \$0.00
 SEPTEMBER 12, 1995
 Ernie Lee Magaha,
 Clerk of the Circuit Court
 BY: *J. Knight* D.C.

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, made this 7 day of September, 1995, between **ERNEST L. BEARDEN and JOYCE M. BEARDEN**, his wife, (hereinafter "Grantors"), and **ROBERT C. MYERS and TERESA D. MYERS**, his wife, whose Post Office address is 7043 Bittersweet Drive, Pensacola, Florida, 32506, (hereinafter "Grantees").

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires).

WITNESSETH that said Grantors, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations paid to Grantors by Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to Grantees, and Grantees heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

The West 74.12 feet of the East 296.48 feet of the West 444.73 feet of the East 774.73 feet of the North 135 feet of the South 330 feet of Lot 2, Section 11, Township 2 South, Range 31 West, lying and being in Escambia County, Florida.

Also, an irrevocable easement to the grantees, their heirs and assigns, for the free and uninterrupted use, liberty and privilege of a right of way on and over the East 774.73 feet of the South 30 feet of the North 165 feet of the South 330 feet of said Lot 2. Together with the free use of said right of way to and from the said grantees, their heirs and assigns, at all times and seasons, for the purposes of ingress and egress to and from the property herein conveyed.

SUBJECT TO:

1. Taxes for 1995 and subsequent years.
2. Conditions, easements, limitations and restrictions of records, provided that nothing set forth herein shall serve to reimpose the same.
3. Zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.
4. Purchase Money First Mortgage in favor of Grantors in the principal amount of \$35,000.00.

and Grantors hereby covenant with Grantees that the Grantors are lawfully authorized to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

- Page 1 of 2 -

C.95-143.2

OR Bk3833 Pg0604
INSTRUMENT 00234848

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 7th day of September, 1995.

Signed, sealed and delivered in our presence:

Carol F. Keys
Carol F. Keys

Shari Richman
Shari Richman

Ernest L. Bearden
Ernest L. Bearden

5470 West 10 Court, Hialeah, Florida, 33012

Joyce M. Bearden
Joyce M. Bearden

5470 West 10 Court, Hialeah, Florida, 33012

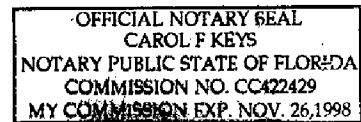
STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 7 day of September, 1995, by Ernest L. Bearden and Joyce M. Bearden, ☐ who are personally known to me or ☒ who have produced Florida drivers licenses or ☐ who have produced _____ as identification and who did not take an oath.

Notary Public, State of Florida at Large

My Commission Expires:

- Page 2 of 2 -



C.95-143.3

Instrument 00234848
Filed and recorded in the
Official Records
SEPTEMBER 12, 1995
at 03:52 P.M.
ERNIE LEE MAGAHA,
CLERK OF THE CIRCUIT COURT
Escambia County,
Florida

OR BK 4198 PG 1109
Escambia County, Florida
INSTRUMENT 97-438515

DEED DOC STAMPS PD @ ESC CO \$ 220.50
12/04/97 ERNIE LEE MAGANOK CLERK
By: *[Signature]*

STATE OF FLORIDA

WARRANTY DEED

COUNTY OF ESCAMBIA

THIS INDENTURE, made this 30th day of October, 1997, BETWEEN Robert C. Myers and Teresa D. Myers, Husband and Wife, whose address is 7043 Bittersweet Drive, Pensacola, Florida 32506, grantors, and Ernest L. Bearden and Joyce M. Bearden, whose post office address is 5470 West 10 Court, Hialeah, Florida 33012, and whose social security numbers are ██████████ and 434-32-3742, of the County of Dade, State of Florida, grantees,

WITNESSETH that said grantors, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantees, and grantees heirs and assigns forever, the following described land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

The West 74.12 feet of the East 296.48 feet of the West 444.73 feet of the East 774.73 feet of the North 135 feet of the South 330 feet of Lot 2, Section 11, Township 2 South, Range 31 West, lying and being in Escambia County, Florida.

Subject to taxes for the current year and to valid easements, mineral reservations and restrictions of record effecting the above property, if any.

THIS IS HOMESTEAD PROPERTY OF THE GRANTOR, TERESA D. MYERS.

Parcel I.D. Number 11-25-31-2116-004-002

and said grantors does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, grantors have hereunto set grantors hand and seal on this 30th day of October, 1997.

Signed, sealed and delivered in
the presence of:

[Signature]

Witness

[Signature]

Witness

[Signature]
Robert C. Myers

OR BK 4198 PG1110
Escambia County, Florida
INSTRUMENT 97-438515

Cynthia J. Gordon
Witness

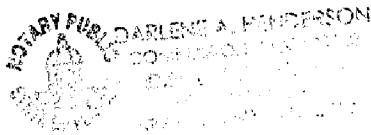
Teresa D. Myers
Teresa D. Myers

Edwin M. McShane
Witness

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was sworn to and subscribed before me on this 30th
day of OCTOBER, 1997, by Robert C. Myers, who personally appeared
before me.



Darlene A. Henderson
NOTARY PUBLIC

DARLENE A. HENDERSON
(typed or printed name)

My Commission Expires: 3-27-2001

My Commission No.: CC633940

[] Personally known; or ☒ Produced identification

Type of identification produced: Florida Driver's License

OR BK 4198 PG1111
Escambia County, Florida
INSTRUMENT 97-438515

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was sworn to and subscribed before me on this 29th
day of SEPTEMBER, 1997, by Teresa D. Myers, who personally appeared
before me.



Robin M. McPherson
MY COMMISSION # CC608220 EXPIRES
November 7, 1999
BONDED THRU TROY FANN INSURANCE, INC.

Robin M. McPherson
NOTARY PUBLIC

Robin M. McPherson
(typed or printed name)

My Commission Expires: 11-7-99

My Commission No.: CC 506220

☒ Personally known; or ☐ Produced identification

Type of identification produced: _____

This instrument was prepared
by:

JAMES L. CHASE, of
James L. Chase & Associates, P.A.
101 East Government Street
Pensacola, Florida 3250
(904) 434-3601
Florida Bar No. 304514

RCD Dec 04, 1997 04:13 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-438515

THIS IS TO CERTIFY THAT THE MICROPHOTOGRAPHS APPEARING ON THIS FILM ARE TRUE AND ACCURATE REPRODUCTIONS OF THE ORIGINAL RECORDS THAT WERE IN THE CUSTODY OF THE CLERK OF THE CIRCUIT COURT AND COUNTY COURT ON THE DATE OR DURING THE PERIOD INDICATED AND THAT THESE IMAGES WERE MADE IN THE NORMAL COURSE OF BUSINESS WITH A REGULARLY SCHEDULED MICROFILMING PROGRAM.

WITNESS MY HAND AND OFFICIAL SEAL:
DATE: December 11, 1997

CLERK OF CIRCUIT COURT • ESCAMBIA COUNTY • PENSACOLA, FLORIDA
CERTIFICATE OF AUTHENTICITY

ERNIE LEE MAGAHA, CLERK OF COURTS
BY: [Signature]
DEPUTY CLERK

OR BK 4198 PG 1112
Escambia County, Florida
INSTRUMENT 97-438516

DEED DOC STAMPS PD @ ESC CO \$ 210.00
12/04/97 ERNIE LEE MAGAHA, CLERK
By: [Signature]

1500
210.00

STATE OF FLORIDA

WARRANTY DEED

COUNTY OF ESCAMBIA

THIS INDENTURE, made this 2nd day of December, 1997, BETWEEN ERNEST L. BEARDEN and JOYCE M. BEARDEN, whose address is 5470 West 10 Court, Hialeah, Florida 33012, Husband and Wife, grantors, and BRUCE J. MEREDITH and VIOLA J. MEREDITH, Husband and Wife, whose post office address is 7025 Bittersweet Drive, Pensacola, Florida 32506, and whose social security numbers are 292-32-1955 and 493-39-4947, of the County of Escambia, State of Florida, grantees,

WITNESSETH that said grantors, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

The West 74.12 feet of the East 296.48 feet of
the West 444.73 feet of the East 774.73 feet of
the North 135 feet of the South 330 feet of Lot
2, Section 11, Township 2 South, Range 31
West, lying and being in Escambia County,
Florida.

Subject to taxes for the current year and to valid easements,
mineral reservations and restrictions of record effecting the
above property, if any.

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTORS.

Parcel I.D. Number 11-2S-31-2116-004-002

THIS IS TO CERTIFY THAT THE MICROPHOTOGRAPHS APPEARING ON THIS FILM ARE TRUE AND ACCURATE REPRODUCTIONS OF THE ORIGINAL RECORDS THAT WERE IN THE CUSTODY OF THE CLERK OF THE CIRCUIT COURT AND COUNTY COURT ON THE DATE OR DURING THE PERIOD INDICATED AND THAT THESE IMAGES WERE MADE IN THE NORMAL COURSE OF BUSINESS WITH A REGULARLY SCHEDULED MICROFILMING PROGRAM

WITNESS MY HAND AND OFFICIAL SEAL:
DATE: December 10, 1997

CLERK OF CIRCUIT COURT • ESCAMBIA COUNTY • PENSACOLA, FLORIDA
CERTIFICATE OF AUTHENTICITY

ERNIE LEE MAGAHA, CLERK OF COURTS
BY [Signature]
DEPUTY CLERK

OR BK 4198 PG 1113
Escambia County, Florida
INSTRUMENT 97-438516

and said grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, grantors have hereunto set grantors' hands and seals on this 2nd day of December, 1997.

Signed, sealed and delivered in the presence of:

[Signature]
James L. Chase, Witness
[Signature]
Tonya B. Chase, Witness

[Signature]
ERNEST L. BEARDEN

[Signature]
James L. Chase, Witness
[Signature]
Tonya B. Chase, Witness

[Signature]
JOYCE M. BEARDEN

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was sworn to and subscribed before me on this 2nd day

THIS IS TO CERTIFY THAT THE MICROPHOTOGRAPHS APPEARING ON THIS FILM ARE TRUE AND ACCURATE REPRODUCTIONS OF THE ORIGINAL RECORDS THAT WERE IN THE CUSTODY OF THE CLERK OF THE CIRCUIT COURT AND COUNTY COURT ON THE DATE OR DURING THE PERIOD INDICATED AND THAT THESE IMAGES WERE MADE IN THE NORMAL COURSE OF BUSINESS WITH A REGULARLY SCHEDULED MICROFILMING PROGRAM.

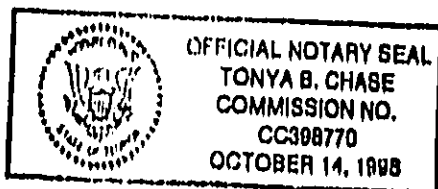
WITNESS MY HAND AND OFFICIAL SEAL
DATE: December 04, 1997

CLERK OF CIRCUIT COURT • ESCAMBIA COUNTY • PENSACOLA, FLORIDA
CERTIFICATE OF AUTHENTICITY

OR BK 4198 PG1114
Escambia County, Florida
INSTRUMENT 97-438516

of December, 1997, by ERNEST L. BEARDEN and JOYCE M. BEARDEN, who personally appeared before me.

Tonya B. Chase
NOTARY PUBLIC



(typed or printed name)

My Commission Expires: _____

My Commission No.: _____

[] Personally known; or [✓] Produced Identification

Type of Identification produced: FL DL # B635-212-23-215
FL DL # B635-422-29-799-0

This instrument was prepared by:

✓ JAMES L. CHASE, Of
James L. Chase & Associates, P.A.
101 East Government Street
Pensacola, Florida 32501
(850) 434-3601
Florida Bar No. 304514

RCD Dec 04, 1997 04:13 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-438516

ERNEST LEE MAGAHA, CLERK OF COURTS
BY Ernie Lee Magaha
DEPUTY CLERK

DEED DOC STAMPS PD @ ESC CO \$ 315.00
12/31/02 ERNIE LEE MAGNIA, CLERK
By: *[Signature]*

STATE OF FLORIDA

WARRANTY DEED

COUNTY OF ESCAMBIA

THIS INDENTURE, made this 1st day of April, 2002, between BRUCE J. MEREDITH and VIOLA J. MEREDITH, Husband and Wife, whose address is 7025 Bittersweet Drive, Pensacola, Florida 32506, grantors, and BOBBY L. CHRISTIANSEN and RITA C. CHRISTIANSEN, Husband and Wife, whose address is 7043 Bittersweet Drive, Pensacola, Florida 32506, and whose social security numbers are 264-43-1254 and 262-37-2732, of the County of Escambia, State of Florida, grantees.

WITNESSETH that said grantors, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in the County of Escambia, State of Florida, to wit:

The West 74.12 feet of the East 296.48 feet of the West 444.73 feet of the East 774.73 feet of the North 135 feet of the South 330 feet of Lot 2, Section 11, Township 2 South, Range 31 West, lying and being in Escambia County, Florida.

Subject to taxes for the current year and to valid easements, mineral reservations and restrictions of record effecting the above property, if any.

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTORS.

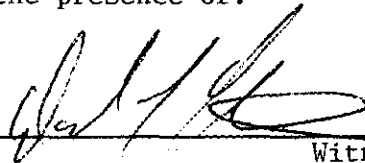
Parcel I.D. Number 11-2S-31-2116-004-002.

Said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

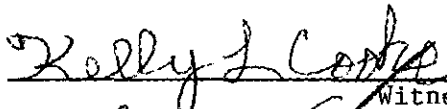
prepared by Bruce Meredith
6943 Bittersweet Dr.
Pensacola, FL 32506

IN WITNESS HEREOF, grantors have hereunto set grantors' hands
and seals this 1st day of April, 2002.

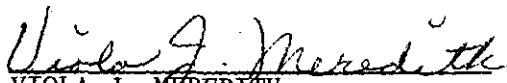
Signed, sealed and delivered
in the presence of:

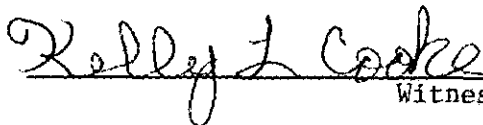

Witness


BRUCE J. MEREDITH


Witness


Witness


VIOLA J. MEREDITH


Witness

The foregoing instrument was sworn to and subscribed before
me on this 1st day of April, 2001, by BRUCE J. MEREDITH and VIOLA J.
MEREDITH, personally known and appeared before me.

KELLY L. COOKE
Notary Public-State of FL
Comm. Exp: Aug. 2, 2002
Comm. No: CC763911


NOTARY PUBLIC

RCD Dec 31, 2002 01:20 pm
Escambia County, Florida

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2002-044061

prepared by Bruce Meredith
6943 Bittersweet Dr.
Pensacola, FL 32506

Recorded in Public Records 5/20/2019 11:02 AM OR Book 8097 Page 698,
Instrument #2019043651, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 5/20/2019 10:50 AM OR Book 8097 Page 665,
Instrument #2019043643, 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.

CASE NO: CE18105317N
LOCATION: 7043 BITTERSWEET DR
PR#: 112S312116004002

VS.

CHRISTIANSEN, BOBBY L &
RITA C
7043 BITTERSWEET 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, Bobby Christiansen,
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

Rt-7 Brown
Chevy Silver Blue

- ☐ 42-196 (d) Overgrowth

BK: 8097 PG: 699

BK: 8097 PG: 666

- ☐ 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 Chapter 3 Commercial in residential and non-permitted use
- ☐ LDC Chapter 2 Article 3 Land Disturbance without permits
- ☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign Row
- ☒ LDC Sec 4-7.9 Outdoor Storage _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT** shall have until July 13, 2019 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

☐

BK: 8097 PG: 700

BK: 8097 PG: 667

- ☒ 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 Remove personal property stored outdoors
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

BK: 8097 PG: 701

BK: 8097 PG: 668

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 10.00 per day, commencing July 14, 2019. 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. 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 CHRISTIANSEN, BOBBY L & RITA C.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec.162.09 (1), Fla. Stat., 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.

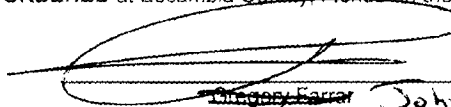
BK: 8097 PG: 702 Last Page

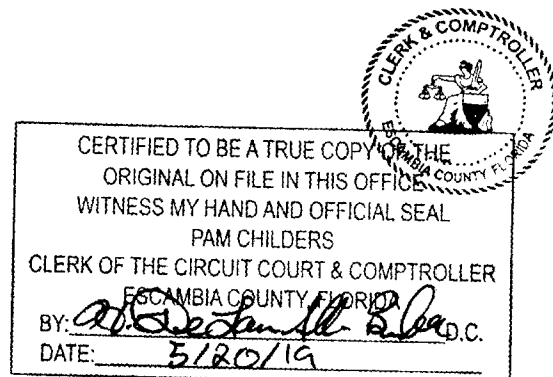
BK: 8097 PG: 669 Last Page

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 14th day of May, 2019.


John Trawick
Special Magistrate
Office of Environmental Enforcement



Recorded in Public Records 10/1/2024 12:08 PM OR Book 9211 Page 1803,
Instrument #2024074978, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 10/1/2024 12:00 PM OR Book 9211 Page 1741,
Instrument #2024074962, 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: CE18105317N
LOCATION: 7043 BITTERSWEET DR
PR#: 112S312116004002

VS.

CHRISTIANSEN, BOBBY L &
RITA C
7043 BITTERSWEET DR
PENSACOLA, FL 32506

RESPONDENT(S)

AMENDED 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, Bobby Christenson
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(c) Nuisance - (C) Inoperable Vehicle

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

Page 1 Of 3

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 www.escclears.com TO VALIDATE THIS DOCUMENT



Digitally signed by Pamela L Childers
Date: 2024.10.01 12:03:24 -05:00
Escambia County Clerk of the Court and Comptroller
Location: 190 W Government St., Pensacola, FL 32502

BK: 9211 PG: 1804

BK: 9211 PG: 1742

Unique Code : BAA-CACDBDACBGFAEB-BCADD-CACEAHEJGC-DJDFH-H Page 2 of 3

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **7/13/2019** to correct the violation(s) and to bring the violation into compliance. Corrective action shall include:

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$10.00** per day, commencing **7/14/2019**. 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)**. At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. 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

Page 2 Of 3

BK: 9211 PG: 1805 Last Page

BK: 9211 PG: 1743 Last Page

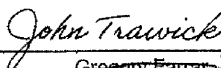
Unique Code : BAA-CACDBDACBGFAEB-BCADD-CACEAHEJGC-DJDFH-H Page 3 of 3

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 W. Government St, Pensacola, Florida, 32502, 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 24th day of September, 2024.



~~Gregory Farrar~~ John B. Trawick
Special Magistrate
Office of Environmental Enforcement

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: 093344000 Certificate Number: 004236 of 2022

Payor: BOBBY AND RITA CHRISTIANSEN 7043 BITTERSWEET DR PENSACOLA, FL 32506
Date 1/16/2025

Clerk's Check #	1	Clerk's Total	\$538.08
Tax Collector Check #	1	Tax Collector's Total	\$3,219.17
		Postage	\$2.80
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,807.05

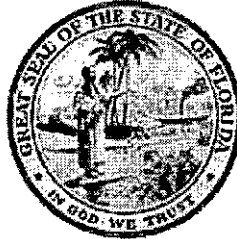
\$3,294.20
\$3,311.20

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 004236

Redeemed Date 1/16/2025

Name BOBBY AND RITA CHRISTIANSEN 7043 BITTERSWEET DR PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$538.08	\$3,294.20
Due Tax Collector = TAXDEED	\$3,219.17	
Postage = TD2	\$32.80	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets