



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

0225-56

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	WARREN DENNIS O 3499 N ALCANIZ ST PENSACOLA, FL 32503 UNKNOWN 10-2042-000 BEG AT SE COR OF NW1/4 OF SE1/4 N 1 DEG 25 MIN WALG E LI OF NW1/4 OF SE1/4 990 FT FOR POB CONTINUE (Full legal attached.)	Certificate #	2022 / 4900
		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)
# 2022/4900	06/01/2022	266.32	13.32	279.64
→ Part 2: Total*				279.64

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)
# 2023/5055	06/01/2023	274.39	6.25	45.27	325.91
Part 3: Total*					325.91

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)	605.55
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	213.16
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)	1,193.71

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date April 25th, 2024

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

4625

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)	
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Sign here: _____ <small>Signature, Clerk of Court or Designee</small> </div> <div style="width: 50%;"> Date of sale <u>02/05/2025</u> </div> </div>	

INSTRUCTIONS

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.

BEG AT SE COR OF NW1/4 OF SE1/4 N 1 DEG 25 MIN W ALG E LI OF NW1/4 OF SE1/4 990 FT FOR POB CONTINUE N 1 DEG 25 MIN W 330 FT S 89 DEG W 642 1/10 FT S 1 DEG 25 MIN E 330 FT N 89 DEG E 642 1/10 FT TO POB OR 436 P 155 OR 908 P 517

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400408

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126,

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
10-2042-000	2022/4900	06-01-2022	BEG AT SE COR OF NW1/4 OF SE1/4 N 1 DEG 25 MIN W ALG E LI OF NW1/4 OF SE1/4 990 FT FOR POB CONTINUE N 1 DEG 25 MIN W 330 FT S 89 DEG W 642 1/10 FT S 1 DEG 25 MIN E 330 FT N 89 DEG E 642 1/10 FT TO POB OR 436 P 155 OR 908 P 517

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

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126

04-17-2024
Application Date

Applicant's signature

Evacuation & Flood

Information
Open
Report
Buildings
Images
None

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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04900**, 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:

BEG AT SE COR OF NW1/4 OF SE1/4 N 1 DEG 25 MIN W ALG E LI OF NW1/4 OF SE1/4 990 FT FOR POB CONTINUE N 1 DEG 25 MIN W 330 FT S 89 DEG W 642 1/10 FT S 1 DEG 25 MIN E 330 FT N 89 DEG E 642 1/10 FT TO POB OR 436 P 155 OR 908 P 517

SECTION 19, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 102042000 (0225-56)

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

DENNIS O WARREN

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 February, which is the **5th day of February 2025**.

Dated this 2nd 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 #: 10-2042-000 CERTIFICATE #: 2022-4900

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: October 7, 2004 to and including October 7, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: October 10, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 10, 2024

Tax Account #: **10-2042-000**

1. The Grantee(s) of the last deed(s) of record is/are: **DENNIS O. WARREN**

**By Virtue of Warranty Deed recorded 4/11/1969 in OR 436/155 LESS AND EXCEPT PORTION
IN OR 913/197**

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. **MSBU Lien recorded 10/06/1998 – OR 4319/474**
- b. **MSBU Lien recorded 08/31/1999 – OR 4461/763**
- c. **Code Enforcement Order recorded 5/12/2008 – OR 6326/760**
- d. **Code Enforcement Order recorded 7/24/2017 – OR 7748/800**

4. Taxes:

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

Tax Account #: 10-2042-000

Assessed Value: \$14,460.00

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: FEB 5, 2025

TAX ACCOUNT #: 10-2042-000

CERTIFICATE #: 2022-4900

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

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

DENNIS O WARREN
3499 N ALCANIZ ST
PENSACOLA, FL 32503

DENNIS O WARREN
1815 N 58TH AVE
PENSACOLA, FL 32506

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

Certified and delivered to Escambia County Tax Collector, this 9th day of October, 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

October 10, 2024

Tax Account #:10-2042-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT SE COR OF NW1/4 OF SE1/4 N 1 DEG 25 MIN W ALG E LI OF NW1/4 OF SE1/4 990 FT
FOR POB CONTINUE N 1 DEG 25 MIN W 330 FT S 89 DEG W 642 1/10 FT S 1 DEG 25 MIN E 330
FT N 89 DEG E 642 1/10 FT TO POB OR 436 P 155 OR 908 P 517**

SECTION 19, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-2042-000(0225-56)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY. WE FIND NO RECORDED ACCESS FOR THIS PARCEL.**

205
1448
3275
REC. FEE
ST. STP.
FED. STP.
TOTAL

436 PAGE 155
WARRANTY DEED

State of Florida
Escambia County

16 Keys Court, Pensacola, Fla.
GRANTEES' ADDRESS

Know All Men by These Presents: That Wilmar R. Kennedy and Ettoria
Gay Kennedy, husband and wife

for and in consideration of Ten dollars and other good and valuable consideration
DOLLARS
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Dennis O. Warren, a
single man

his heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the County of Escambia
State of Florida to wit: Commencing at a concrete monument at the
Southeast Corner of the Northwest quarter (1) of the Southeast
quarter (1) of Section 19, Township 3 South, Range 31 West, Escambia
County, Florida, thence run North 10° 25' West along the East line of said
Northwest quarter (1) of Southeast quarter (1) a distance of 660.0
feet for the point of beginning of this description; thence continue
North 10° 25' West a distance of 660.0 feet; thence South 89° 00' West
a distance of 642.1 feet, thence South 10° 25' East a distance of 660.0
feet, thence North 89° 00' East a distance of 642.1 feet to the point
of beginning containing 9.72 acres, more or less.

STATE OF FLORIDA
DOCUMENTARY
STAMP TAX
14.40

FLORIDA
DOCUMENTARY
SUR TAX
65.50

To have and to hold, unto the said grantee his heirs and assigns, forever.
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exemptions and right of homestead.
And the grantors covenant that they are well seized of an indefeasible estate in fee
simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance,
and that they, their heirs, executors and administrators, the said
grantee his heirs, executors, administrators and assigns, in the quiet and peaceable possession
and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, they have hereunto set their hands and seal & this ninth
day of April A.D. 1962

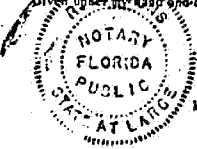
Signed, sealed and delivered in the presence of
Cass E. Phillips
Maurice L. Hall
Wilmar R. Kennedy (SEAL)
Ettoria Gay Kennedy (SEAL)
(SEAL)
(SEAL)

State of Florida
Escambia County

This instrument prepared by
Cass E. Phillips.
234 Cherokee Trail
Pensacola, Florida

Before the subscriber personally appeared
Wilmar R. Kennedy and
Ettoria Gay Kennedy
his wife, known to me to be the individuals described by said name R. in and
who executed the foregoing instrument and acknowledged that he executed
the same for the purposes and purposes therein set forth.

Given under my hand and official seal this 9th day of April 1962



My Commission expires 7 October 1972

CLERK FILE NO.
382033
RECORDED
APR 11 4 05 PM '62
THE PUBLIC RECORDS
ESCAMBA COUNTY, FLA.
JUL 4 1962
CLERK'S OFFICE

This Quit-Claim Deed, Executed this 14th day of June

A. D. 19 75, by

Dennis O. Warren, a divorced and unremarried man
first party, to Marcia P. Warren

whose postoffice address is Sans Souci, 999 Ft. Pickens Rd., Pensacola Beach, Florida

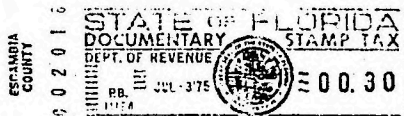
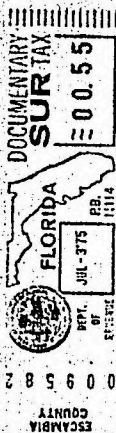
second party:

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

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

The South 1/2 of the following described property:

Commencing at a concrete monument at the Southeast Corner of the Northwest quarter (1/4) of the Southeast quarter (1/4) of Section 19, Township 3 South, Range 31 West, Escambia County, Florida, thence run North 10° 25' West along the East line of said Northwest Quarter (1/4) of Southeast quarter (1/4) a distance of 660.0 feet for the point of beginning of this description; thence continue North 10° 25' West a distance of 660.0 feet; thence South 89° 00' West a distance of 642.1 feet, thence South 10° 25' East a distance of 660.0 feet, thence North 89° 00' East a distance of 642.1 feet to the point of beginning containing 9.72 acres, more or less.



FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. ON
JUL 1 1 57 PM '75
IN SUB-RECORDS ROOM
JOE A. FLEMING, CLERK

682775

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

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

Signed, sealed and delivered in presence of:

Kathryn L. Gatterdam

Dennis O. Warren
Dennis O. Warren

Raymond R. R. R.

STATE OF FLORIDA,
COUNTY OF Escambia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Dennis O. Warren, a divorced and unremarried man to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of June A. D. 19 75.

Notary Public

My Commission Expires

This instrument prepared by: E. N. Stephens, Jr.
Address Suite 130, 200 E. Government Street
Pensacola, Florida 32501

LESS AND EXCEPT

OR BK 4319 PG 2474
Escambia County, Florida
INSTRUMENT 98-536154

NOTICE OF LIEN

RCD Oct 06, 1998 01:40 pm
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-536154

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: WARREN DENNIS O
1815 N 58TH AVE
PENSACOLA FL 32506

ACCT.NO. 10 2042 000 000

AMOUNT \$19.28

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:

BEG AT SE COR OF NW1/4 OF
SE1/4 N 1 DEG 25 MIN W ALG
E LI OF NW1/4 OF SE1/4 990
FT FOR POB CONTINUE N 1 DEG
25 MIN W 330 FT S 89 DEG
W 642 1/10 FT S 1 DEG 25
PROP.NO. 19 3S 31 4203 000 000

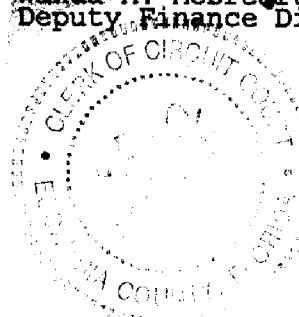
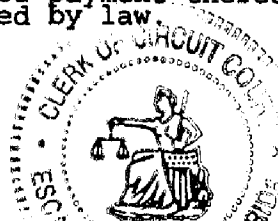
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$19.28. Evidence of discharge and satisfaction of this lien can 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: Barbara E. Donnelly
Deputy Clerk

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



OR BK 4461 PG 0763
Escambia County, Florida
INSTRUMENT 99-654126

RCD Aug 31, 1999 08:08 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-654126

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: WARREN DENNIS O
1815 N 58TH AVE
PENSACOLA FL 32506

ACCT.NO. 10 2042 000 000

AMOUNT \$9.17

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:

BEG AT SE COR OF NW1/4 OF
SE1/4 N 1 DEG 25 MIN W ALG
E LI OF NW1/4 OF SE1/4 990
FT FOR POB CONTINUE N 1 DEG
25 MIN W 330 FT S 89 DEG
W 642 1/10 FT S 1 DEG 25
PROP.NO. 19 3S 31 4203 000 000

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 \$9.17. 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: *Gerianne B. Donnelly*
Deputy Clerk

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

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 2000-05-0263
Location: 1815 N. 58th Ave.

Dennis Warren
1815 N. 58th Ave.
Pensacola, FL 32506

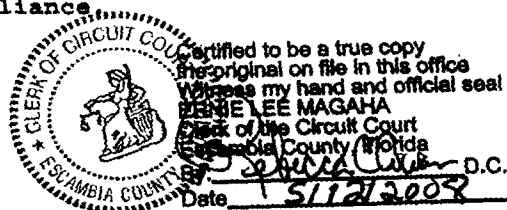
O R D E R

This CAUSE having come before the Office of
Environmental Code Enforcement Special Master on the Petition of
the Environmental Code Enforcement Officer for alleged violation
of the ordinances of the County of Escambia, State of Florida, and
the Special Master having considered the evidence before it, and
the appropriate sections of the Escambia County Code of
Ordinances, the Special Master makes the following findings of
fact and conclusions of law:

- ☒ A violation of the following ordinance(s) has occurred:
COD 42-114(2)(A)
- ☐ A violation of the ordinance(s) as set forth in the
Petition has not occurred.

THEREFORE, The Special Master being otherwise fully
advised in the premises; it is hereby

ORDERED that: Dennis Warren
shall have until August 3, 2001 to correct the violation
and to bring the violation into compliance.



Correction shall include:

1. Removal of + proper storage of inoperable vehicles + boat
3-4 black buggies, car + van in front yard.
2. Removal of + proper storage of debris on porch in
side yard
3. Keep front + sides of yards free of inoperable
vehicles, trash + debris

✓ If you fail to fully correct the violation within the time required, you will be assessed a fine of \$25.⁰⁰ per day, commencing August 4 2001. 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 code 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 your property.

✓ Costs in the amount of \$675.00 are hereby awarded in favor of Escambia County as the prevailing party against

Dennie Warren

✓ These costs will be suspended and will not be assessed

against you if you fully cure the violation within the time provided above.

_____ presents a serious threat to the public health, safety and welfare.

_____ is irreparable or irreversible in nature and, as such, under Florida Statutes 162.09(2)(a), the fine shall not exceed \$5,000.00

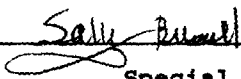
This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Master 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 this order to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Code Enforcement Division at 1190 West Leonard Street, Pensacola, Florida 32501 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 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 this
the 3rd day of July, 2001


Special Master
Office of Environmental Code Enforcement

Recorded in Public Records 7/24/2017 10:18 AM OR Book 7748 Page 777,
Instrument #2017055894, 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

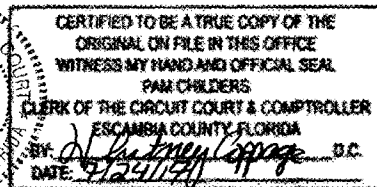
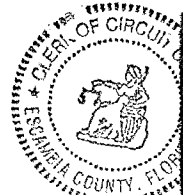
PETITIONER
ESCAMBIA COUNTY FLORIDA,

VS.

CASE NO: CE#16-01-00124
LOCATION: 1815 N 58th Ave
PR# 142S306101000055

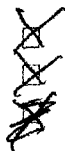
Warren Dennis
3499 N Alcaniz St
Pensacola, FL 32503
RESPONDENT

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, N/A, as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues



42-196 (a) Nuisance Conditions

42-196 (b) Trash and Debris

42-196 (c) Inoperable Vehicle(s); Described _____



42-196 (d) Overgrowth

BK: 7748 PG: 778

- ☒ 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 trash, boats, appliances
- ☒ Other 3-2.7 MDR Does not allow outside
- ☐ Other Storage
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in
the premises; it is hereby **ORDERED** that RESPONDENT shall have until 8/1,
2017 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 Cutse outside storage
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

BK: 7748 PG: 780

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 25.00 per day, commencing 8/2, 2017. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

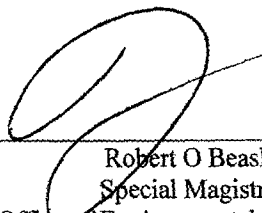
Costs in the amount of \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

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

DONE AND ORDERED at Escambia County, Florida on the 11th day of July, 2017.



Robert O Beasley
Special Magistrate
Office of Environmental Enforcement

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

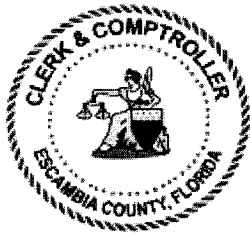
CERTIFICATE # 04900 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 19, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

DENNIS O WARREN DENNIS O WARREN
3499 N ALCANIZ ST 1815 N 58TH AVE
PENSACOLA, FL 32503 PENSACOLA, FL 32506

ESCAMBIA COUNTY / COUNTY ATTORNEY	ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
221 PALAFOX PLACE STE 430	ESCAMBIA CENTRAL OFFICE COMPLEX
PENSACOLA FL 32502	3363 WEST PARK PLACE
	PENSACOLA FL 32505

WITNESS my official seal this 19th day of December 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04900**, 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:

BEG AT SE COR OF NW1/4 OF SE1/4 N 1 DEG 25 MIN W ALG E LI OF NW1/4 OF SE1/4 990 FT FOR POB CONTINUE N 1 DEG 25 MIN W 330 FT S 89 DEG W 642 1/10 FT S 1 DEG 25 MIN E 330 FT N 89 DEG E 642 1/10 FT TO POB OR 436 P 155 OR 908 P 517

SECTION 19, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 102042000 (0225-56)

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

DENNIS O WARREN

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 February, which is the **5th day of February 2025**.

Dated this 16th day of December 2024.

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



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

By:
Emily Hogg
Deputy Clerk

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Dated this 13th day of December 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.

Personal Services:

DENNIS O WARREN
3499 N ALCANIZ ST
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO24CIV043617NON

Agency Number: 25-002297

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04900 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DENNIS O WARREN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 12/20/2024 at 9:08 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for DENNIS O WARREN , Writ was returned to court UNEXECUTED on 12/20/2024 for the following reason:

SUBJECT IS DECEASED.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

K. Lucas 916
K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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Dated this 13th day of December 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.

Personal Services:

DENNIS O WARREN
3499 N ALCANIZ ST
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
JAN 13 2025

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 February 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

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Dated this 13th day of December 2024.

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Personal Services:

DENNIS O WARREN
3499 N ALCANIZ ST
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

DENNIS O WARREN [0225-56]
3499 N ALCANIZ ST
PENSACOLA, FL 32503

9171 9690 0935 0128 1018 53

DENNIS O WARREN [0225-56]
1815 N 58TH AVE
PENSACOLA, FL 32506

9171 9690 0935 0128 1018 60

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0225-56]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 1018 77

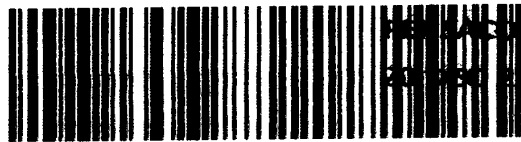
ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0225-56]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 1016 93

*Contact -
sister in law*

CERTIFIED MAIL™

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



PENSACOLA FL 325

20 DEC 2024 PM

9171 9690 0935 0128 1018 60



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

12/20/2024 ZIP 32502
043M31219251

US POSTAGE

JAC

DENNIS O WARREN [0225-56]
1815 N 58TH AVE
PENSACOLA, FL 32506

.. 9314120219610468

NIXIE

326 DE 1

0001/03/25

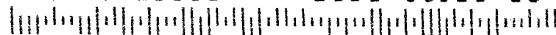
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

RWD

~~3 298255833~~

BC: 32502583333

*2638-00529-20-35





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
10-2042-000	06		193S314203000000

PROPERTY ADDRESS:
UNKNOWN

EXEMPTIONS:

WARREN DENNIS O
3499 N ALCANIZ ST
PENSACOLA, FL 32503

PRIOR YEAR(S) TAXES OUTSTANDING

22/4900

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	14,460	0	14,460	95.67
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.7520	14,460	0	14,460	25.33
BY STATE LAW	3.0950	14,460	0	14,460	44.75
WATER MANAGEMENT	0.0218	14,460	0	14,460	0.32
SHERIFF	0.6850	14,460	0	14,460	9.91
M.S.T.U. LIBRARY	0.3590	14,460	0	14,460	5.19
ESCAMBIA CHILDRENS TRUST	0.4043	14,460	0	14,460	5.85

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$187.02

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
BEG AT SE COR OF NW1/4 OF SE1/4 N 1 DEG 25 MIN W ALG E LI OF NW1/4 OF SE1/4 990 See Additional Legal on Tax Roll	FP FIRE PROTECTION		15.15
NON-AD VALOREM ASSESSMENTS			\$15.15

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$202.17

If Paid By	Jan 31, 2025	Feb 28, 2025	Mar 31, 2025
Please Pay	\$198.13	\$200.15	\$202.17

RETAIN FOR YOUR RECORDS

2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

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	Jan 31, 2025
	198.13
AMOUNT IF PAID BY	Feb 28, 2025
	200.15
AMOUNT IF PAID BY	Mar 31, 2025
	202.17
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
10-2042-000
PROPERTY ADDRESS
UNKNOWN

WARREN DENNIS O
3499 N ALCANIZ ST
PENSACOLA, FL 32503

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

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SECTION 19, TOWNSHIP 3 S, RANGE 31 W
TAX ACCOUNT NUMBER 102042000
(0225-56)

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

DENNIS O WARREN

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 February, which is the 5th day of February 2025.

Dated this 19th day of December 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

4WR1/1-1/22TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7638
Order Date: 12/26/2024
Number Issues: 4
Pub Count: 1
First Issue: 1/1/2025
Last Issue: 1/22/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 1/1/2025, 1/8/2025, 1/15/2025, 1/22/2025


Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

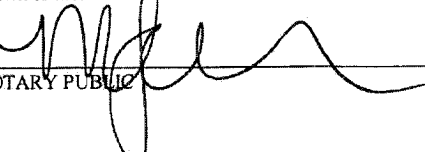
2022 TD 04900 MIKON FINANCIAL SERVICES INC
AND OCEAN BANK - D. O. Warren

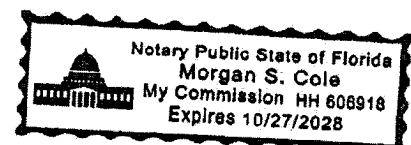
was published in said newspaper in and was printed and released from 1/1/2025 until 1/22/2025 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, 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 of the said newspaper.

X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 1/22/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC



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 # 004900 of 2022 Date 2/5/2025
Name KARINE OLIVEIRA**

Cash Summary

Cash Deposit	\$1,765.00
Total Check	\$33,824.60
Grand Total	\$35,589.60

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 # 004900 of 2022 Date 2/5/2025
 Name KARINE OLIVEIRA**

Cash Summary

Cash Deposit	\$1,765.00
Total Check	\$33,824.60
Grand Total	\$35,589.60

Purchase Price (high bid amount)	\$35,300.00	Total Check	\$33,824.60
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$247.10	Adv Doc. Stamps	\$247.10
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$2,136.37	Postage	\$32.80
		Researcher Copies	\$0.00
- postage	\$32.80		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$2,103.57	Registry of Court	\$2,103.57
Purchase Price (high bid)	\$35,300.00		
-Registry of Court	\$2,103.57	Overbid Amount	\$33,163.63
-advance recording (for mail certificate)	\$18.50		
-postage	\$32.80		
-Researcher Copies	\$0.00		
= Overbid Amount	\$33,163.63		

PAM CHILDERS
 Clerk of the Circuit Court

By: 
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
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PAM CHILDERS
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

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


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

Case # 2022 TD 004900

Sold Date 2/5/2025

Name KARINE OLIVEIRA

RegistryOfCourtT = TAXDEED	\$2,103.57
overbidamount = TAXDEED	\$33,163.63
PostageT = TD2	\$32.80
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$247.10
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 004900	
5/2/2024	TD83	TAX COLLECTOR CERTIFICATION	
5/2/2024	TD84	PA'S INFO	
5/3/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024032052	
5/3/2024	TD84	NOTICE OF TDA	
12/3/2024	TD82	PROPERTY INFORMATION REPORT	
12/20/2024	TD81	CERTIFICATE OF MAILING	
12/30/2024	TD84	SHERIFF RETURN OF SERVICE	
1/3/2025	CheckVoided	CHECK (CHECKID 139144) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
1/3/2025	CheckMailed	CHECK PRINTED: CHECK # 900038122 - - REGISTRY CHECK	
1/28/2025	TD84	TRACKING CERTIFICATE OF MAILING / RETURNED MAIL	
1/29/2025	TD84	2024 TAX BILL	
1/31/2025	CheckVoided	CHECK (CHECKID 139731) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501	
1/31/2025	CheckMailed	CHECK PRINTED: CHECK # 900038232 - - REGISTRY CHECK	
1/31/2025	TD84	PROOF OF PUBLICATION	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/2/2024 4:46:06 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
5/2/2024 4:46:07 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
5/2/2024 4:46:06 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
5/2/2024 4:46:07 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/2/2024 4:46:45 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
5/3/2024 12:09:42 PM	2024032052	MIKON FINANCIAL SERVICES INC AND OCEAN BANK	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
1/31/2025 8:40:02 AM	Check (outgoing)	101964257	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	40.00	900038232 CLEARED ON 1/31/2025
1/3/2025 9:27:28 AM	Check (outgoing)	101958325	BALLINGER PUBLISHING	PO BOX 12665	200.00	900038122 CLEARED ON 1/3/2025
5/3/2024 12:09:42 PM	Deposit	101890881	MIKON FINANCIAL SERVICES INC AND OCEAN BANK		320.00	Deposit
Deposited			Used	Balance		
320.00			13,440.00	-13,120.00		

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.

02/05/2025

2022 TD 00490

193S31

02/05/2025

2022 TD 00487

053S31

02/05/2025

2022 TD 00483

372S31

02/05/2025

2022 TD 00467

352S31

02/05/2025

2022 TD 00435

182S31

Case Number: 2022 TD 004900

Result Date: 02/05/2025

Title Information:

Name: DAHER & VICENTIN LLC

Address1: 104 BEECHNUT CIRCLE

Address2:

City: ST AUGUSTINE

State: FL

Zip: 32095

Cancel

Update

Doc Stam

Total Due

Certificate Number

Name On Title

Title Address

0.00

\$247.10

\$33,824.60

04900

DAHER & VICENTIN 104 BEECHNUT C

0.00

\$1,425.20

\$194,887.70

04871

Manfred Krause 11425 Seaglade d

0.00

\$210.70

\$28,848.20

04838

Calvin and Tara G PO Box 440005 K

0.00

\$142.80

\$19,565.30

04677

IconicGreen Inc 1849 Beloit Ave A

0.00

\$224.70

\$30,762.20

04352

ANA MARIA CARF 2806 DURHAM CI

Page 1 of 1

30

View 1 - 5 of 5

TOTALS:

Items Count: 5

Balance: \$305,425.00

Clerk Fees: \$0.00

Rec Fees: \$212.50

Doc Stamps: \$2,250.50

Total Due: \$307,888.00

81648

Karine Oliveira

\$35,300.00

Deposit
\$1,765.00

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025008637 2/10/2025 8:51 AM
OFF REC BK: 9265 PG: 1623 Doc Type: COM
Recording \$18.50

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04900 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 19, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

DENNIS O WARREN DENNIS O WARREN
3499 N ALCANIZ ST 1815 N 58TH AVE
PENSACOLA, FL 32503 PENSACOLA, FL 32506

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

WITNESS my official seal this 19th day of December 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 04900, 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:

BEG AT SE COR OF NW1/4 OF SE1/4 N 1 DEG 25 MIN W ALG E LI OF NW1/4 OF SE1/4 990 FT FOR POB CONTINUE N 1 DEG 25 MIN W 330 FT S 89 DEG W 642 1/10 FT S 1 DEG 25 MIN E 330 FT N 89 DEG E 642 1/10 FT TO POB OR 436 P 155 OR 908 P 517

SECTION 18, TOWNSHIP 3 S, RANGE 31 W
TAX ACCOUNT NUMBER 102042000
(0225-56)

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

DENNIS O WARREN

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 February, which is the 5th day of February 2025.

Dated this 19th day of December 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

4WR1/1-1/22TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7638
Order Date: 12/26/2024
Number Issues: 4
Pub Count: 1
First Issue: 1/1/2025
Last Issue: 1/22/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 1/1/2025, 1/8/2025, 1/15/2025, 1/22/2025

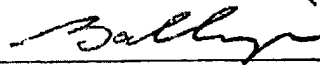
Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida, that the attached copy of the advertisement, being a notice in the matter of

2022 TD 04900 MIKON FINANCIAL SERVICES INC AND OCEAN BANK - D. O. Warren

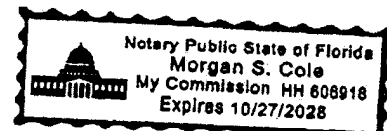
was published in said newspaper in and was printed and released from 1/1/2025 until 1/22/2025 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, 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 of the said newspaper.

X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 1/22/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC



Tax deed file number 0225-56

Parcel ID number 193S314203000000

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025008638 2/10/2025 8:51 AM
OFF REC BK: 9265 PG: 1625 Doc Type: TXD
Recording \$10.00 Deed Stamps \$247.10

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 04900 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 February 2025, the land was offered for sale. It was sold to **DAHER & VICENTIN LLC**, 104 BEECHNUT CIRCLE ST AUGUSTINE FL 32095, 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: BEG AT SE COR OF NW1/4 OF SE1/4 N 1 DEG 25 MIN W ALG E LI OF NW1/4 OF SE1/4 990 FT FOR POB CONTINUE N 1 DEG 25 MIN W 330 FT S 89 DEG W 642 1/10 FT S 1 DEG 25 MIN E 330 FT N 89 DEG E 642 1/10 FT TO POB OR 436 P 155 OR 908 P 517 SECTION 19, TOWNSHIP 3 S, RANGE 31 W

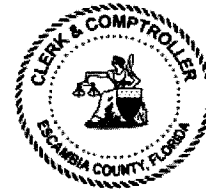
**** Property previously assessed to: DENNIS O WARREN**

On 5th day of February 2025, in Escambia County, Florida, for the sum of (\$35,300.00) THIRTY FIVE THOUSAND THREE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

Mylinda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502

Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502

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



On this 5th day of February, 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
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida

Tax Certificate #	2022 TD 004900
Account #	102042000
Property Owner	Dennis O Warren
Property Address	No Address

SOLD TO: Karine Oliveira \$35,300.00

Disbursed to/for:	Amount Pd:	Registry Balance:
Recording Fees (from TXD receipt)	\$ 275.60 ✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 514.95 ✓	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓	\$
Certificate holder/taxes & app fees	\$ 1,897.17 ✓	\$
Refund High Bidder unused sheriff fees	\$ 80.00 ✓	\$
Additional taxes 2024	\$ 200.15 ✓	\$ 32,648.68
Postage final notices	\$	\$
MSBU LIEN	\$ 49.28	\$
MSBU LIEN	\$ 39.17	\$
CODE LIEN	\$ 885.50	\$ 31,674.73

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

~~CODE ENF~~ 31,674.73 **\$0**

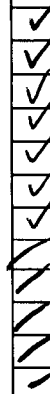
Lien Information:

MSBU LIEN 4319/474	Due \$ 49.28
	Paid \$ 49.28
MSBU LIEN 4461/163	Due \$ 39.17
	Paid \$ 39.17
CODE ENF LIEN 6326/160 (08CLO310278)	Due \$ 885.50
	Paid \$ 885.50
CODE ENF LIEN 1748/811 (17CLO55906)	Due \$ 693.17
	Paid \$ 31,674.73
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$

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 and Dan with PA's office

Notes:



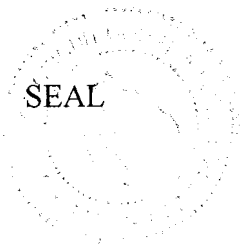
STATE OF FLORIDA
COUNTY OF ESCAMBIA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025011602 2/18/2025 1:32 PM
OFF REC BK: 9275 PG: 842 Doc Type: ROL

CANCELLATION OF LIEN

Property Reference No. 193S314203000000

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 DENNIS O WARREN, recorded in Official Records Book 4461 at Page 763, of the public records of Escambia County, Florida are canceled said liens having been satisfied by payment in full.



STATE OF FLORIDA
COUNTY OF ESCAMBIA

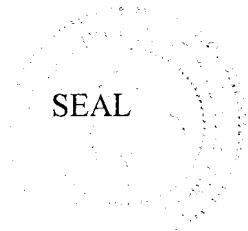
PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 

Deputy Clerk

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 18th day of February, 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. CE2000-05-0263

The Code Enforcement Special Master Order dated 07/03/2001, created pursuant to Section 30-34(D) of Escambia County Code of Ordinances and recorded as a lien on 05/12/2008 against DENNIS WARREN, whose address is 1815 N 58TH AVE, is hereby satisfied by payment in full to Pam Childers, Clerk of the Circuit Court, Escambia County, FL, on this 18th day of February, 2025.

Official Records Book/Page#s: 6326/760 AND 6326/557



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

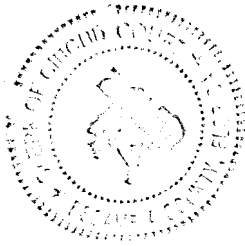
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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 18th day of February, 2025.



Prepared by
Pam Childers
Clerk of the Circuit Court

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: _____

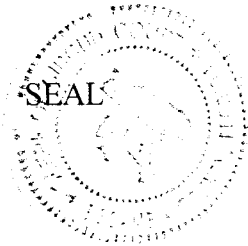
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CANCELLATION OF LIEN

Property Reference No. 193S314203000000

The lien dated 9/4/1998, created pursuant to Section 1-15-63 of the Code of Escambia County, Florida for delinquent annual assessments, against DENNIS O WARREN, recorded in Official Records Book 4319 at Page 474, of the public records of Escambia County, Florida are canceled said liens having been satisfied by payment in full.



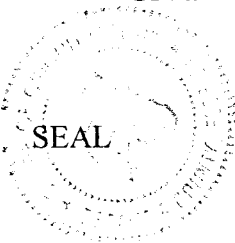
STATE OF FLORIDA
COUNTY OF ESCAMBIA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT


By: 
Deputy Clerk

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 18th day of February, A.D. 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

Prepared By:
Pam Childers
Clerk of the Circuit Court

OR BK 4319 PG0474
Escambia County, Florida
INSTRUMENT 98-536154

NOTICE OF LIEN

RCD Oct 06, 1998 01:40 pm
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-536154

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: WARREN DENNIS O
1815 N 58TH AVE
PENSACOLA FL 32506

ACCT.NO. 10 2042 000 000

AMOUNT \$19.28

+ 30/ 49.28

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:

BEG AT SE COR OF NW1/4 OF
SE1/4 N 1 DEG 25 MIN W ALG
E LI OF NW1/4 OF SE1/4 990
FT FOR POB CONTINUE N 1 DEG
25 MIN W 330 FT S 89 DEG
W 642 1/10 FT S 1 DEG 25
PROP.NO. 19 3S 31 4203 000 000

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 \$19.28. 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.

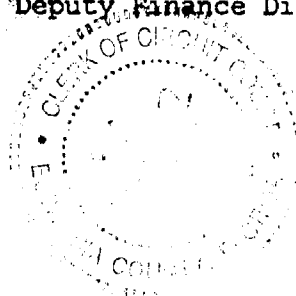
Date: 09/04/1998



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: *Ernestine B. Donnelly*
Deputy Clerk



OR BK 4461 PGO 763
Escambia County, Florida
INSTRUMENT 99-654126

RCD Aug 31, 1999 08:08 am
Escambia County, Florida

NOTICE OF LIEN

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-654126

STATE OF FLORIDA
COUNTY OF ESCAMBIA

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: WARREN DENNIS O
1815 N 58TH AVE
PENSACOLA FL 32506

ACCT.NO. 10 2042 000 000

AMOUNT \$9.17

+ 30/39.17

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:

BEG AT SE COR OF NW1/4 OF
SE1/4 N 1 DEG 25 MIN W ALG
E LI OF NW1/4 OF SE1/4 990
FT FOR POB CONTINUE N 1 DEG
25 MIN W 330 FT S 89 DEG
W 642 1/10 FT S 1 DEG 25
PROP.NO. 19 3S 31 4203 000 000

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 \$9.17. 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: *Georganne B. Donnelly*
Deputy Clerk



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: **6326** Page: **760** **[REDACTED]**

Start Date **08/04/2001** **16** Court Cost **675.00**

Reimbursement Recording Fee Order **35.50** Reimbursement Recording Fee Lien **35.5**

Amended Order ☒ Copies **5.5** Certified Abatement Costs **0.00**

Fine Per Day **\$25.00** Date Of Payoff **08/08/2001** **16**

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
25	4	\$100.00	\$675.00	\$86.50	\$10.00	\$7.00	\$7.00	\$0.00	\$885.50

2008 CL 030278
 1815 N 58th

Recorded in Public Records 05/12/2008 at 02:44 PM OR Book 6326 Page 760,
Instrument #2008036278, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 05/12/2008 at 01:50 PM OR Book 6326 Page 557,
Instrument #2008036203, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

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

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 2000-05-0263

Location: 1815 N. 58th Ave.

Dennis Warren
1815 N. 58th Ave.
Pensacola, FL 32506

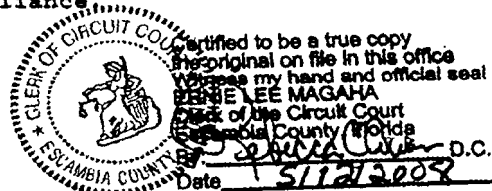
O R D E R

This CAUSE having come before the Office of
Environmental Code Enforcement Special Master on the Petition of
the Environmental Code Enforcement Officer for alleged violation
of the ordinances of the County of Escambia, State of Florida, and
the Special Master having considered the evidence before it, and
the appropriate sections of the Escambia County Code of
Ordinances, the Special Master makes the following findings of
fact and conclusions of law:

- ☒ A violation of the following ordinance(s) has occurred:
Code 42-114 (2) (H)
- ☐ A violation of the ordinance(s) as set forth in the
Petition has not occurred.

THEREFORE, The Special Master being otherwise fully
advised in the premises; it is hereby

ORDERED that: Dennis Warren
shall have until August 3, 2001 to correct the violation
and to bring the violation into compliance.



Correction shall include:

1. Removal of + proper storage of inoperable vehicles + boat
3-4 beach buggies, car + van in front yard.
2. Removal of + proper storage of debris on porch in
side yard.
3. Keep front + sides of yards free of inoperable
vehicles, trash + debris

✓ If you fail to fully correct the violation within the time required, you will be assessed a fine of \$25.⁰⁰ per day, commencing August 4 2001. 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 code 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 your property.

✓ Costs in the amount of \$675.00 are hereby awarded in favor of Escambia County as the prevailing party against

Dennis Warren

✓ These costs will be suspended and will not be assessed

against you if you fully cure the violation within the time provided above.

_____ presents a serious threat to the public health, safety and welfare.

_____ is irreparable or irreversible in nature and, as such, under Florida Statutes 162.09(2)(a), the fine shall not exceed \$5,000.00

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. The costs of such repairs shall be certified to the Special Master 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 this order to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Code Enforcement Division at 1190 West Leonard Street, Pensacola, Florida 32501 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 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.

BK: 6326 PG: 763 Last Page

BK: 6326 PG: 560 Last Page

DONE AND ORDERED at Escambia County, Florida on this
the 3rd day of July, 2001

Sally Burrell
Special Master
Office of Environmental Code Enforcement

My linda Johnson (COC)

From: Chinnia M. Moore
Sent: Tuesday, February 18, 2025 10:26 AM
To: My linda Johnson (COC); Ashley Danner (COC); Beth A. Larrieu; Caleb M. White; DeLana Allen-Busbee (COC); Heather Mahoney (COC); Katherine E. Williams; Nichole Allen (COC); Stacey W. Coker; Terrance D. Davis
Cc: Emily Hogg (COC)
Subject: Re: 1815 N 58TH AVE / CE16-01-00124 (TAX DEED CASE 2022 TD 04900) PAID IN FULL

Good morning,
It is not in compliance fine as of 02/06/25 is \$68625 plus \$1100 court cost

Chinnia Moore
Environmental Enforcement
Services Coordinator
Monday-Thursday 7am-5:30pm
Main Line 850-595-1820 X2
Fax 850-595-0149

\$ 69,317.00

\$ 550.00 COURT COST

\$ 68,625.00 DAILY FINES

\$ 142.00 REAR DRIVING

From: My linda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Tuesday, February 18, 2025 10:13 AM
To: Ashley Danner (COC) <adanner@escambiaclerk.com>; Beth A. Larrieu <balarr@myescambia.com>; Caleb M. White <cmwhite@myescambia.com>; Chinnia M. Moore <CMMOORE@myescambia.com>; DeLana Allen-Busbee (COC) <DAllen-Busbee@escambiaclerk.com>; Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>; Katherine E. Williams <kewilliams@myescambia.com>; Nichole Allen (COC) <NAllen@escambiaclerk.com>; Stacey W. Coker <SWCOKER@MyEscambia.com>; Terrance D. Davis <TEDAVIS@myescambia.com>
Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>
Subject: RE: 1815 N 58TH AVE / CE16-01-00124 (TAX DEED CASE 2022 TD 04900) PAID IN FULL

Good afternoon,

Is the case below in compliance? We have Tax Deed surplus funds from the sale of 193S314203000000 - NO ADDRESS.

If it's not in compliance, please provide a payoff through 2/6/2025.

Thank you!

PAID \$ 31,674.73

\$ 550.00 COURT COSTS

\$ 142.00 REAR DRIVING

\$ 30,982.73 TOWARDS DAILY FINES

Recorded in Public Records 7/24/2017 10:18 AM OR Book 7748 Page 777,
Instrument #2017055894, 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

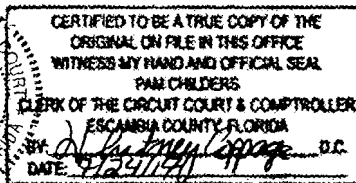
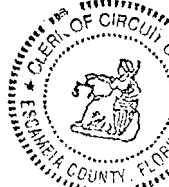
PETITIONER
ESCAMBIA COUNTY FLORIDA,

VS.

CASE NO: CE#16-01-00124
LOCATION: 1815 N 58th Ave
PR# 142S306101000055

Warren Dennis
3499 N Alcaniz St
Pensacola, FL 32503
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

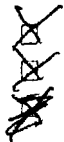
Florida, and the Special Magistrate having considered the evidence before him in the

form of testimony by the Enforcement Officer and the Respondent or representative,

thereof, N/A, as well as evidence submitted and after consideration of the

appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate

finds that a violation of the following Code of Ordinance(s) has occurred and continues



42-196 (a) Nuisance Conditions

42-196 (b) Trash and Debris

42-196 (c) Inoperable Vehicle(s); Described _____



42-196 (d) Overgrowth

BK: 7748 PG: 778

- ☒ 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 trash, boats, appliances
- ☒ Other 3-2.7 MDR Does not allow outside
- ☐ Other Storage
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until 8/1, 2017 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 CEASE OUTSIDE STORAGE
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

BK: 7748 PG: 780

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 88.00 per day, commencing 8/2, 2017. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

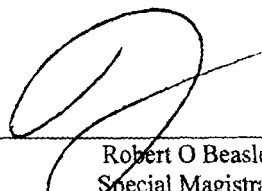
Costs in the amount of \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

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

DONE AND ORDERED at Escambia County, Florida on the 11th day of July, 2017.



Robert O Beasley
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 7/24/2017 10:50 AM OR Book 7748 Page 811,
Instrument #2017055906, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 7/24/2017 10:18 AM OR Book 7748 Page 777,
Instrument #2017055894, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

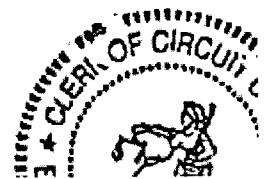
**THE OFFICE OF ENVIRONMENTAL ENFORCE
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

VS.

**CASE NO: CE#16-01-001
LOCATION: 1815 N 58th
PR# 142S306101000055**

**Warren Dennis
3499 N Alcaniz St
Pensacola, FL 32503
RESPONDENT**



Mylinda 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.

From: Mylinda Johnson (COC)

Sent: Thursday, February 13, 2025 2:44 PM

To: Ashley Danner (COC) <adanner@escambiaclerk.com>; Beth A. Larrieu <balarrie@myescambia.com>; Caleb M. White <cmwhite@myescambia.com>; Chinnia M. Moore <CMMOORE@myescambia.com>; DeLana Allen-Busbee (COC) <DAllen-Busbee@escambiaclerk.com>; Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>; Katherine Williams <kewilliams@myescambia.com>; Nichole Allen (COC) <NAllen@escambiaclerk.com>; Stacey W. Coker <SWCOKER@MyEscambia.com>; Terrance D. Davis <TEDAVIS@myescambia.com>

Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>

Subject: 1815 N 58TH AVE / CE16-01-00124 (TAX DEED CASE 2022 TD 04900) PAID IN FULL

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Thank you!

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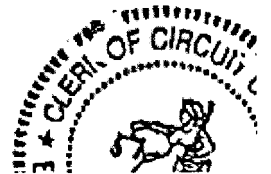
**THE OFFICE OF ENVIRONMENTAL ENFORCE
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

VS.

**CASE NO: CE#16-01-001
LOCATION: 1815 N 58th
PR# 142S306101000055**

**Warren Dennis
3499 N Alcaniz St
Pensacola, FL 32503
RESPONDENT**



Mylinda 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