



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

0325 91

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	LB-AMNIA14, LLC LB-AMNIA14, LLC % SB MUNI CUST PO BOX 31191 TAMPA, FL 33631-3191	Application date	Apr 29, 2024
Property description	FINN SHERLYN JEAN 1620 ATHENS AVE PENSACOLA, FL 32507 1620 ATHENS AVE 10-0104-000 LTS 5 6 7 8 BLK 15 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 1673 P 842	Certificate #	2022 / 4642
		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)
# 2022/4642	06/01/2022	827.62	41.38	869.00
→Part 2: Total*				869.00

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)
# 2023/4764	06/01/2023	735.98	6.25	121.44	863.67
# 2021/4293	06/01/2021	801.13	6.25	420.59	1,227.97
# 2020/5425	06/01/2020	823.36	6.25	568.12	1,397.73
# 2019/5089	06/01/2019	781.85	6.25	567.00	1,355.10
# 2018/5291	06/01/2018	779.73	6.25	357.54	1,143.52
# 2017/5259	06/01/2017	362.99	6.25	364.05	733.29
Part 3: Total*					6,721.28

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)	7,590.28
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	660.02
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)	8,625.30

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: *Adam M. Stain*
Signature, Tax Collector or Designee

Escambia, Florida
Date May 7th, 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>09/03/2025</u> 3/5/2025 Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ \$6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400874

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
LB-AMNIA14, LLC
LB-AMNIA14, LLC % SB MUNI CUST
PO BOX 31191
TAMPA, FL 33631-3191,

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
10-0104-000	2022/4642	06-01-2022	LTS 5 6 7 8 BLK 15 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 1673 P 842

I agree to:

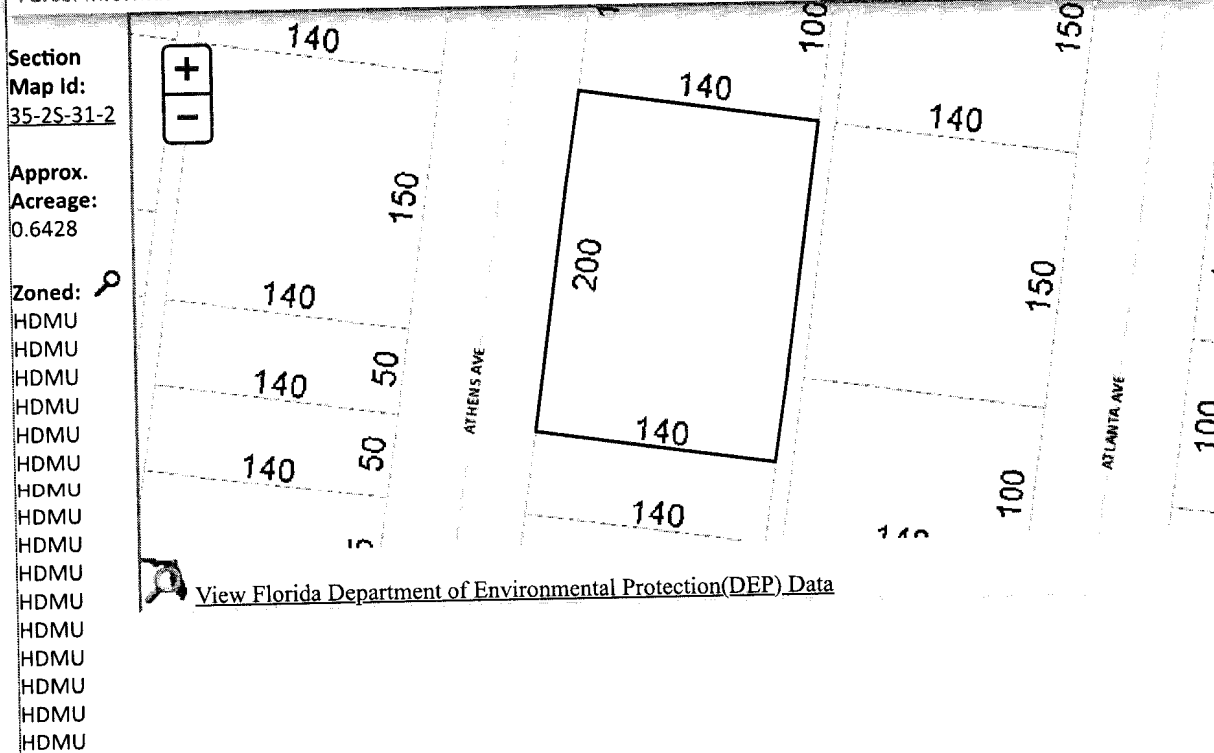
- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, 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
LB-AMNIA14, LLC
LB-AMNIA14, LLC % SB MUNI CUST
PO BOX 31191
TAMPA, FL 33631-3191

04-29-2024
Application Date

Applicant's signature



HDMU

Evacuation
& Flood
Information
Open
Report

Buildings

Address: 1620 ATHENS AVE, Year Built: 1985, Effective Year: 1985, PA Building ID#: 129164

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-HEAT & AIR

MH INTERIOR FINISH-DRYWALL/PLASTER

MH MILLWORK-TYPICAL

MH ROOF COVER-COMP SHINGLE/WOOD

MH ROOF FRAMING-GABLE HIP

MH STRUCTURAL FRAME-TYPICAL

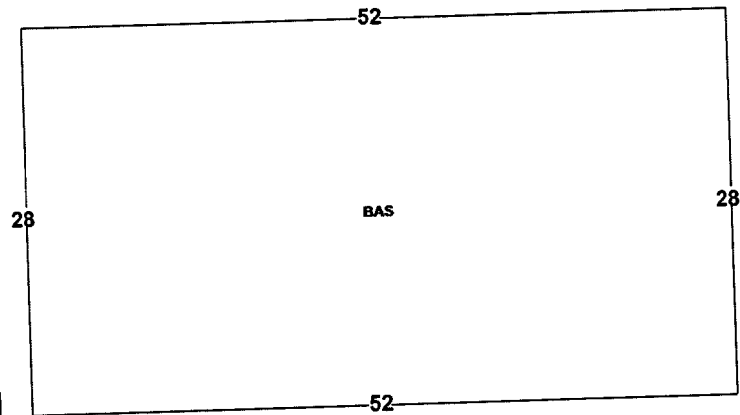
NO. PLUMBING FIXTURES-6

NO. STORIES-1

STORY HEIGHT-0

Areas - 1456 Total SF

BASE AREA - 1456



Year Built: 1968, Effective Year: 1968, PA Building ID#: 129165

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-HEAT & AIR

MH INTERIOR FINISH-DRYWALL/PLASTER

MH MILLWORK-TYPICAL

MH ROOF COVER-COMP SHINGLE/WOOD

MH ROOF FRAMING-GABLE HIP

MH STRUCTURAL FRAME-TYPICAL

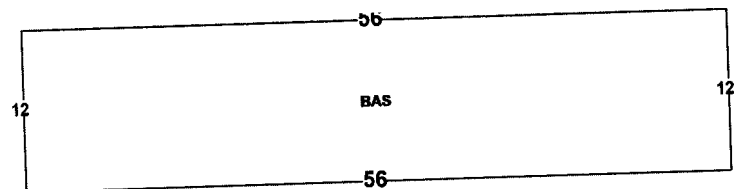
NO. PLUMBING FIXTURES-6

NO. STORIES-1

STORY HEIGHT-0

Areas - 672 Total SF

BASE AREA - 672



Images



3/14/2023 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: 05/08/2024 (tc.7032)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **LB-AMNIA14 LLC** holder of **Tax Certificate No. 04642**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 5 6 7 8 BLK 15 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 1673 P 842

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100104000 (0325-91)

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

SHERLYN JEAN FINN

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of March, which is the **5th** day of **March 2025**.

Dated this 13th day of May 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 10-0104-000 CERTIFICATE #: 2022-4642

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: November 20, 2004 to and including November 20, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: November 22, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 22, 2024

Tax Account #: **10-0104-000**

1. The Grantee(s) of the last deed(s) of record is/are: **SHERLYN JEAN FINN**

By Virtue of Warranty Deed recorded 8/18/1982 in OR 1673/842

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 04/23/2018 OR 7888/896 together with Cost Order recorded 03/12/2019 OR 8059/1633**
- b. **Code Enforcement Order in favor of Escambia County recorded 01/13/2021 OR 8442/1120 together with Certified Cost Order recorded 04/04/2022 OR 8754/1306**
- c. **Code Enforcement Order in favor of Escambia County recorded 06/10/2021 OR 8549/1799 together with Certified Cost Order recorded 07/26/2022 OR 8829/208**
- d. **Code Enforcement Order in favor of Escambia County recorded 08/24/2023 OR 9031/941**
- e. **Code Enforcement Order in favor of Escambia County recorded 06/16/2006 OR 5930/668 together with Amended Code Enforcement Order recorded 07/17/2006 OR 5951/84**
- f. **Amended Code Enforcement Order in favor of Escambia County recorded 12/18/2023 OR 9081/1888 together with Certified Cost Order recorded 05/10/2024 OR 9145/663**
- g. **MSBU Lien recorded 10/06/1998 OR 4618/1136**
- h. **MSBU Lien recorded 08/26/1999 OR 4459/348**
- i. **Lien in favor of the Emerald Coast Utilities Authority recorded 07/28/2005 OR 5691/1953**

4. Taxes:

Taxes for the year(s) 2016-2023 are delinquent.

Tax Account #: 10-0104-000

Assessed Value: \$30,000.00

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:	<u>MAR 5, 2025</u>
TAX ACCOUNT #:	<u>10-0104-000</u>
CERTIFICATE #:	<u>2022-4642</u>

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

SHERLYN JEAN FINN
1620 ATHENS AVE
PENSACOLA FL 32507

SHERLYN JEAN FINN
3500 CHERRY AVE
BIRMINGHAM AL 35214

SHERLYN JEAN FINN
PO BOX 16124
PENSACOLA FL 32507

SHERLYN FINN
1625 ATLANTA AVE
PENSACOLA FL 32507

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

EMERALD COAST
UTILITIES AUTHORITY
9255 STURDEVANT ST
PENSACOLA, FL 32514-0311

Certified and delivered to Escambia County Tax Collector, this 22nd day of November, 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

November 22, 2024

Tax Account #:10-0104-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LTS 5 6 7 BLK 15 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 1673 P 842

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-0104-000(0325-91)

FILE NO. L-1632
DOC. 62.55
SUR. -0-
REC. 5.00
TOTAL \$ 67.55
STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF ESCAMBIA

P.O. Box 16124
Warrington, Florida 32507
Grantee's Address

WARRANTY DEED

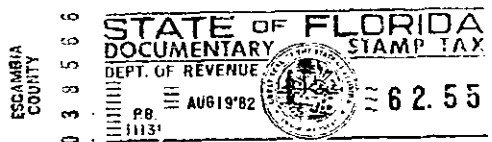
1673 PAGE 842
This instrument was prepared by:
PREPARED BY: JOHN P. KUDER
CARLTON FIELDS WARD.
EMMANUEL, SMITH & CUTLER, P.A.
200 EAST GOVERNMENT STREET
PENSACOLA, FLORIDA 32507

KNOW ALL MEN BY THESE PRESENTS: That GORDON E. MURRAY and PHYLLIS C. MURRAY,
husband and wife

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto SHERLYN JEAN FINN, a
divorced and unremarried woman _____, Grantor*

grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

Lots 5,6,7 and 8, Block 15, Beach Haven, being a part of the Pablo Granpera Grant, Section 35, Township 2 South, Range 31 West, and Section 54, Township 2 South, Range 30 West, Escambia County, Florida, according to plat of subdivision of Beach Haven, recorded in Deed Book 46 at page 51 of the public records of Escambia County, Florida. ✓



Recorded in Public Records 4/23/2018 11:06 AM OR Book 7888 Page 745,
Instrument #2018030777, 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.

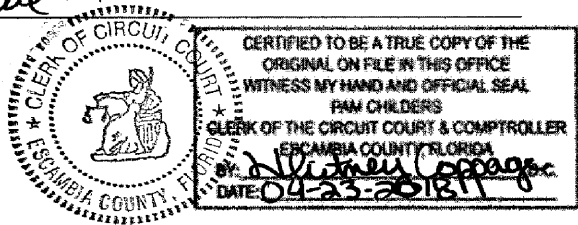
CASE NO: CE#17-11-05235
LOCATION: 1620 Athens Avenue
PR# 352S311000005015

Finn, Sheryly Jean
1620 Athens Avenue
Pensacola, FL 32507
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, William Nichols, 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 71 olds Cutless
- ☐ grey/dark blue 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 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 → vanity signs
- ☐ 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 July 16, **2018** 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 _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 20 . 00 per day, commencing July 17, 2018. 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.

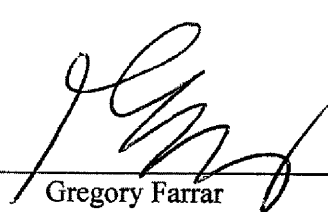
Costs in the amount of \$ 2350 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

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 17 day of April, 2018.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

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

Case No: CE171105235
Location: 1620 ATHENS AVE
PR #: 352S311000005015

ESCAMBIA COUNTY, FLORIDA

vs.

FINN, SHERLYN JEAN
1620 ATHENS AVE
PENSACOLA, FL 32507

Cost Order


THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances: Escambia County made certain Repairs to bring the property into compliance and that the repairs were reasonable and necessary. 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 .

Itemized Cost

Daily fines	\$2820.00	\$20.00 Per Day From: 07/17/2018 To: 12/05/2018
Court Cost	\$235.00	
County Abatement Fees	\$9,700.00	
Administrative Costs	\$0.00	

Total: \$12755.00

DONE AND ORDERED at Escambia County, Florida on 3 - 5 of 2019



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 1/13/2021 10:14 AM OR Book 8442 Page 922,
Instrument #2021003833, 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: CE20072973N
LOCATION: 1620 ATHENS AVE
PR#: 352S311000005015

VS.

FINN, SHERLYN JEAN
1620 ATHENS AVE
PENSACOLA, FL 32507

FINN, SHERLYN JEAN
3500 CHERRY AVE
BIRMINGHAM, AL 35214

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, Tracy Finn,
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:

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

Unsafe Structures - 30-203 (S) Missing protective railing

Unsafe Structures - 30-203 (T) Windows In bad repair

Unsafe Structures - 30-203 (X) Exterior door in bad repair**Sec. 30-33 Initial Enforcement Procedures**

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **4/5/2021** 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.

If you fail to fully correct the violation within the time required, you will be assessed a fine of **\$20.00** per day, commencing **4/6/2021**. 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

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 **RESPONDENT(S)**.

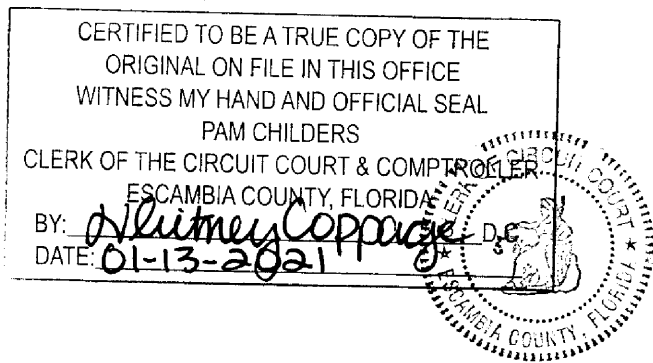
This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines and costs owing 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.

DONE AND ORDERED at Escambia County, Florida on the 5th day of
January, 2021.


John B. Trawick
Special Magistrate
Office of Environmental Enforcement



Recorded in Public Records 4/4/2022 9:42 AM OR Book 8754 Page 840,
Instrument #2022033314, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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

ESCAMBIA COUNTY, FLORIDA

vs.

FINN, SHERLYN JEAN
3500 CHERRY AVE
BIRMINGHAM, AL 35214

FINN, SHERLYN JEAN
3500 CHERRY AVE
BIRMINGHAM, AL 35214

Case No: CE20072973N
Location: 1620 ATHENS AVE
PR #: 352S311000005015

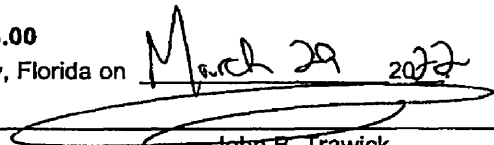
Cost Order

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

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 1/5/2021.

Itemized Cost		
Daily fines	\$4,940.00	\$20.00 Per Day From: <u>04/06/2021</u> To: <u>12/09/2021</u>
Fines	\$0.00	
Court Cost	\$235.00	
County Abatement Fees	\$7,000.00	
Administrative Costs	\$0.00	
Payments	\$0.00	
Total: \$12,175.00		

DONE AND ORDERED at Escambia County, Florida on

March 29 2022

John B. Trawick
Special Magistrate
Office of Environmental Enforcement

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCADDDBE-BBACIE-H Page 1 of 1



Recorded in Public Records 6/10/2021 11:11 AM OR Book 8549 Page 1738,
Instrument #2021064162, 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: CE21041658L
LOCATION: 1620 ATHENS AVE
PR#: 352S311000005015

VS.

FINN, SHERLYN JEAN
1620 ATHENS AVE
PENSACOLA, FL 32507

RESPONDENT(S)

ORDER

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

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

Sec. 30-33 Initial Enforcement Procedures

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
6/29/2021 to correct the violation(s) and to bring the violation into compliance.



Corrective action shall include:

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

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$30.00 per day, commencing 6/30/2021. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**. To ensure the safety of Escambia County staff and RESPONDENT(S), Escambia County may request law enforcement supervisory assistance during any abatement procedure. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$235.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this

order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

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

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

DONE AND ORDERED in Escambia County, Florida on this 8th day of June, 2021.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 7/26/2022 10:16 AM OR Book 8829 Page 31,
Instrument #2022075626, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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

ESCAMBIA COUNTY, FLORIDA

vs.

FINN, SHERLYN JEAN
1620 ATHENS AVE
PENSACOLA, FL 32507

Case No: CE21041658L
Location: 1620 ATHENS AVE
PR #: 352S311000005015

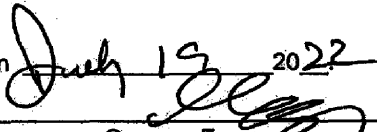
Cost Order

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

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 6/8/2021.

Itemized Cost		
Daily fines	\$4,860.00	\$30.00 Per Day From: <u>06/30/2021</u> To: <u>12/09/2021</u>
Fines	\$0.00	
Court Cost	\$235.00	
County Abatement Fees	\$7,000.00	
Administrative Costs	\$0.00	
Payments	\$0.00	
Total:		\$12,095.00

DONE AND ORDERED at Escambia County, Florida on



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCAHFGCG-BCHFBA-C Page 1 of 1



Recorded in Public Records 8/23/2023 4:55 PM OR Book 9031 Page 248,
Instrument #2023069379, 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

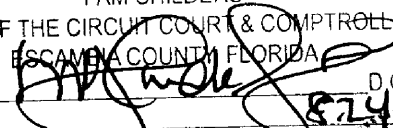
PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE23041757N
LOCATION: 1620 ATHENS AVE
PR#: 352S311000005015

VS.

FINN, SHERLYN JEAN
1620 ATHENS AVE
PENSACOLA, FL 32507

RESPONDENT(S)

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY FLORIDA
BY:  D.C.
DATE: 8/24/23

ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent(s) or representative thereof, NONE
as well as evidence submitted, and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinances has occurred and continues:
LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

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

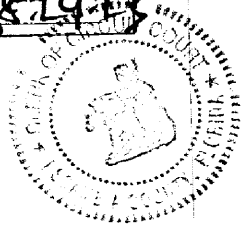
Sec. 42-196(b) Nuisance - (B) Trash and Debris

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

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

Sec 94-51 Right of Way

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained



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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **9/21/2023** to correct the violation(s) 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.

Remove all refuse and dispose of legally and refrain from future littering

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$20.00** per day, commencing **9/22/2023**.

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 **\$250.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 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 22nd day of August, 2023.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 06/16/2006 at 11:01 AM OR Book 5930 Page 280,
Instrument #2006061163, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

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

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 06-01-0004
Location: 1625 Atlanta Avenue
PR# 352S31-1000-018-015

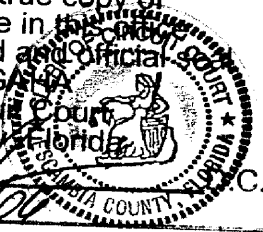
Tracy L & Sherlyn Finn
P.O. Box 16124
Pensacola, FL 32507

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,
TRACY FINN DID NOT APPEAR as well as evidence submitted and after consideration of the
SHERLYN FINN DID APPEAR
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate
finds that a violation of the Code of Ordinances 30-203(a), 30-203(b),
82-30, 30-203(e), LDC 7.07.06

has occurred and continues.

Certified to be a true copy of
the original on file in this matter.
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By: *[Signature]*
Date: *6/16/06*



THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: TRACY & SHARLYN FINN shall have until 7/11/06, 2006 to correct the violation and to bring the violation into compliance. Corrective action shall include: Bring building up to code by obtaining the necessary permits & removal of the structure & removal of all trash & debris.
② Code Enforcement is directed to refer this case to the FCC for whatever action they deem appropriate pursuant to 30-34(e)

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 250 per day, commencing 7/12/06, 2006.

This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

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

Costs in the amount of \$ 1100⁰⁰ are hereby awarded in favor of Escambia County as the prevailing party against Tracy & Sharlyn Finn.

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

BK: 5930 PG: 282 Last Page

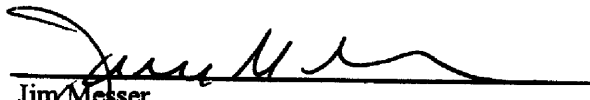
The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

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

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

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

DONE AND ORDERED at Escambia County, Florida on the 17th day of June, 2006.


Jim Messer
Special Magistrate,
Office of Environmental Enforcement

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

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 06-01-0004
Location: 1625 Atlanta Avenue
PR# 352S31-1000-018-015

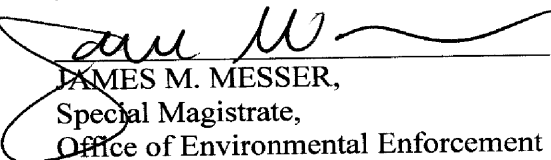
Tracy L & Sherlyn Finn
P.O. Box 16124
Pensacola, FL 32507

AMENDED ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Respondents to extend the time period during
which they will be assessed a Two Hundred Fifty and no100ths dollars (\$250.00) find per
day and after consideration of the evidence submitted and the appropriate sections in the
Escambia Court Ordinances, the Special Magistrate finds as follows:

1. The Petition of the Respondents is granted; further,
2. The period of time on which the imposition of the a Two Hundred Fifty
and no/100ths dollars (\$250.00) fine per day for failure to undertake
corrective action shall commence August 14, 2006; further,
3. All other provisions of the order of June 13, 2006, remain in full force and
effect.

DONE AND ORDERED this the 14th day of July, 2006.


JAMES M. MESSER,
Special Magistrate,
Office of Environmental Enforcement

Recorded in Public Records 12/18/2023 2:26 PM OR Book 9081 Page 1838,
Instrument #2023099351, 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,

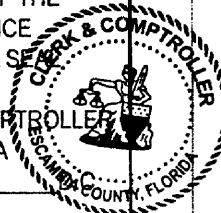
CASE NO: CE19116059N
LOCATION: 1625 ATLANTA AVE
PR#: 3528311000018015

VS.

FINN, TRACY L & SHERLYN
1620 ATHENS AVE
PENSACOLA, FL 32507

RESPONDENT(S)

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



BY: [Signature]
DATE: 12-18-23

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, None
as well as evidence submitted, and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinances has occurred and continues:

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

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

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

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

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

Unsafe Structures - 30-203 (R) Unsafe stair/porch

Unsafe Structures - 30-203 (S) Missing protective railing

Unsafe Structures - 30-203 (T) Windows in bad repair

Unsafe Structures - 30-203 (U) Broken/cracked

Unsafe Structures - 30-203 (X) Exterior door in bad repair

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **5/26/2020** to correct the violation(s) 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.

Remove and Disposed of Single Wide Trailer

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

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$15.00** per day, commencing **5/27/2020**.

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.

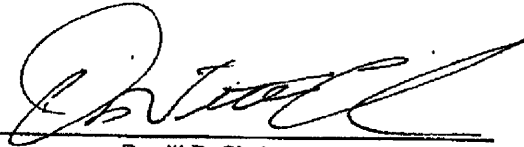
The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$235.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia 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 18th day of December, 2023.

A handwritten signature in black ink, appearing to read 'D. Clark', is written over a horizontal line.

Dewitt D. Clark
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: CE19116059N
Location: 1625 ATLANTA AVE
PR #: 352S311000018015

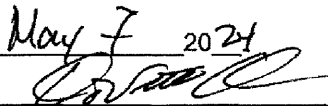
FINN, TRACY L & SHERLYN
1620 ATHENS AVE
PENSACOLA, FL 32507

Cost Order

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

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 5/5/2020.

Itemized Cost		
Daily fines	\$19,935.00	\$15.00 Per Day From: <u>05/27/2020</u> To: <u>01/16/2024</u>
Fines	\$0.00	
Court Cost	\$235.00	
County Abatement Fees	\$8,500.00	
Administrative Costs	\$0.00	
Payments	\$0.00	
Total: \$28,670.00		

DONE AND ORDERED at Escambia County, Florida on May 7 2024

Robert O. Beasley *Deputy Clerk*
Special Magistrate
Office of Environmental Enforcement

Unique Code : BAA-CACABFBCCDAEFH-BCADD-CACEADFJGD-DDBFDJ-B Page 1 of 1



OR BK 4318 PG1136
Escambia County, Florida
INSTRUMENT 98-535072

NOTICE OF LIEN

RCD Oct 06, 1998 10:16 am
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-535072

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: FINN SHERLYN JEAN
P O BOX 16124
PENSACOLA FL 32507

ACCT.NO. 10 0104 000 000

AMOUNT \$211.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

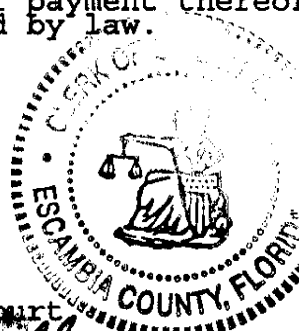
LTS 5 6 7 8 BLK 15
OR 1673 P 842
BEACH HAVEN PLAT DB 46 P 51
SEC 54/35 T 2S R 30/31

PROP.NO. 35 2S 31 1000 005 015

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$211.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

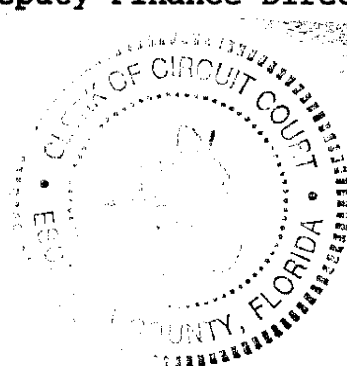
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998



Ernie Lee Magaha
Clerk of the Circuit Court
by *Wanda M. McBrearty*
Wanda M. McBrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court
by *Georganne B. Donnelly*
Deputy Clerk



OR BK 4459 PG0348
Escambia County, Florida
INSTRUMENT 99-651494

RCD Aug 26, 1999 07:55 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-651494

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: FINN SHERLYN JEAN
P O BOX 16124
PENSACOLA FL 32507

ACCT.NO. 10 0104 000 000

AMOUNT \$70.40

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

LTS 5 6 7 8 BLK 15
BEACH HAVEN PLAT DB 46 P 51
SEC 54/35 T 2S R 30/31
OR 1673 P 842

PROP.NO. 35 2S 31 1000 005 015

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$70.40. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee, by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha
Clerk of the Circuit Court
by: *Wanda M. McBrearty*
Wanda M. McBrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court
by: *Bernadette B. Donnelly*
Deputy Clerk

This Instrument Was Prepared
By And Is To Be Returned To:
VERONICA SMITH
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater, and/or sanitation service provided to the following customer:

LTS 5 6 7 8 BLK 15 BEACH HAVEN PLAT DB
46 P 51 SEC 54/35 T 2S R 30/31 OR 1673
P 842

Customer: SHERLYN JEAN FINN

Account Number: 151927-111246

Amount of Lien: \$ 53.76, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice, and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended.

Provided, however, that if the above-named customer has conveyed said property by means of a deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: JULY 15 2005

Emerald Coast Utilities Authority

By: Veronica Smith

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15TH day of JULY, 20 05, by VERONICA SMITH of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[NOTARY SEAL]

Revised 10/04
RWK:ls

[Signature]
Notary Public - State of Florida



GABRIEL M. BROWN
My Comm. Exp. Mar. 13, 2009
DD# 260254 ID # 782227
Personally Known
Other I. D.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04642 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

SHERLYN JEAN FINN 1620 ATHENS AVE PENSACOLA, FL 32507	SHERLYN JEAN FINN PO BOX 16124 PENSACOLA FL 32507		
		SHERLYN JEAN FINN 3500 CHERRY AVE BIRMINGHAM AL 35214	SHERLYN FINN 1625 ATLANTA AVE PENSACOLA FL 32507
ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502		ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	
		ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514	

WITNESS my official seal this 16th day of January 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **LB-AMNIA14 LLC** holder of **Tax Certificate No. 04642**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 5 6 7 8 BLK 15 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 1673 P 842

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100104000 (0325-91)

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

SHERLYN JEAN FINN

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of March, which is the **5th** day of **March 2025**.

Dated this 17th day of January 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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

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Dated this 16th day of January 2025.

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Post Property:

1620 ATHENS AVE 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

SHERLYN JEAN FINN
1620 ATHENS AVE
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0325.91

Document Number: ECSO25CIV002512NON

Agency Number: 25-003091

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04642 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: SHERLYN JEAN FINN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/28/2025 at 9:04 AM and served same at 8:39 AM on 1/30/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

D. Nelson 925

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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Dated this 16th day of January 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Post Property:

1620 ATHENS AVE 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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RECEIVED
JAN 28 AM 9:04
ESCAMBIA COUNTY, FL
CLERK OF THE CIRCUIT COURT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0325.91

Document Number: ECSO25CIV002405NON

Agency Number: 25-003032

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04642 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE SHERLYN JEAN FINN

Defendant:

Type of Process: NOTIE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 1/28/2025 at 9:00 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for SHERLYN JEAN FINN , Writ was returned to court UNEXECUTED on 1/30/2025 for the following reason:

1620 ATHENS AVENUE IS A VACANT LOT. NO OTHER INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

D Nelson 925

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

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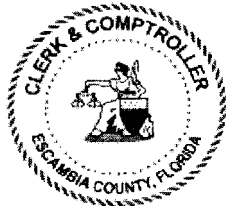
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Personal Services:

SHERLYN JEAN FINN
1620 ATHENS AVE
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



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Emily Hogg
Deputy Clerk

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TAX DEED SEARCH RESULTS

Tax Deed Clerk File No.: 032591

Tax Certificate No.: 2022 TD 04642

☒ Individual

Titleholder: Sherlyn Jean Finn

☐ Company

Address from certification: 11620 Athens 32501 (property)

Same as deed? ☐ Yes ☐ No. If no, address(es) on deed: NO ADDRESS on deed

Deed OR Book 11673 Page 842 (1982)

Alternate addresses:

• Address: 3500 CHERRY
35214

• Address: 1425 ATLANTA
32501

Source: CODE LIEN

Source: CODE LIEN

	Date Searched	Initials
Escambia Property Appraiser's records		<input checked="" type="checkbox"/> no new address
Escambia Tax Collector's records		<input checked="" type="checkbox"/> no new address
Escambia County's most recent tax roll		<input checked="" type="checkbox"/> no new address
Escambia Clerk's tax deed records		<input checked="" type="checkbox"/> no new address
Florida corporate record's search		<input checked="" type="checkbox"/> no new address
Escambia Official Records search		<input checked="" type="checkbox"/> no new address
Escambia court records search		<input checked="" type="checkbox"/> no new address
Google search		<input checked="" type="checkbox"/> no new address

Additional notes:

- PO Box 11674. (CODE LIEN) MAIL RETURNED
TRACY FINN - 1425 ATLANTA
850. 382.0112
LVM 2/11/25

SHERLYN JEAN FINN [0325-91]
1620 ATHENS AVE
PENSACOLA, FL 32507

9171 9690 0935 0127 2343 30

RETURNED

SHERLYN JEAN FINN [0325-91]
PO BOX 16124
PENSACOLA FL 32507

9171 9690 0935 0127 2343 23

RETURNED

SHERLYN JEAN FINN [0325-91]
3500 CHERRY AVE
BIRMINGHAM AL 35214

9171 9690 0935 0127 2343 16

RETURNED

SHERLYN FINN [0325-91]
1625 ATLANTA AVE
PENSACOLA FL 32507

9171 9690 0935 0127 2343 09

RETURNED

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0325-91]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0127 2342 93

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0325-91]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0127 2342 86

ECUA [0325-91]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0127 2342 79

Sherlyn Finn

Age 77, Born December 1947

Lives in Pensacola, FL

(850) 456-4606

7 disconnected

Full Background Report Sponsored Link

- Arrest & Criminal Records
- Misdemeanors & Felonies
- Registered Sex Offender Check
- Warrants & Police Records
- Nationwide Court Records
- Evictions & Foreclosures
- Marriage & Divorce Records
- Bankruptcies, Liens & Judgments
- Assets & Properties
- Business Records
- Professional Licenses
- Social Media Records

[View Full Background Report](#)



Also Seen As

Sherlyn Jean Finn, Sherlyn H Finn, Sherry Finn, Sherlyn Mac, Cheryl Finn



Current Address

1620 Athens Ave

Pensacola, FL 32507

4 Bath | 2128 Sq Ft | Built 1985

Escambia County

(Aug 1982 - Feb 2025)

[Ad] [Streamline Property Owner Info Search](#)

Search Over 157 Million MLS and Public Record Properties. [Try PeopleFinders](#)



Phone Numbers

(850) 456-4606 - Landline

Possible Primary Phone

Last reported Jan 2025

Southern Bell Telephone & Telegraph

(850) 912-8086 - VOIP

Last reported Jun 2022

Comcast IP Phone

(850) 941-0232 - Landline

Last reported Mar 2016

Southern Bell Telephone & Telegraph



Background Report Sponsored Link

- Arrest Records
- Court Records
- Marriage & Divorce Records
- Bankruptcies, Judgments, Liens
- Search Warrants
- Criminal Records Data
- Property Records
- Current and Past Contact Info
- Reverse Phone Lookups
- Age
- Addresses and Phone Numbers
- Relatives and Associates
- Public Records Data
- Complete Background Check

[View Background Report](#)

Sponsored Links

MELIA

TRACY
FINN
850.382.0112
LVN
2/11/25



Email Addresses

angelafrinn49@gmail.com



Current Address Property Details

1620 Athens Ave
Pensacola, FL 32507

Bedrooms	Bathrooms	Square Feet	Year Built
N/A	4	2,128	1985
Estimated Value	Estimated Equity	Last Sale Amount	Last Sale Date
N/A	N/A	N/A	N/A
Occupancy Type	Ownership Type	Land Use	Property Class
Owner Occupied	Individual	Multi-Family Dwellings (Generic, 2+)	Residential
Subdivision	Lot Square Feet	APN	School District
Beach Haven Plat	28,000	35-25-31-1000-005- 015	Escambia County School District



Previous Addresses

3072 Creole Way
Pensacola, FL 32526

Escambia County
(Mar 2008 - Oct 2008)

PO Box 16124
Pensacola, FL 32507

Escambia County
(Jan 1969 - May 2019)

71174 Highway 59
Abita Springs, LA 70420

Saint Tammany County
(Apr 1996 - May 2013)

PO Box 16124
Tampa, FL 33687

Hillsborough County
(Jun 2002)

1625 Atlanta Ave
Pensacola, FL 32507

Escambia County
(Jan 1969 - Nov 2023)

16342 P
Pensacola, FL 32507

Escambia County
(Dec 1998 - Oct 1999)



Criminal Records Report Sponsored Link

- Arrest & Criminal Records
- Misdemeanors & Felonies
- Registered Sex Offender Check
- Warrants & Police Records
- Nationwide Court Records
- Speeding Tickets

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Sponsored Links



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Possible Relatives

May include parents (mother, father), spouse (wife, husband), exes, brothers, sisters, children

[Thomas Finn](#)

Deceased

[Tracie Finn](#)

Age 47

[Tracy Finn](#)

Age 77

[Andrew Finn](#)

Age 43

[Joseph Finn](#)

Age 32

[Mary Finn](#)

Age 63

[Tracie Finn](#)

Age 47



Possible Associates

May include current and past roommates, friends, and extended family

[Aubry Freeman](#)

Age 48

[Gary Heltzel](#)

Age 68

[Crystal Shank](#)

Age 40



Full Background Report Sponsored Link

- Arrest Records
- Court Records
- Marriage & Divorce Records
- Birth & Death Records
- Police Records
- Search Warrants
- Criminal Records Data
- Property Records
- Current and Past Contact Info
- Reverse Phone Lookups
- AKAs, Age, Date of Birth
- Addresses and Phone Numbers
- Relatives and Associates
- Public Records Data
- Bankruptcies, Judgments, Liens
- Complete Background Check

[View Full Background Report](#)

FAQ

Where does **Sherlyn Jean Finn** live?

Sherlyn Jean Finn's address is 1620 Athens Ave Pensacola, FL 32507.

How old is **Sherlyn Jean Finn**?

Sherlyn Jean Finn's age is 77 years old.

What is **Sherlyn Jean Finn's** phone number?

Sherlyn Jean Finn's number is (850) 456-4606.

Is **Sherlyn Jean Finn** married?

Sherlyn Jean Finn does not appear to be married.

NEED MORE DATA IN REAL-TIME?



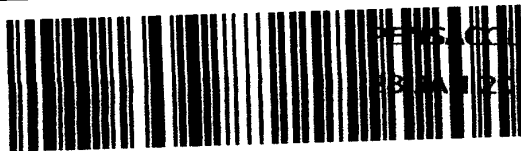
Get access to our partner **Endato's Fast Developer API** for Contact Enrichment, Sales and Marketing Intelligence.

Try Our API

TruePeopleSearch.com is not a Consumer Reporting Agency (CRA) as defined by the Fair Credit Reporting Act (FCRA). This site can't be used for employment, credit or tenant screening, or any related purpose.

CERTIFIED MAIL™

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



PENSACOLA FL 325

18 JAN 2025 PM

9171 9690 0935 0127 2343 30



quadiënt

FIRST-CLASS MAIL
IMI

\$008.16⁰⁰

01/27/2025 ZIP 32502
043M31219251

US POSTAGE

VAC

SHERLYN JEAN FINN [0325-91]
1620 ATHENS AVE
PENSACOLA, FL 32507

NIXIE

326 DE 1

0002/05/25

RETURN TO SENDER

VACANT

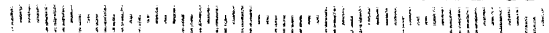
UNABLE TO FORWARD

VAC

BC: 3250258333

*2738-01181-28-35

325025833
32507-155120



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



PENSACOLA FL 325

08 JAN 2025 PM

9171 9690 0935 0127 2343 23



quadiant

FIRST-CLASS MAIL
IMI

\$008.16

01/27/2025 ZIP 32502
043M31219251

US POSTAGE

PTS

ANK

1st NOTICE 1-31-25
2nd NOTICE _____
RETURNED _____

SHERLYN JEAN FINN [0325-91]
PO BOX 16124
PENSACOLA FL 32507

NTXTE

326 OF 1

0007/04/25

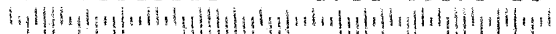
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

0001 96261901380508

ANK

BC: 32502583335 *2738-00973-28-33

32502-5833
32507-512424



CERTIFIED MAIL™

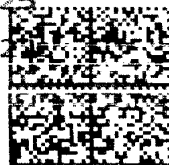
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0127 2343 09

PENSACOLA FL 325

JAN 27 2025 PM 2:45



quadiant

FIRST-CLASS MAIL
IM!

\$008.16⁰⁰

01/27/2025 ZIP 32502
043M31219251

US POSTAGE

NSN

SHERLYN FINN [0325-91]
1625 ATLANTA AVE
PENSACOLA FL 32507

NIXIE

326 DE 1

0002/05/25

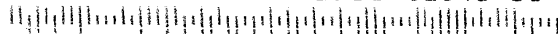
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN

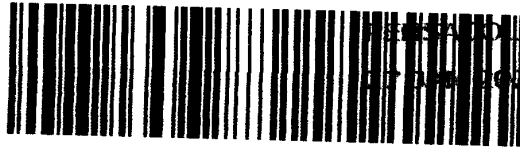
BC: 32302383335

*2738-01648-28-35

32502-5833
32507-156525



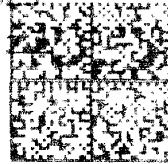
CERTIFIED MAIL™



9171 9690 0935 0127 2343 16

PENSACOLA FL 325

02 04 2025 PM



quadrant

FIRST CLASS MAIL
IM

\$008.16²

01/07/2025 JIP 32502
048120-171374

US POSTAGE

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

SHERLYN JEAN FINN [0325-91]
3500 CHERRY AVE
BIRMINGHAM AL 35214

-R-T-S- 352144025-1N 009 02/10/25

RETURN TO SENDER
DECEASED
UNABLE TO FORWARD
RETURN TO SENDER

35214-635100





Escambia Sun Press

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

STATE OF FLORIDA

County of Escambia

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

NOTICE in the matter of TAX DEED SALE

DATE – 03-05-2025 – TAX CERTIFICATE #04642

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

JANUARY 30 & FEBRUARY 6, 13, 20, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2025.02.20 10:06:13 -06'00'

PUBLISHER

Sworn to and subscribed before me this 20TH day of FEBRUARY
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD579360064AAE, cn=Heather Tuttle
Date: 2025.02.20 10:17:04 -06'00'

**HEATHER TUTTLE
NOTARY PUBLIC**



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

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That LB-AMNIA14 LLC holder of Tax Certificate No. 04642, issued the 1st day of June, A.D., 2022 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 5 6 7 8 BLK 15 BEACH HAVEN
PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31
OR 1673 P 842 SECTION 35, TOWNSHIP
2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100104000
(0325-91)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of March, which is the 5th day of March 2025.

Dated this 27th day of January 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

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

oaw-4w-01-30-02-06-13-20-2025



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



2024

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
10-0104-000	06		352S311000005015

FINN SHERLYN JEAN
1620 ATHENS AVE
PENSACOLA, FL 32507

PROPERTY ADDRESS:
1620 ATHENS AVE

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

22/4642

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6165	30,000	0	30,000	198.50	
PUBLIC SCHOOLS						
BY LOCAL BOARD	1.7520	30,000	0	30,000	52.56	
BY STATE LAW	3.0950	30,000	0	30,000	92.85	
WATER MANAGEMENT	0.0218	30,000	0	30,000	0.65	
SHERIFF	0.6850	30,000	0	30,000	20.55	
M.S.T.U. LIBRARY	0.3590	30,000	0	30,000	10.77	
ESCAMBIA CHILDRENS TRUST	0.4043	30,000	0	30,000	12.13	
TOTAL MILLAGE 12.9336				AD VALOREM TAXES	\$388.01	
LEGAL DESCRIPTION		NON-AD VALOREM ASSESSMENTS				
LTS 5 6 7 8 BLK 15 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 1673 P See Additional Legal on Tax Roll		TAXING AUTHORITY	RATE	AMOUNT		
		FP FIRE PROTECTION		250.66		
				NON-AD VALOREM ASSESSMENTS	\$250.66	
Pay online at EscambiaTaxCollector.com				COMBINED TAXES AND ASSESSMENTS \$638.67		
Payments must be in U.S. funds drawn from a U.S. bank						
If Paid By Please Pay	Feb 28, 2025 \$632.28	Mar 31, 2025 \$638.67				

RETAIN FOR YOUR RECORDS

2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NUMBER
10-0104-000
PROPERTY ADDRESS
1620 ATHENS AVE

FINN SHERLYN JEAN
1620 ATHENS AVE
PENSACOLA, FL 32507

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

PRIOR YEAR(S) TAXES
OUTSTANDING

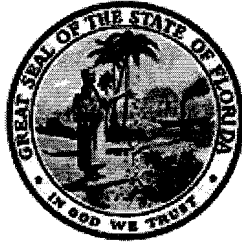
Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT	
AMOUNT IF PAID BY	Feb 28, 2025 632.28
AMOUNT IF PAID BY	Mar 31, 2025 638.67
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

1 100104000 2024 0

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
High Bid Tax Deed Sale**

**Cert # 004642 of 2022 Date 3/5/2025
Name MANFRED KRAUSE**

Cash Summary

Cash Deposit	\$3,090.00
Total Check	\$59,185.10
Grand Total	\$62,275.10

PAM CHILDERS
Clerk of the Circuit Court

By: 
Deputy Clerk

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

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 High Bid Tax Deed Sale**

**Cert # 004642 of 2022 Date 3/5/2025
 Name MANFRED KRAUSE**

Cash Summary

Cash Deposit	\$3,090.00
Total Check	\$59,185.10
Grand Total	\$62,275.10

Purchase Price (high bid amount)	\$61,800.00	Total Check	\$59,185.10
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$432.60	Adv Doc. Stamps	\$432.60
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$11,282.03	Postage	\$57.40
		Researcher Copies	\$0.00
- postage	\$57.40		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$11,224.63	Registry of Court	\$11,224.63
Purchase Price (high bid)	\$61,800.00		
-Registry of Court	\$11,224.63	Overbid Amount	\$50,517.97
-advance recording (for mail certificate)	\$18.50		
-postage	\$57.40		
-Researcher Copies	\$0.00		
= Overbid Amount	\$50,517.97		

PAM CHILDERS
 Clerk of the Circuit Court

By: 
 Deputy Clerk

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

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 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
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 MENTAL HEALTH
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 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC




BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2022 TD 004642
Sold Date 3/5/2025
Name MANFRED KRAUSE

RegistryOfCourtT = TAXDEED	\$11,224.63
overbidamount = TAXDEED	\$50,517.97
PostageT = TD2	\$57.40
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$432.60
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 VIEW IMAGES
6/1/2022	0101	CASE FILED 06/01/2022 CASE NUMBER 2022 TD 004642	
5/8/2024	TD83	TAX COLLECTOR CERTIFICATION	
5/8/2024	TD84	PA INFO	
5/8/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024033666	
5/15/2024	TD84	NOTICE OF APPLICATION FOR TAX DEED - RECORDED	
12/11/2024	TD82	PROPERTY INFORMATION REPORT	
1/28/2025	TD81	CERTIFICATE OF MAILING	
2/7/2025	CheckVoided	CHECK (CHECKID 139996) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORY FIELD RD PENSACOLA, FL 32507	
2/7/2025	CheckMailed	CHECK PRINTED: CHECK # 900038283 - - REGISTRY CHECK	
2/10/2025	TD84	SHERIFF RETURN OF SERVICE	
2/11/2025	TD84	CERTIFIED MAIL TRACKING / ADDITIONAL RESEARCH / RETURNED MAIL	
2/26/2025	TD84	PROOF OF PUBLICATION	
2/28/2025	TD84	2024 TAX BILL	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/8/2024 4:26:26 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00

5/8/2024 4:26:27 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
5/8/2024 4:26:26 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
5/8/2024 4:26:27 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/8/2024 4:27:42 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
5/8/2024 4:28:13 PM	2024033666	LB-AMNIA14 LLC	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
2/7/2025 9:25:27 AM	Check (outgoing)	101967546	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900038283 CLEARED ON 2/7/2025
5/8/2024 4:28:13 PM	Deposit	101892593	LB-AMNIA14 LLC		320.00	Deposit
Deposited			Used		Balance	
320.00			10,800.00		-10,480.00	

Auction Results Report

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

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction	Clerk	Rec Fee	EA Fee	POPR F	Doc Stam	Total Due	Certificate Number	Name On Title	Title Address	
03/05/2025	2022 TD 00464	352S31									\$0.00	\$432.60	\$59,185.10	04642	Manfred Krause	11425 Seaglade dr
03/05/2025	2022 TD 00453	292S31									\$0.00	\$49.70	\$6,837.20	04535	Nidia Espinoza Cu	6519 E Shore Dr I
03/05/2025	2022 TD 00438	202S31									\$0.00	\$96.60	\$13,249.10	04388	Ekklesia A Trust	General post office
03/05/2025	2022 TD 00417	022S31									\$0.00	\$105.00	\$14,397.50	04174	Darian Rabi Matos	2600 west michiga
03/05/2025	2022 TD 00319	342S30									\$0.00	\$669.90	\$91,627.40	03194	Aljan LLC	1079 Sunrise Ave
03/05/2025	2022 TD 00306	342S30									\$0.00	\$142.10	\$19,489.60	03064	EMMA2415 L. L.	968 JACOBS WAY
03/05/2025	2022 TD 00155	421S30									\$0.00	\$184.80	\$25,307.30	01557	Darian Rabi Matos	2600 west michiga
03/05/2025	2017 TD 00635	075N30									\$0.00	\$14.00	\$1,856.50	06356	Ekklesia A Trust	General post office
03/05/2025	2017 TD 00632	065N30									\$0.00	\$13.30	\$55.80	06322		

Edit Name on Title

Name on Title

Custom Fields

Style

Case Number: 2022 TD 004642

Result Date: 03/05/2025

Title Information:

Name:

Manfred Krause

Address1:

11425 Seaglade dr

Address2:

City:

Pensacola

State:

FL

Zip:

32507

Cancel

Update

Page 1 of 1

30

TOTALS: Items Count: 9 Balance: \$220,895.00 Clerk Fees: \$0.00 Rec Fees: \$382.50 Doc Stamps: \$1,708.00 Total Due: \$231,985.50

View 1 - 9 of 9

Edit Name on Title

Name on Title Custom Fields Style

Case Number: 2022 TD 004642
Result Date: 03/05/2025

Title Information:

Name: Manfred Krause

Address1: 11425 Seaglade dr

Address2:

City: Pensacola

State: FL

Zip: 32507

Cancel Update

TOTALS: Items Count: 9 Balance: \$229,895.00 Clerk Fees: \$0.00 Rec Fees: \$382.50 Doc Stamps: \$1,708.00 Total Due: \$231,985.50

67006

Manfred Krause

\$61,800.00

Deposit
\$3,090.00

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04642 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

SHERLYN JEAN FINN 1620 ATHENS AVE PENSACOLA, FL 32507	SHERLYN JEAN FINN PO BOX 16124 PENSACOLA FL 32507	
SHERLYN JEAN FINN 3500 CHERRY AVE BIRMINGHAM AL 35214		SHERLYN FINN 1625 ATLANTA AVE PENSACOLA FL 32507
ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502		ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505
ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514		

WITNESS my official seal this 16th day of January 2025.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



Escambia Sun Press

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

STATE OF FLORIDA

County of Escambia

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

NOTICE in the matter of TAX DEED SALE

DATE - 03-05-2025 - TAX CERTIFICATE #04642

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

JANUARY 30 & FEBRUARY 6, 13, 20, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2025.02.20 10:06:13 -06'00'

PUBLISHER

Sworn to and subscribed before me this 20TH day of FEBRUARY
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.02.20 10:17:04 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



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

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That LB-AMNIA14 LLC holder of Tax Certificate No. 04642, issued the 1st day of June, A.D., 2022 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 5 6 7 8 BLK 15 BEACH HAVEN
PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31
OR 1673 P 842 SECTION 35, TOWNSHIP
2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100104000
(0325-91)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of March, which is the 5th day of March 2025.

Dated this 27th day of January 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

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

oaw-4w-01-30-02-06-13-20-2025

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025016873 3/10/2025 10:15 AM
OFF REC BK: 9285 PG: 1618 Doc Type: TXD
Recording \$10.00 Deed Stamps \$432.60

Tax deed file number 0325-91

Parcel ID number 352S311000005015

TAX DEED

Escambia County, Florida

for official use only

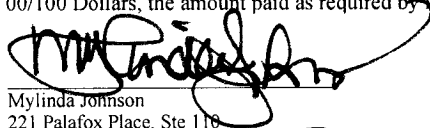
Tax Certificate numbered 04642 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 5th day of March 2025, the land was offered for sale. It was sold to **MANFRED KRAUSE**, 11425 Seaglade Dr Pensacola FL 32507, who was the highest bidder and has paid the sum of the bid as required by law.


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

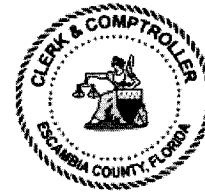
Description of lands: LTS 5 6 7 8 BLK 15 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 1673 P 842 SECTION 35, TOWNSHIP 2 S, RANGE 31 W

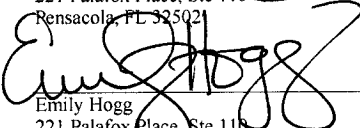
**** Property previously assessed to: SHERLYN JEAN FINN**

On 5th day of March 2025, in Escambia County, Florida, for the sum of (\$61,800.00) SIXTY ONE THOUSAND EIGHT HUNDRED AND 00/100 Dollars, the amount paid as required by law.


Mylinda Johnson
221 Palafox Place, Ste 116
Pensacola, FL 32502

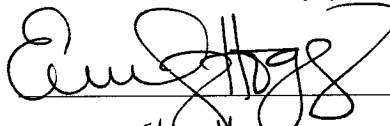

Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida




Emily Hogg
221 Palafox Place, Ste 116
Pensacola, FL 32502

On this 5th day of March, 2025, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid


Emily Hogg



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

Tax Certificate # 2022 TD 004642
 Account # 100104000
 Property Owner Sherlyn Jean Finn
 Property Address 1620 Athens Ave 32507

SOLD TO: Manfred Krause \$61,800.00

Disbursed to/for:	Amount Pd:	Registry Balance:
Recording Fees (from TXD receipt)	\$ 461.10 ✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 775.27 ✓	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓	\$
Certificate holder/taxes & app fees	\$ 10,579.71 ✓	\$
Refund High Bidder unused sheriff fees	\$ 40.00 ✓	\$
Additional taxes	\$ 638.67 ✓	\$ 49,742.70
Postage final notices	\$ 100.40	\$
MSBU	\$ 122.17	\$
EDUA	\$ 492.93	\$
CODE ENF	\$ 241.20	\$
MSBU		\$

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

Lien Information:

		Due \$	Paid \$
① MSBU	4318/1136	241.20	241.20
② MSBU	4459/348	100.40	100.40
③ EDUA	5691/1953	122.17	122.17
④ CODE ENF	2006CL061251 5930/668	1192.50	1192.50
⑤ CODE ENF	2018CL030815 7888/896	12884.00	12884.00
⑥ CODE ENF	2021CL03944 8442/170	12299.00	6408.43
⑦ CODE ENF	2021CL064182 8549/1799	12201.00	0 applied
⑧ CODE ENF	2023CL06957 9031/941	Due \$	0 compliance

Post sale process:

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

Notes:

CODE ENF
 ⑥ 8293/748
 2020CL037571
 \$28,794.00
 pd \$28,794.00

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 22, 2024
Tax Account #: 10-0104-000

1. The Grantee(s) of the last deed(s) of record is/are: **SHERLYN JEAN FINN**

By Virtue of Warranty Deed recorded 8/18/1982 in OR 1673/842

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 04/23/2018 OR 7888/896
together with Cost Order recorded 03/12/2019 OR 8059/1633
- / b. Code Enforcement Order in favor of Escambia County recorded 01/13/2021 OR 8442/1120
together with Certified Cost Order recorded 04/04/2022 OR 8754/1306
- / c. Code Enforcement Order in favor of Escambia County recorded 06/10/2021 OR 8549/1799
together with Certified Cost Order recorded 07/26/2022 OR 8829/208
- / ~~d.~~ Code Enforcement Order in favor of Escambia County recorded 08/24/2023 OR 9031/941
- / e. Code Enforcement Order in favor of Escambia County recorded 06/16/2006 OR 5930/668
together with Amended Code Enforcement Order recorded 07/17/2006 OR 5951/84
- / f. Amended Code Enforcement Order in favor of Escambia County recorded 12/18/2023 OR 9081/1888 together with Certified Cost Order recorded 05/10/2024 OR 9145/663
- / g. MSBU Lien recorded 10/06/1998 OR 4618/1136
- / h. MSBU Lien recorded 08/26/1999 OR 4459/348
- / i. Lien in favor of the Emerald Coast Utilities Authority recorded 07/28/2005 OR 5691/1953

4. Taxes:

Taxes for the year(s) 2016-2023 are delinquent.
Tax Account #: 10-0104-000
Assessed Value: \$30,000.00
Exemptions: NONE

CODE LIEN
8293/1168

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.

OR BK 4318 PG1136
Escambia County, Florida
INSTRUMENT 98-535072

NOTICE OF LIEN

RCD Oct 06, 1998 10:16 am
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-535072

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: FINN SHERLYN JEAN
P O BOX 16124
PENSACOLA FL 32507

ACCT.NO. 10 0104 000 000

AMOUNT \$211.20

241.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

LTS 5 6 7 8 BLK 15
OR 1673 P 842
BEACH HAVEN PLAT DB 46 P 51
SEC 54/35 T 2S R 30/31

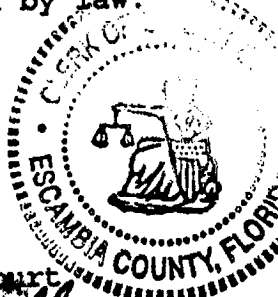
pd

PROP.NO. 35 2S 31 1000 005 015

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$211.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

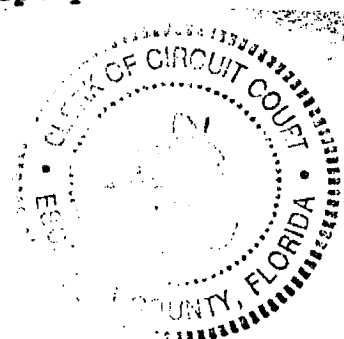
Date: 09/04/1998



Ernie Lee Magaha
Clerk of the Circuit Court

Wanda M. McCreary
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court
by George E. Donnelly
Deputy Clerk



OR BK 4459 PG0348
Escambia County, Florida
INSTRUMENT 99-651494

RCD Aug 26, 1999 07:55 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-651494

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: FINN SHERLYN JEAN
P O BOX 16124
PENSACOLA FL 32507

ACCT.NO. 10 0104 000 000

AMOUNT \$70.40

100.40

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

LTS 5 6 7 8 BLK 15
BEACH HAVEN PLAT DB 46 P 51
SEC 54/35 T 2S R 30/31
OR 1673 P 842

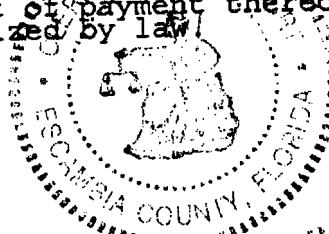
PAW

PROP.NO. 35 2S 31 1000 005 015

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$70.40. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

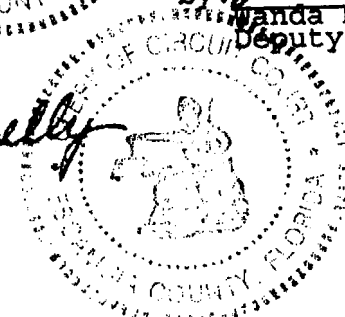
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee, by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999



Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Wanda M. McBrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Deputy Clerk



Mylanda Johnson (COC)

From: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Sent: Friday, March 14, 2025 2:53 PM
To: Mylanda Johnson (COC)
Cc: Emily Hogg (COC)
Subject: [EXTERNAL]RE: 1620 ATHENS AVE / 151927-111246 (TAX DEED CASE 22TD04642)
Attachments: 1620 ATHENS AVE.pdf

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

🌍.. Have a great weekend!

Termination Date	5/6/2005
Date Debt Paid	5/6/2010
Final Bill and or Write off Amount	\$53.76
Number of Days*	1826
Interest %*	18.00%
Daily Rate of Interest*	\$0.0265
Total Interest*	\$48.41
Total Amount Due*	\$102.17
Balance	\$53.76
Interest	\$48.41
Recording Fee	\$20.00
Total	\$122.17
Daily Interest	\$0.03

pd ✓

*Thank you,
Cassandra Strickland*

Cassandra Strickland | Customer Service Team Leader | Emerald Coast Utilities Authority |
P.O. Box 17089 | Pensacola, FL. 32522-7089 | Web: www.ecua.fl.gov |
Phone: (850) 476-0480 | Fax: (850) 969-1759 |



From: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Friday, March 14, 2025 2:41 PM
To: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>
Subject: 1620 ATHENS AVE / 151927-111246 (TAX DEED CASE 22TD04642)

****WARNING: DO NOT CLICK links or attachments from unknown senders**

Hello,

I think this is the last one. ☺

Recorded in Public Records 07/28/2005 at 05:07 PM OR Book 5691 Page
Instrument #2005400533, Ernie Lee Magaha Clerk of the Circuit Court
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:
VERONICA SMITH
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES
AUTHORITY has a lien against the following described real property situated in Escambia
County, Florida, for water, wastewater, and/or sanitation service provided to the following
customer:

LTS 5 6 7 8 BLK 15 BEACH HAVEN PLAT DE
46 P 51 SEC 54/35 T 28 R 30/31 OR 1673
P 842

Customer: SHERLYN JEAN FINN

Account Number: 151927-111246

Amount of Lien: \$ 53.76, together with additional unpaid utility
service charges, if any, which may accrue subsequent to the date of this notice, and simple
interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be
allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter
92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution
87-10, as amended.

Provided, however, that if the above-named customer has conveyed said property by
means of a deed recorded in the public records of Escambia County, Florida, prior to the
recording of this instrument, or if the interest of the above-named customer is foreclosed

This Instrument Was Prepared
By And Is To Be Returned To:
VERONICA SMITH
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater, and/or sanitation service provided to the following customer:

LTS 5 6 7 8 BLK 15 BEACH HAVEN PLAT DB
46 P 51 SEC 54/35 T 25 R 30/31 OR 1673
P 842

Customer: SHERLYN JEAN FINN

Account Number: 151927-111246

Amount of Lien: \$ 53.76, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice, and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended.

Provided, however, that if the above-named customer has conveyed said property by means of a deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: JULY 15 2005

Emerald Coast Utilities Authority

By: Veronica Smith

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15TH day of JULY,
20 05, by VERONICA SMITH of the Emerald Coast
Utilities Authority, who is personally known to me and who did not take an oath.

[NOTARY SEAL]

[Signature]
Notary Public - State of Florida

Revised 10/04
RWK:ls



GABRIEL M. BROWN
My Comm. Exp. Mar. 13, 2009
ID # 240284 ID # 78227
Personally Known
Other I. D.



**ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

CODE ENFORCEMENT LIEN PAYOFF

**OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Ernie Lee Magaha,
Clerk Of The Circuit Court**

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

Official Records Book: **5930** Page: **668**

Start Date: **09/17/2008**

Court Cost **1,100.00**

Reimbursement Recording Fee Order **27**

Reimbursement Recording Fee Lien **27**

Amended Order ☒

Copies **4.5**

Certified Abatement Costs **0.00**

Fine Per Day **\$0.00**

Date Of Payoff **09/17/2008**

Fine Per Day	Number Of Days Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee For Payoff Quote	Certified Abatement Costs	Total Due
\$0.00	0	\$0.00	\$1,100.00	\$68.50	\$10.00	\$7.00	\$7.00	\$0.00	\$1,192.50

2006 CL 061257

1625 ATLANTA

pa ✓



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

CODE ENFORCEMENT LIEN PAYOFF

OFFICIAL RECORDS

P.O. Box 333

Pensacola, FL 32591-0333

Check payable to Pam Childers,
Clerk Of The Circuit Court

Escambia County Governmental Complex

221 Palafox Place, Suite 110

Pensacola, FL 32501-5844

850-595-3930

FAX 850-595-4827

Official Records Book: Page: [View Image](#)

Start Date Court Cost

Reimbursement Recording Fee Order Reimbursement Recording Fee Lien

Amended Order ☒ Copies Certified Abatement Costs

Fine Per Day Date Of Payoff

[Submit](#)

[Reset](#)

[Clear](#)

Fine Number	Per Of Days	Accumulated	Court	Reimbursement	Recording	Preparing	Preparation	Certified	
Day	Accrued	Fine	Cost	Of Costs	Fee For	Fee For	Fee for	Abatement	Total Due
					Cancellation	Cancellation	Payoff	Costs	
							Quote		
20.00	141	\$2,820.00	\$235.00	\$105.00	\$10.00	\$7.00	\$7.00	\$9,700.00	\$12,884.00

1620 Athens Ave
CE 171105235

2018CL030815

PAV



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

CODE ENFORCEMENT LIEN PAYOFF

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

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

Official Records Book: Page: [View Image](#)

Start Date  Court Cost

Recording Fees

Copies Certified Abatement Costs

Fine Per Day Date Of Payoff 

1625
1624 ATLANTA AVE / CE 19116059N / 2020 CL 037571
OR 8293/706, OR 8293/768
OR 9081/1838, OR 9081/1888
OR 9145/410, OR 9145/663

Notes:

[Submit](#)

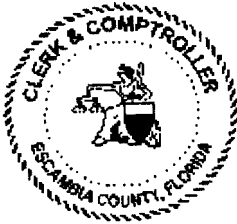
[Reset](#)

[Clear](#)

Fine Number	Per Of Days	Accumulated	Court	Reimbursement	Recording	Preparing	Preparation	Certified	
Per Of Days	Day Accrued	Fine	Cost	Of Costs	Fee For	Fee For	Fee for	Abatement	Total Due
					Cancellation	Cancellation	Payoff	Costs	
							Quote		
15.00	1329	\$19,935.00	\$235.00	\$100.00	\$10.00	\$7.00	\$7.00	\$8,500.00	\$28,794.00

pat ✓

2020CL 037571
1625 ATLANTA



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

CODE ENFORCEMENT LIEN PAYOFF

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


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

Official Records Book: Page: [View Image](#)

Start Date  Court Cost

Recording Fees

Copies Certified Abatement Costs

Fine Per Day Date Of Payoff 

[Submit](#)

[Reset](#)

[Clear](#)

Fine Number	Per Of Days	Accumulated	Court	Reimbursement	Recording	Preparing	Preparation	Certified	
Day Accrued		Fine	Cost	Of Costs	Fee For	Fee For	Fee for	Abatement	Total Due
					Cancellation	Cancellation	Payoff	Costs	
							Quote		
20	247	\$4,940.00	\$235.00	\$100.00	\$10.00	\$7.00	\$7.00	\$7,000.00	\$12,299.00

2021 CLO3944

1620 ATTEND

CE20072913N

PARTIAL PMT.

640843(235/124/6049.43

TOWARDS ABATEMENT



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

CODE ENFORCEMENT LIEN PAYOFF

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

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

Official Records Book: 8549

Page: 1799

[View Image](#)

Start Date 06/30/2021



Court Cost 235.00

Recording Fees 74.00

Copies 8.00

Certified Abatement Costs 7,000.00

Fine Per Day \$30.00

Date Of Payoff 12/09/2021



[Submit](#)

[Reset](#)

[Clear](#)

Fine Number Per Of Days Day Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Costs	Total Due
30.00 162	\$4,860.00	\$235.00	\$82.00	\$10.00	\$7.00	\$7.00	\$7,000.00	\$12,201.00

2012064182
1620 AMENS

Not enough
surplus

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE23041757N
LOCATION: 1620 ATHENS AVE
PR#: 352S311000005015

VS.

FINN, SHERLYN JEAN
1620 ATHENS AVE
PENSACOLA, FL 32507

RESPONDENT(S)

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

BY:

DATE:

D.C.

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, NO ONE
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:
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

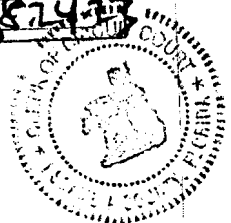
Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

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

Sec 94-51 Right of Way

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

IN
compliance?



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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **9/21/2023** to correct the violation(s) 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.

Remove all refuse and dispose of legally and refrain from future littering

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$20.00** per day, commencing **9/22/2023**.

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).**

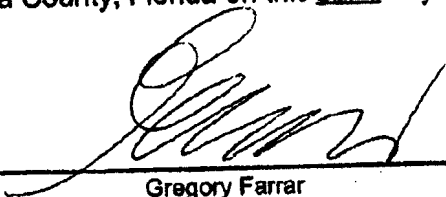
At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will 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 \$250.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 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 22nd day of August, 2023.



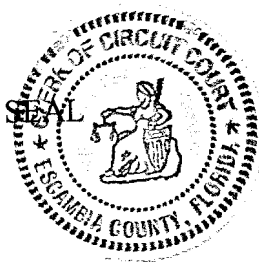
Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CANCELLATION OF LIEN

Property Reference No. 352S311000005015

The lien dated 05/24/1999, created pursuant to Section 1-15-63 of the Code of Escambia County, Florida for delinquent annual assessments, against SHERLYN JEAN FINN, recorded in Official Records Book 4459 at Page 348, of the public records of Escambia County, Florida are canceled said liens having been satisfied by payment in full.



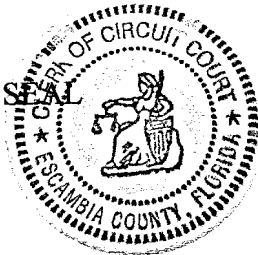
PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the undersigned Deputy Clerk, personally appeared MYLINDA JOHNSON, who is personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court of Escambia County, Florida, and acknowledged before me that he/she executed the same for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 24TH day of MARCH, A.D. 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

Prepared By:
Pam Childers
Clerk of the Circuit Court

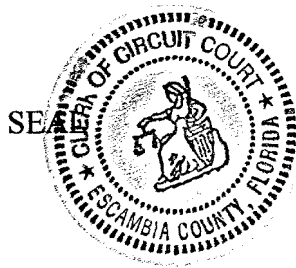
STATE OF FLORIDA
COUNTY OF ESCAMBIA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025020502 3/24/2025 2:05 PM
OFF REC BK: 9291 PG: 1834 Doc Type: ROL
Recording \$10.00

CANCELLATION OF LIEN

Property Reference No. 352S311000005015

The lien dated 09/04/1998, created pursuant to Section 1-15-63 of the Code of Escambia County, Florida for delinquent annual assessments, against SHERLYN JEAN FINN, recorded in Official Records Book 4318 at Page 1136, of the public records of Escambia County, Florida are canceled said liens having been satisfied by payment in full.



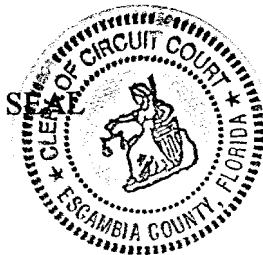
PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

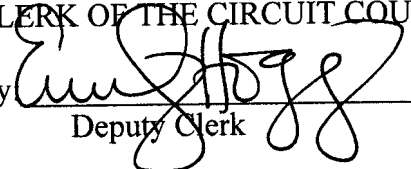
STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the undersigned Deputy Clerk, personally appeared MYLINDA JOHNSON, who is personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court of Escambia County, Florida, and acknowledged before me that he/she executed the same for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 24TH day of MARCH, A.D. 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

Prepared By:
Pam Childers
Clerk of the Circuit Court

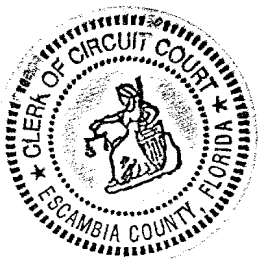
**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

CANCELLATION OF LIEN

Case No. CE06-01-0004

The Code Enforcement Special Master Order dated 6/13/2006, created pursuant to Section 30-34(d) of Escambia County Code of Ordinances and recorded as a lien on 6/16/2006 against TRACY L FINN, SHERLYN FINN, whose address is 1625 ATLANTA AVENUE, is hereby satisfied by payment in full to Pam Childers, Clerk of the Circuit Court, Escambia County, FL, on this 24th day of March, 2025.

Official Records Book/Page#: 5930/668, 5930/280, Amended Order 5951/84



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

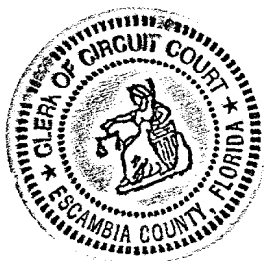
By: 

Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Before the undersigned deputy clerk, personally appeared Mylinda Johnson, personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court, and acknowledged before me that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of March, 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 

Deputy Clerk

Prepared by
Pam Childers
Clerk of the Circuit Court

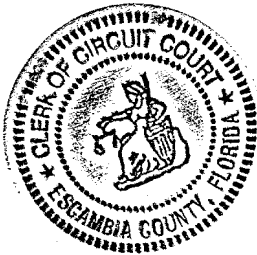
**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

CANCELLATION OF LIEN

Case No. CE17-11-05235

The Code Enforcement Special Master Order dated 4/17/2018, created pursuant to Section 30-34(d) of Escambia County Code of Ordinances and recorded as a lien on 4/23/2018 against SHERLYN JEAN FINN , whose address is 1620 ATHENS AVENUE, is hereby satisfied by payment in full to Pam Childers, Clerk of the Circuit Court, Escambia County, FL, on this 24th day of March, 2025.

Official Records Book/Page#: 7888/896, 7888/745, AND 8059/1633



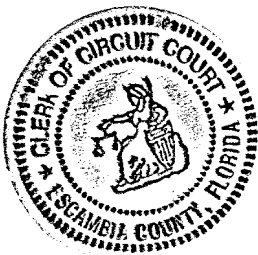
**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 
Deputy Clerk

Before the undersigned deputy clerk, personally appeared Mylinda Johnson, personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court, and acknowledged before me that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of March, 2025.



Prepared by
Pam Childers
Clerk of the Circuit Court

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 
Deputy Clerk

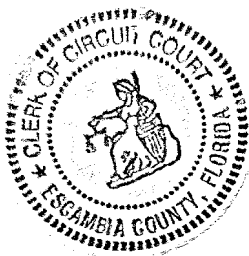
**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

CANCELLATION OF LIEN

Case No. CE19116059N

The Code Enforcement Special Master Order dated 5/5/2020, created pursuant to Section 30-35 of Escambia County Code of Ordinances and recorded as a lien on 05/08/2020 against TRACY L FINN, SHERLYN FINN, whose address is 1625 ATLANTA AVE, is hereby satisfied by payment in full to Pam Childers, Clerk of the Circuit Court, Escambia County, FL, on this 24th day of March, 2025.

Official Records Book/Page#s: 8293/768, 8293/706, 9081/1888, 9081/1838, 9145/663 AND 9145/410



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

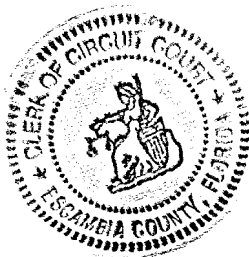
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 

Deputy Clerk

Before the undersigned deputy clerk, personally appeared Mylinda Johnson, personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court, and acknowledged before me that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of March, 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 

Deputy Clerk

Prepared by
Pam Childers
Clerk of the Circuit Court

Mylanda Johnson (COC)

To: Paralegal The Recovery Agents
Cc: Emily Hogg (COC)
Subject: 1620 Athens Avenue / 2022 TD 004642

Good afternoon,

We received your claim for surplus funds from the sale of 1620 Athens Avenue.

The balance of surplus funds was applied to government liens of record... MSBU liens, ECUA and Code Enforcement.

The balance of surplus funds is \$0.00



Mylanda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers

Escambia County Clerk of the Circuit Court

& Comptroller

221 S. Palafox Street, Suite 110, Pensacola, FL 32502

www.EscambiaClerk.com

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



THE RECOVERY AGENTS

PAM CHILDERS
CLERK & COMPTROLLER
FILED

The Recovery Agents, LLC
2401 E Atlantic Blvd Ste. 400
Pompano Beach, FL 33062
www.therecoveryagents.com

2025 APR 21 A 12:42

AGREEMENT AND ASSIGNMENT OF TAX DEED SURPLUS RIGHTS

ESCAMBIA COUNTY, FL

Aubry Allen Thomas Freeman Jr individually and
as an heir to the Estate of Sherlyn Jean Finn

THIS AGREEMENT ("Agreement") is entered into by and between **(Assignor)** and The Recovery Agents, LLC, a Florida limited liability company **(Assignee)** with a principal place of business at 2401 E Atlantic Blvd Ste. 400, Pompano Beach, FL 33062.

RECITALS:

WHEREAS, Assignor is a legal titleholder of record of such real property or a beneficiary or heir at law of such a titleholder of that certain real property located at:

1620 Athens Ave, Pensacola, , 32507, situate in Escambia County, Florida and bearing parcel identification number 35-2s-31-1000-005-015 (the "Property"); and

WHEREAS, the Property is the subject of a tax deed sale in Escambia County, Florida, bearing Case No. 2022 Td 004642 (the "Tax Foreclosure Action"); and

WHEREAS, Assignor wants to hire Assignee to identify and recover any and all surplus funds and other monies due to which Assignor may be entitled as a result of the forced sale of the Property in the Tax Foreclosure Action ("Surplus"); and

WHEREAS, the Property was sold at foreclosure auction on 3/5/2025.

NOW, THEREFORE in consideration of the foregoing and the mutual covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. The parties represent and warrant that the Recitals set forth above are true and correct in all material respects. The defined terms in the Recitals set forth above are hereby incorporated into this Agreement by reference.
2. Assignor hereby fully assigns, sells, transfers, and conveys to Assignee the exclusive right to obtain, claim, and recover any and all Surplus, subject to the provisions herein. Assignor acknowledges that this assignment is a permanent, exclusive and irrevocable transfer of all of Assignor's interest in the Surplus to Assignee. This assignment cannot be cancelled or otherwise rescinded without the express written approval of Assignee, if Assignee in its sole discretion so elects.
3. Assignor acknowledges that Assignee and its agents are not attorneys and cannot, have not, and are not expected to provide Assignor with legal advice. Assignor fully grants and assigns to Assignee full authority and sole discretion to decide whether an attorney is needed to assist it in obtaining a successful outcome in the surplus claims process, and, if so, which attorney to select. Assignor further authorizes any such attorney selected by Assignee to file in Assignor's name with the Court, the Clerk of Court and any other relevant entity any and all necessary documents in furtherance of Assignee's efforts to claim and collect the Surplus pursuant to this Agreement. Assignor further expressly approves Assignee's advancement of any and all attorneys' fees and costs that Assignee, in its sole discretion, deems necessary in its efforts to successfully claim the Surplus.
4. The parties agree that the Surplus recovered by Assignee in the Foreclosure Action shall be paid directly to Assignee and delivered to its usual place of business or, if Assignee so elects, paid directly to Assignee's attorney and delivered to said attorney's usual place of business. Assignor specifically and fully authorizes Assignee and its attorney to disburse the Surplus as per by the terms of this Agreement.

5. Assignor hereby authorizes Assignee to sign the name of the Assignor to any check, draft, promissory note, or other instrument in writing which is payable to the order of the Assignor, or to sign the name of the Assignor to any instrument in writing, whenever it shall be necessary to do so, to carry out the purpose of this Agreement.
6. The parties agree that Assignee is entitled to deduct Thirty percent (30%) from the Surplus recovered. The percentage earned by Assignee is in consideration of services to Assignor which includes, but is not limited to, locating, notifying, and processing paperwork in support of the surplus claim. Assignor agrees the percentage retained by Assignee is fair and reasonable.
7. **All attorneys fees will be paid by the Assignee, The Recovery Agents, LLC. The assignor will not be responsible for any attorneys fees incurred by the Assignee, The Recovery Agents, LLC.**
8. This Agreement begins on the date Assignor executes this Agreement and will continue until such time as Assignee has successfully collected all of the Surplus or Assignee otherwise completed its performance under this Agreement (as determined solely by Assignee), at which time the term of this Agreement shall conclude. The parties expressly acknowledge that this Agreement survives any and all orders vacating or voiding existing sales and resetting sale dates.
9. Assignor acknowledges and agrees that Assignee made the following disclosures to Assignor:
 - a) The assessed value of the property is 29,040.00.
 - b) The assessed value may be lower than the actual value of the property.
 - c) The amount of any debt encumbering the property is approximately 11,296.03.
 - d) The amount of any equity in the property is approximately 50,503.97.
 - e) The foreclosure sale price is 61,800.00.
 - f) The amount of the surplus is 50,503.97.
10. Assignor acknowledges and understands that:
 - a) Assignor does not need an attorney or other representative to recover the Surplus.
 - b) Assignor has the right to consult with an independent attorney of Assignor's choice before executing this Agreement.
11. Assignor understands that Assignee cannot guarantee that it will obtain the Surplus, as other parties may have a superior claim to the Surplus. In the event, Assignee is unable to obtain the Surplus, Assignor will pay nothing to Assignee.
12. Assignor represents and warrants that Assignor has not assigned the right to obtain the Surplus to any other party. Assignor agrees not to enter into any other agreements or to assign the Surplus to any other party. Assignor acknowledges and agrees that a breach of this provision would be a material breach of this Agreement.
13. Assignor acknowledges and agrees that Assignor must cooperate with Assignor's recovery efforts. Assignor understands that obtaining the Surplus is a time sensitive matter, as the Assignment must be filed with the court on or before 60 days after the filing of the certificate of disbursements. Assignor agrees to provide Assignee with all relevant information required to timely file the Assignment with the court.
14. It is expressly agreed that liquidated damages payable under this Agreement do not constitute a penalty and that the parties, having negotiated in good faith for such specific Liquidated Damages and having agreed that the amount of such liquidated damages is reasonable in light of the anticipated harm caused by the breach related thereto and the difficulties of proof of loss and

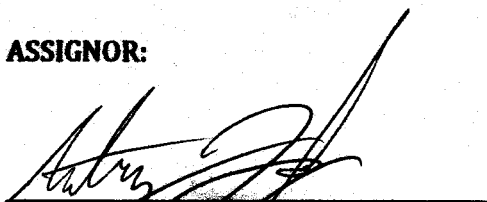
inconvenience or nonfeasibility of obtaining any adequate remedy, are estopped from contesting the validity or enforceability of such liquidated damages.

15. The parties agree this Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The parties agree that the exclusive jurisdiction for any lawsuit related to or arising under this Agreement shall be in the state court sitting in Broward County, Florida. The parties waive any objection to jurisdiction and venue either party may otherwise have for any such lawsuit. The parties hereby waive the right to a jury trial concerning any disputes that may arise concerning this Agreement.
16. If either party brings an action to enforce their rights under this contract, the prevailing party shall recover its expenses (including reasonable attorneys' fees) incurred in said action, including any appeals. This provision survives the termination of this Agreement.
17. In the event that there is a dispute regarding this Agreement between Assignee and Assignor or between Assignee and another party to whom Assignor may have assigned Surplus, Assignor agrees that 100% of the Surplus at issue shall be held in escrow by the Court Registry or Assignee's attorney, as appropriate under the circumstances until such time as said dispute is resolved, including separate enforcement actions and appeals.
18. Assignor hereby acknowledges and agrees that Assignor may sign this Agreement electronically for convenience or efficiency, and therefore agrees that Assignor's signature in DocuSign, HelloSign or other electronic digital form carries the same legal weight and effect of Assignor's physical signature and Assignor waives the right to challenge same.
19. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
20. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all other prior agreements and understandings, both written and oral, between the parties with respect to the subject matter hereof.

IN WITNESS WHEREOF, the parties hereto execute this Agreement.

READ, UNDERSTOOD, ACKNOWLEDGED and AGREED:

ASSIGNOR:



Name: Andrew Allen Thomas Freeman Jr individually and as an heir to the
estate of Sherlyn Jean Finn

Date: 4-15-25

ASSIGNEE:

THE RECOVERY AGENTS, LLC

By: Jacob Babins

Name: Jacob Babins

Title: President

Date:

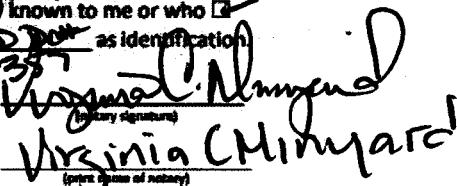
State of FLORIDA

County of Jackson

Sworn to (or affirmed) and subscribed before
me by means of ☒ physical presence or ☐
online notarization, this 15 day of April

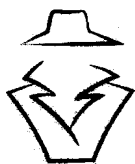
2025 by Andrew A. Freeman and
who ☐ is personally known to me or who ☒
produced a Florida ID as identification

SEAL


(notary signature)
Virginia C Minyard
(print name of notary)



VIRGINIA C. MINYARD
Notary Public
State of Florida
Comm# HH339528
Expires 12/7/2026



**THE RECOVERY
AGENTS**

PAM CHILDERS
CLERK & COMPTROLLER
FILED

The Recovery Agents, LLC
2401 E Atlantic Blvd Ste. 400
Pompano Beach, FL 33062
www.therecoveryagents.com

2025 APR 21 A 12:42

AGREEMENT AND ASSIGNMENT OF TAX DEED SURPLUS RIGHTS

ESCAMBIA COUNTY, FL

THIS AGREEMENT ("Agreement") is entered into by and between Aubry Allen Thomas Freeman Jr individually and as an heir to the Estate of Sherlyn Jean Finn ("Assignor") and The Recovery Agents, LLC, a Florida limited liability company ("Assignee") with a principal place of business at 2401 E Atlantic Blvd Ste. 400, Pompano Beach, FL 33062.

RECITALS:

WHEREAS, Assignor is a legal titleholder of record of such real property or a beneficiary or heir at law of such a titleholder of that certain real property located at:

1620 Athens Ave, Pensacola, , 32507, situate in Escambia County, Florida and bearing parcel identification number 35-2s-31-1000-005-015 (the "Property"); and

WHEREAS, the Property is the subject of a tax deed sale in Escambia County, Florida, bearing Case No. 2022 Td 004642 (the "Tax Foreclosure Action"); and

WHEREAS, Assignor wants to hire Assignee to identify and recover any and all surplus funds and other monies due to which Assignor may be entitled as a result of the forced sale of the Property in the Tax Foreclosure Action ("Surplus"); and

WHEREAS, the Property was sold at foreclosure auction on 3/5/2025

NOW, THEREFORE in consideration of the foregoing and the mutual covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. The parties represent and warrant that the Recitals set forth above are true and correct in all material respects. The defined terms in the Recitals set forth above are hereby incorporated into this Agreement by reference.
2. Assignor hereby fully assigns, sells, transfers, and conveys to Assignee the exclusive right to obtain, claim, and recover any and all Surplus, subject to the provisions herein. Assignor acknowledges that this assignment is a permanent, exclusive and irrevocable transfer of all of Assignor's interest in the Surplus to Assignee. This assignment cannot be cancelled or otherwise rescinded without the express written approval of Assignee, if Assignee in its sole discretion so elects.
3. Assignor acknowledges that Assignee and its agents are not attorneys and cannot, have not, and are not expected to provide Assignor with legal advice. Assignor fully grants and assigns to Assignee full authority and sole discretion to decide whether an attorney is needed to assist it in obtaining a successful outcome in the surplus claims process, and, if so, which attorney to select. Assignor further authorizes any such attorney selected by Assignee to file in Assignor's name with the Court, the Clerk of Court and any other relevant entity any and all necessary documents in furtherance of Assignee's efforts to claim and collect the Surplus pursuant to this Agreement. Assignor further expressly approves Assignee's advancement of any and all attorneys' fees and costs that Assignee, in its sole discretion, deems necessary in its efforts to successfully claim the Surplus.
4. The parties agree that the Surplus recovered by Assignee in the Foreclosure Action shall be paid directly to Assignee and delivered to its usual place of business or, if Assignee so elects, paid directly to Assignee's attorney and delivered to said attorney's usual place of business. Assignor specifically and fully authorizes Assignee and its attorney to disburse the Surplus as per by the terms of this Agreement.

5. Assignor hereby authorizes Assignee to sign the name of the Assignor to any check, draft, promissory note, or other instrument in writing which is payable to the order of the Assignor, or to sign the name of the Assignor to any instrument in writing, whenever it shall be necessary to do so, to carry out the purpose of this Agreement.
6. The parties agree that Assignee is entitled to deduct Thirty percent (30%) from the Surplus recovered. The percentage earned by Assignee is in consideration of services to Assignor which includes, but is not limited to, locating, notifying, and processing paperwork in support of the surplus claim. Assignor agrees the percentage retained by Assignee is fair and reasonable.
7. **All attorneys fees will be paid by the Assignee, The Recovery Agents, LLC. The assignor will not be responsible for any attorneys fees incurred by the Assignee, The Recovery Agents, LLC.**
8. This Agreement begins on the date Assignor executes this Agreement and will continue until such time as Assignee has successfully collected all of the Surplus or Assignee otherwise completed its performance under this Agreement (as determined solely by Assignee), at which time the term of this Agreement shall conclude. The parties expressly acknowledge that this Agreement survives any and all orders vacating or voiding existing sales and resetting sale dates.
9. Assignor acknowledges and agrees that Assignee made the following disclosures to Assignor:
 - a) The assessed value of the property is 29,040.00.
 - b) The assessed value may be lower than the actual value of the property.
 - c) The amount of any debt encumbering the property is approximately 11,296.03.
 - d) The amount of any equity in the property is approximately 50,503.97.
 - e) The foreclosure sale price is 61,800.00.
 - f) The amount of the surplus is 50,503.97.
10. Assignor acknowledges and understands that:
 - a) Assignor does not need an attorney or other representative to recover the Surplus.
 - b) Assignor has the right to consult with an independent attorney of Assignor's choice before executing this Agreement.
11. Assignor understands that Assignee cannot guarantee that it will obtain the Surplus, as other parties may have a superior claim to the Surplus. In the event, Assignee is unable to obtain the Surplus, Assignor will pay nothing to Assignee.
12. Assignor represents and warrants that Assignor has not assigned the right to obtain the Surplus to any other party. Assignor agrees not to enter into any other agreements or to assign the Surplus to any other party. Assignor acknowledges and agrees that a breach of this provision would be a material breach of this Agreement.
13. Assignor acknowledges and agrees that Assignor must cooperate with Assignor's recovery efforts. Assignor understands that obtaining the Surplus is a time sensitive matter, as the Assignment must be filed with the court on or before 60 days after the filing of the certificate of disbursements. Assignor agrees to provide Assignee with all relevant information required to timely file the Assignment with the court.
14. It is expressly agreed that liquidated damages payable under this Agreement do not constitute a penalty and that the parties, having negotiated in good faith for such specific Liquidated Damages and having agreed that the amount of such liquidated damages is reasonable in light of the anticipated harm caused by the breach related thereto and the difficulties of proof of loss and

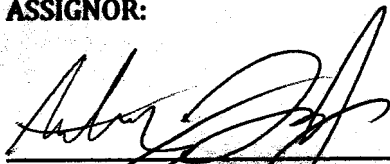
inconvenience or nonfeasibility of obtaining any adequate remedy, are estopped from contesting the validity or enforceability of such liquidated damages.

15. The parties agree this Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The parties agree that the exclusive jurisdiction for any lawsuit related to or arising under this Agreement shall be in the state court sitting in Broward County, Florida. The parties waive any objection to jurisdiction and venue either party may otherwise have for any such lawsuit. The parties hereby waive the right to a jury trial concerning any disputes that may arise concerning this Agreement.
16. If either party brings an action to enforce their rights under this contract, the prevailing party shall recover its expenses (including reasonable attorneys' fees) incurred in said action, including any appeals. This provision survives the termination of this Agreement.
17. In the event that there is a dispute regarding this Agreement between Assignee and Assignor or between Assignee and another party to whom Assignor may have assigned Surplus, Assignor agrees that 100% of the Surplus at issue shall be held in escrow by the Court Registry or Assignee's attorney, as appropriate under the circumstances until such time as said dispute is resolved, including separate enforcement actions and appeals.
18. Assignor hereby acknowledges and agrees that Assignor may sign this Agreement electronically for convenience or efficiency, and therefore agrees that Assignor's signature in DocuSign, HelloSign or other electronic digital form carries the same legal weight and effect of Assignor's physical signature and Assignor waives the right to challenge same.
19. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
20. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all other prior agreements and understandings, both written and oral, between the parties with respect to the subject matter hereof.

IN WITNESS WHEREOF, the parties hereto execute this Agreement.

READ, UNDERSTOOD, ACKNOWLEDGED and AGREED:

ASSIGNOR:



Name: Aubrey Allen Thomas Freeman or individually and as an heir to the Estate of Sherlyn Jean Fahn

Date: 4-15-25

ASSIGNEE:

THE RECOVERY AGENTS, LLC

By: Jacob Babins

Name: Jacob Babins

Title: President

Date:

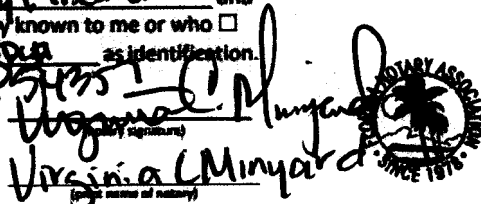
State of FLORIDA

County of Jackson

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15 day of April

2025 by Aubrey Allen Thomas Freeman and who ☐ is personally known to me or who ☐ produced a Florida as identification.

SEAL


Virginia C. Minyard
(Notary Public)

VIRGINIA C. MINYARD
Notary Public
State of Florida
Comm# HH339528
Expires 12/7/2026

COMPLETE NOTARIZED FORM AND RETURN TO:

Escambia Clerk of the Circuit Court, Attn: Tax Deed Division, 221 Palafox Place, Ste 110, Pensacola FL 32502 or email form to: taxdeeds@escambiaclerk.com Clerk Contact Number: 850-595-4813

TAX DEED INFORMATION

TAX DEED ACCOUNT NUMBER: 2022 Td 004642
 CERTIFICATE NUMBER: 04642
 SALE DATE: 3/5/2025
 PROPERTY ADDRESS: 1620 ATHENS AVE PERDIDO KEY FL 32507

****NOTE: The Clerk must pay all valid liens before distributing surplus funds to a titleholder.**

☒ I claim the surplus proceeds resulting from the above tax deed sale.
☐ I am NOT making a claim and waive any claim I might have.

CLAIMANT INFORMATION

CLAIMANT'S NAME: Aubry Allen Thomas Freeman Jr individually and as an heir to the Estate of Sherlyn Jean Finn
 CONTACT NAME, IF APPLICABLE: c/o Paralegal Team of The Recovery Agents LLC
 MAILING ADDRESS: 2401 East Atlantic Blvd., Ste. 400, Pompano Beach, FL 33062
 TELEPHONE NUMBER: 954-213-6625
 EMAIL ADDRESS: paralegal@therecoveryagents.com
 MAIL CHECK TO: (if different address) 2401 East Atlantic Blvd., Ste. 400, Pompano Beach, FL 33062

I am one of the following:

Lienholder: ☐ If claiming as a lienholder please complete Section 3.
 Titleholder: ☒ If claiming as a titleholder please complete Section 4.
 Other: ☐ Describe other: _____

LIENS AND ENCUMBRANCES (Complete if claim is based on the former owner's land and property)

MORTGAGE LIEN:	Book # _____	Page # _____	Amount due: _____
COURT JUDGMENT:	Book # _____	Page # _____	Amount due: _____
CONDO/HSA LIEN:	Book # _____	Page # _____	Amount due: _____
OTHER:	Describe other: _____		Amount due: _____

TITLEHOLDER INFORMATION (Complete if claim is based on the former owner's land and property)

NATURE OF TITLE
 DEED: Book # _____ Page # _____
 PROBATE ORDER: Book # _____ Page # _____
 OTHER: Describe other: _____

****I hereby swear under oath and under penalty of perjury that all of the above information is true and correct.**

Amount of surplus claimed: \$50,503.97

CLAIMANT SIGNATURE: _____

PRINTED NAME: Aubry Freeman

TO BE COMPLETED BY A NOTARY

STATE OF FL
 COUNTY OF Jackson

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
 notarization this 15 day of April, 2025, by Aubry A Freeman

NOTARY SIGNATURE: _____

PRINTED NAME: Virginia C Minyard

Personally known _____ Type of ID FDID DLH



VIRGINIA C. MINYARD
 Notary Public
 State of Florida
 Comm# HH339528
 Expires 12/7/2026

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I am one of the following:

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 Titleholder: ☒ If claiming as a titleholder please complete Section 4.
 Other: ☐ Describe other: _____

LIENHOLDER INFORMATION (Complete if claim is based on lien against the sold property)

MORTGAGE LIEN:	Book # _____	Page # _____	Amount due: _____
COURT JUDGMENT:	Book # _____	Page # _____	Amount due: _____
CONDO/HSA LIEN:	Book # _____	Page # _____	Amount due: _____
OTHER:	Describe other: _____		Amount due: _____

TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held by sold property)

NATURE OF TITLE
 DEED: Book # _____ Page # _____
 PROBATE ORDER: Book # _____ Page # _____
 OTHER: Describe other: _____

****I hereby swear under oath and under penalty of perjury that all of the above information is true and correct.**

Amount of surplus claimed: \$50,503.97

CLAIMANT SIGNATURE: Aubry Freeman PRINTED NAME: Aubry Freeman
 TO BE COMPLETED BY A NOTARY

STATE OF FL
 COUNTY OF Jackson

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15 day of April, 2025, by Aubry JA Freeman

NOTARY SIGNATURE: Virginia C. Minyard
 PRINTED NAME: Virginia C. Minyard

Personally known ☒ Type of ID FLSD ID# B54357



VIRGINIA C. MINYARD
 Notary Public
 State of Florida
 Comm# HH339528
 Expires 12/7/2026