



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

0525-54

Part 1: Tax Deed Application Information

| | | | |
|-------------------------------------|---|-------------------------|--------------|
| Applicant Name Applicant Address | KEYS FUNDING LLC - 2022 PO BOX 71540 PHILADELPHIA, PA 19176-1540 | Application date | Apr 22, 2024 |
| Property description | BAKER JAMES O 1051 WEST ROBERTS RD CANTONMENT, FL 32533 1051 W ROBERTS RD 11-4509-100 BEG AT NW COR OF SEC E ALG N LI 3589 51/100 FT SLY 90 DEG 10 MIN RT 50 FT FOR POB ELY 90 DEG 10 MIN (Full legal attached.) | Certificate # | 2022 / 6090 |
| | | 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) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2022/6090 | 06/01/2022 | 968.15 | 48.41 | 1,016.56 |
| →Part 2: Total* | | | | 1,016.56 |

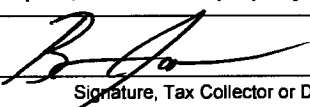
Part 3: Other Certificates Redeemed by Applicant (Other than County)

| 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) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # / | | | | | |
| Part 3: Total* | | | | | 0.00 |

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

| | |
|---|----------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above) | 1,016.56 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 461.25 |
| 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) | 1,852.81 |

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

| | |
|--|------------------------------|
| Sign here:  | <u>Escambia, Florida</u> |
| Signature, Tax Collector or Designee | Date <u>April 24th, 2024</u> |

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. | 24,656.50 |
| 16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable) | |
| Sign here: _____ Date of sale <u>05/07/2025</u> Signature, Clerk of Court or Designee | |

INSTRUCTIONS

+6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT NW COR OF SEC E ALG N LI 3589 51/100 FT SLY 90 DEG 10 MIN RT 50 FT FOR POB ELY 90 DEG 10 MIN LEFT 112 34/100 FT SLY 90 DEG 10 MIN 280 FT WLY 89 DEG 50 MIN 112 34/100 FT NLY 90 DEG 10 MIN 280 FT TO POB OR 673 P 941 OR 869 P 935 OR 3253 P 876 OR 7174 P 1115 OR 8222 P 1756

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400603

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2022

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

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

| Account Number | Certificate No. | Date | Legal Description |
|----------------|-----------------|------------|--|
| 11-4509-100 | 2022/6090 | 06-01-2022 | BEG AT NW COR OF SEC E ALG N LI 3589 51/100 FT SLY 90 DEG 10 MIN RT 50 FT FOR POB ELY 90 DEG 10 MIN LEFT 112 34/100 FT SLY 90 DEG 10 MIN 280 FT WLY 89 DEG 50 MIN 112 34/100 FT NLY 90 DEG 10 MIN 280 FT TO POB OR 673 P 941 OR 869 P 935 OR 3253 P 876 OR 7174 P 1115 OR 8222 P 1756 |

I agree to:

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

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

Electronic signature on file

KEYS FUNDING LLC - 2022

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-22-2024

Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search


Tangible Property Search

Sale List

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

| General Information | | Assessments | | | | |
|--|---|------------------------------|----------|----------|----------|----------|
| Parcel ID: | 381N311201001003 | Year | Land | Imprv | Total | Cap Val |
| Account: | 114509100 | 2023 | \$21,600 | \$44,055 | \$65,655 | \$49,313 |
| Owners: | BAKER JAMES O | 2022 | \$21,600 | \$39,491 | \$61,091 | \$47,877 |
| Mail: | 1051 WEST ROBERTS RD CANTONMENT, FL 32533 | 2021 | \$21,600 | \$31,449 | \$53,049 | \$52,450 |
| Situs: | 1051 W ROBERTS RD 32533 | Disclaimer | | | | |
| Use Code: | SINGLE FAMILY RESID  | Tax Estimator | | | | |
| Taxing Authority: | COUNTY MSTU | File for Exemption(s) Online | | | | |
| Tax Inquiry: | Open Tax Inquiry Window | Report Storm Damage | | | | |
| Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector | | | | | | |

| Sales Data | | | | | | 2023 Certified Roll Exemptions | |
|--|------|------|----------|------|----------------------------------|--|--|
| Sale Date | Book | Page | Value | Type | Official Records (New Window) | HOMESTEAD EXEMPTION | |
| 11/16/2020 | 8645 | 1180 | \$55,000 | WD | | Legal Description | |
| 12/30/2019 | 8222 | 1756 | \$100 | OT | | BEG AT NW COR OF SEC E ALG N LI 3589 51/100 FT SLY 90 | |
| 05/28/2014 | 7174 | 1115 | \$100 | QC | | DEG 10 MIN RT 50 FT FOR POB ELY 90 DEG 10 MIN LEFT 112 | |
| 10/1992 | 3253 | 876 | \$100 | QC | | 34/100... | |
| 01/1975 | 869 | 935 | \$6,300 | OT | | Extra Features | |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | CARPORT | |
| | | | | | | METAL BUILDING | |

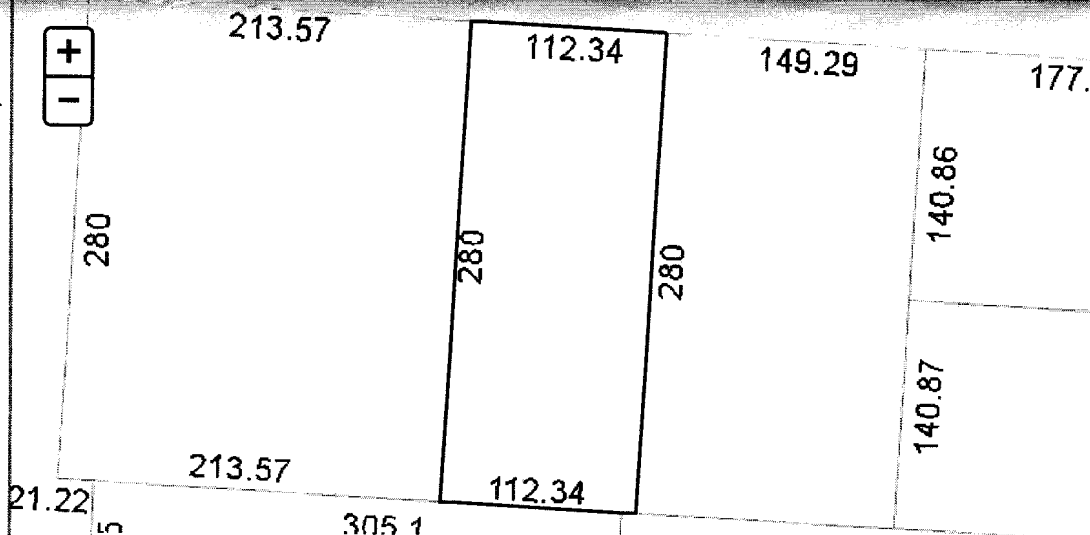
Parcel Information [Launch Interactive Map](#)

Section
Map Id:
38-1N-31-1

Approx.
Acreage:
0.7370

Zoned:

LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR



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

LDR
LDR
LDR
LDR
LDR

**Evacuation
& Flood
Information**
Open
Report

Buildings

Address: 1051 W ROBERTS RD, Year Built: 1952, Effective Year: 1952, PA Building ID#: 11534

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-ALUMINUM SIDING

FLOOR COVER-PINE/SOFTWOOD

FOUNDATION-WOOD/NO SUB FLR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

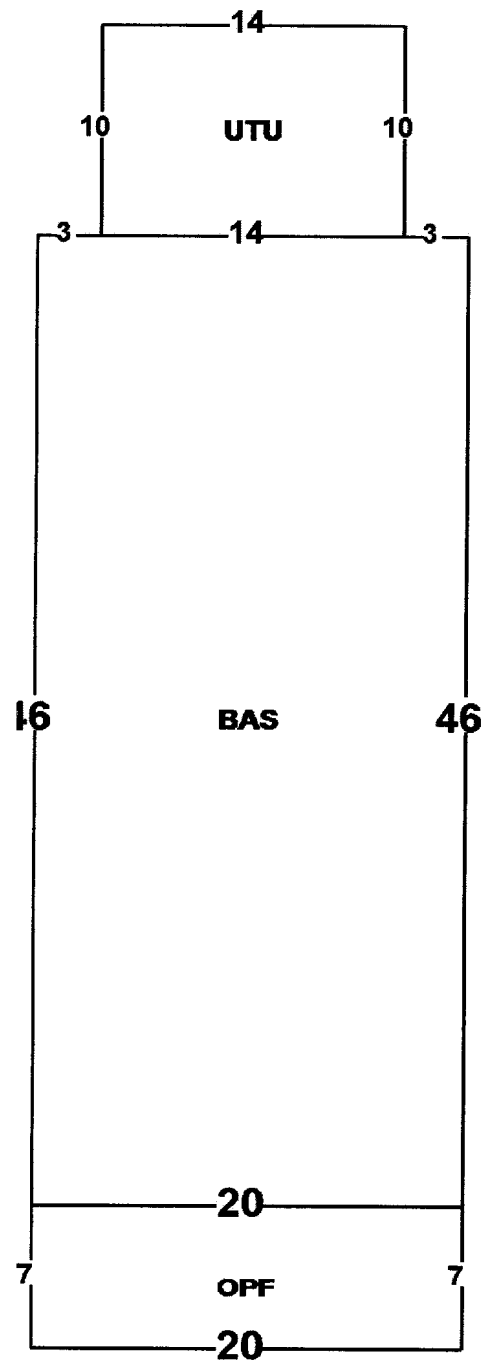
NO. STORIES-1


ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

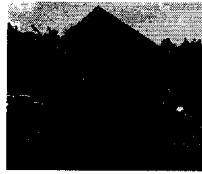


 Areas - 1200 Total SF

BASE AREA - 920

OPEN PORCH FIN - 140

UTILITY UNF - 140



7/29/2021 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.2858)



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 #: 11-4509-100 CERTIFICATE #: 2022-6090

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: January 15, 2005 to and including January 15, 2025 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: January 16, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 16, 2025

Tax Account #: **11-4509-100**

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

By Virtue of Warranty Deed recorded 10/22/2021 in OR 8645/1180

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. **Mortgage in favor of Phillip L. Ealy and Anna Marie Ealy recorded 10/22/2021 – OR 8645/1184**

b. **Code Enforcement Order recorded 10/11/2016 – OR 7604/546 together with Cost Order recorded 1/15/2020 – OR 8231/1447**

c. **Judgment in favor of Gulf Coast Building Products, Inc. recorded 12/8/2008 – OR 6403/1954**

d. **Judgment in favor of CACH, LLC recorded 4/20/2011 – OR 6711/1682**

e. **Tax Lien in favor of Internal Revenue Service recorded 5/7/2013 – OR 7012/1922**

4. Taxes:

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

Tax Account #: 11-4509-100

Assessed Value: \$50,792.00

Exemptions: HOMESTEAD EXEMPTION

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

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

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

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: MAY 7, 2025

TAX ACCOUNT #: 11-4509-100

CERTIFICATE #: 2022-6090

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

JAMES O BAKER
1051 WEST ROBERTS RD
CANTONMENT, FL 32533

PHILLIP L EALY AND ANNA MARIE EALY
421 PINEBROOK CIR
CANTONMENT, FL 32533

JAMES O BAKER
2701 STEFANI RD #1
CANTONMENT, FL 32533

GULF COAST BUILDING PRODUCTS INC
3350 MCLEMORE DR
PENSACOLA, FL 32514

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

CACH LLC
4340 S MONACO SECOND FLOOR
DENVER, CO 80237

Certified and delivered to Escambia County Tax Collector, this 16th day of January, 2025.

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

January 16, 2025

Tax Account #:11-4509-100

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT NW COR OF SEC E ALG N LI 3589 51/100 FT SLY 90 DEG 10 MIN RT 50 FT FOR POB
ELY 90 DEG 10 MIN LEFT 112 34/100 FT SLY 90 DEG 10 MIN 280 FT WLY 89 DEG 50 MIN 112
34/100 FT NLY 90 DEG 10 MIN 280 FT TO POB OR 673 P 941 OR 869 P 935 OR 3523 P 876 OR 7174 P
1115 OR 8222 P 1756**

SECTION 38, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-4509-100(0525-54)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

Prepared By & Return to:
Karen Way, as an employee of
Clear Title of Northwest Florida, LLC
2107 W. Nine Mile Road, Suite 3, Pensacola, FL, 32534
File Number: PEN-20-19334
Parcel ID #: 38-IN-31-1201-001-003

WARRANTY DEED

This WARRANTY DEED, dated this 12 day of November, 2020, by **Terry D. Foster, a married woman, Ricky A. Ard, a married man, and Mark R. Ard, a married man**, whose post office address is 3030 Turners Meadow Road, Pensacola, Florida 32514, hereinafter called the Grantor, to **James O. Baker, unmarried**, whose post office address is 1051 W. Roberts Road, Cantonment, Florida 32533, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

Commence at the Northwest corner of Section 38, Township 1 North, Range 31 West; thence East along the North line of said Section 38, a distance of 3,589.51 feet; thence Southerly at a deflection angle of 90 degrees 10 minutes to the right a distance of 50 feet for Point of Beginning of this description; thence Easterly at a deflection angle of 90 degrees 10 minutes to the left a distance of 112.34 feet; thence Southerly at a deflection angle of 90 degrees 10 minutes to the right a distance of 280 feet; thence Westerly at a deflection angle of 89 degrees 50 minutes to the right a distance of 112.34 feet; thence Northerly at a deflection angle of 90 degrees 10 minutes to the right a distance of 280 feet to the Point of Beginning. All above described property lying and being in Section 38, Township 1 North, Range 31 West, Escambia County, Florida.

The herein described property is not the homestead of the Grantors and neither the Grantor's nor the Grantor's spouses, nor anyone for whom the Grantors are responsible resides on or adjacent to said land.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

Signature: [Signature]
Print Name: KAREN E WAY

Signature: [Signature]
Terry D. Foster

Signature: [Signature]
Print Name: Laura Acosta

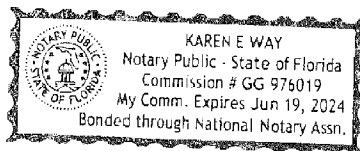
Signature: [Signature]
Mark R. Ard

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of XX physical presence or ___
online notarization, this 12 day of November, 2020, by: Terry D. Foster and Mark R. Ard, who
produced valid driver's licenses as identification.

(SEAL)

Signature: [Signature]
Notary Public



IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

Signature: [Signature]
Print Name: Ricky A. Ard

Signature: [Signature]
Print Name: Ashley Daniels

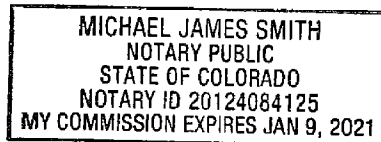
Signature: Veronica Ramos
Print Name: VERONICA RAMOS

State of Colorado
County of Archuleta

The foregoing instrument was acknowledged before me by means of XX physical presence or
online notarization, this 16th day of November, 2020, by: Ricky A. Ard, who produced FL
Driver's License as valid identification.

(SEAL)

Signature: [Signature]
Notary Public



RECORDED AS RECEIVED

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code or Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

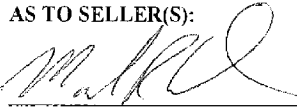
Name of Roadway: W Roberts Road


Legal Address of Property: 1051 W. Roberts Road, Cantonment, Florida 32533

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

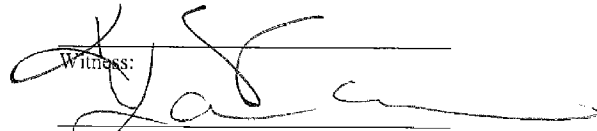
This form completed by: Clear Title of Northwest Florida, LLC
2107 W. Nine Mile Road, Suite 3, Pensacola, FL, 32534

AS TO SELLER(S):



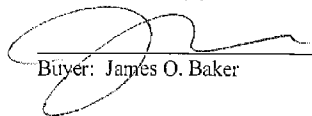
Seller: Mark R. Ard


Seller: Terry D Foster

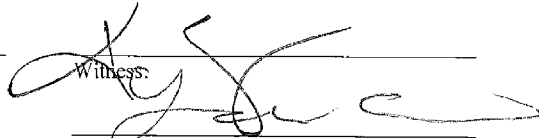
Witness:


Witness:

AS TO BUYER(S):



Buyer: James O. Baker

Witness:


Witness:

This form approved by the Escambia County Board of County Commissioners Effective 4/15/95

Prepared by & Return to:
Karen Way, employee of
Clear Title of Northwest Florida, LLC
2107 West Nine Mile Road, Ste 3, Pensacola, FL 32534
File No. PEN-20-19334

REAL ESTATE MORTGAGE AND SECURITY AGREEMENT

- Mortgagor: **James O Baker, an unmarried man**
- Mortgagees: **Phillip L Ealy and Anna Marie Ealy, husband and wife**

THIS MORTGAGE IS TO BE FILED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY AND SHALL CONSTITUTE A FIXTURE FILING IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 679 OF THE FLORIDA STATUTES.

Known All Men By These Presents: That whereas **James O Baker, an unmarried man**, whose post office address is 1051 W Roberts Road, Cantonment FL 32533, has become justly indebted to **Phillip L Ealy and Anna Marie Ealy, husband and wife**, whose post office address is 421 Pinebrook Circle, Cantonment FL 32533 (together with its successors and assigns, hereinafter called "Mortgagee"), in the sum of **Fifty-Five Thousand Six Hundred Forty-Nine and 33/100 Dollars (\$55,649.33)** together with interest thereon, as evidenced by a promissory note or notes of even date herewith, copies of which are attached hereto and made a part hereof.

This conveyance is intended to be and is a real property Mortgage and a "Security Agreement" governed by the laws of the State of Florida concerning mortgages and the Uniform Commercial Code as adopted in Florida, and is intended to secure the payment of the following (the "Secured Indebtedness"):

A. The existing indebtedness represented by that certain promissory note of even date herewith for the sum of **Fifty-Five Thousand Six Hundred Forty-Nine and 33/100 Dollars (\$55,649.33)** made by Mortgagor payable to the order of Mortgagee (the "Note") with interest from date until paid at the rate therein specified, the said principal and interest payable in the manner and upon the terms, provisions and conditions set forth in the Note, together with any and all renewals, extensions, modifications, consolidations and extensions thereof;

B. Such future or additional advances as may be made by Mortgagee at the option of Mortgagee to the Mortgagor; provided that, notwithstanding the foregoing, the total of all amounts secured hereby shall not exceed at any one time the sum of **Fifty-Five Thousand Six Hundred Forty-Nine and 33/100 Dollars (\$55,649.33)**

C. And provided further, that all such advances, notes, claims, demands or liabilities and obligations secured hereby by incurred or arise or come into existence either on or prior to the date of this Mortgage, or on or before twenty (20) years after the date of this Mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such advances, notes, claims, demands or liabilities and obligations as against the rights of creditors or subsequent purchasers for a valuable consideration. The Mortgagor hereby waives, on behalf of himself/herself and his/her successors and assigns, the right to file for record a notice limiting the maximum principal amount which may be secured by this Mortgage as provided for in Florida Statute 697.04(1)(b).

NOW, THEREFORE, in consideration of the premises, and in order to secure the payment of said indebtedness and any renewals or extensions thereof and the interest thereon, and all other indebtedness (including future advances) now or hereafter owed by any of the above-named Borrowers to Mortgagee, whether such indebtedness is primary or secondary, direct or indirect, contingent or absolute, matured or unmatured, joint or several, and otherwise secured or not, and to secure compliance with all the covenants and stipulations hereinafter contained, the undersigned, **James O Baker**, hereinafter called "Mortgagor," does hereby assign, grant, bargain, sell and convey unto Mortgagee the following described real property situated in **Escambia** County, State of Florida, viz:

Commence at the Northwest corner of Section 38, Township 1 North, Range 31 West; thence East along the North line of said Section 38, a distance of 3,589.51 feet; thence Southerly at a deflection angle of 90 degrees 10 minutes to the right a distance of 50 feet for Point of Beginning of this description; thence Easterly at a deflection angle of 90 degrees 10 minutes to the left a distance of 112.34 feet; thence Southerly at a deflection angle of 90 degrees 10 minutes to the right a distance of 280 feet; thence Westerly at a deflection angle of 89 degrees 50 minutes to the right a distance of 112.34 feet, thence Northerly at a deflection angle of 90 degrees 10 minutes to the right a distance of 280 feet to the Point of Beginning. All above described property lying and being in Section 38, Township 1 North, Range 31 West, Escambia County, Florida.

Parcel # 38-1N-31-1201-001-003

Together with all rents and other revenues thereof and all rights (including riparian rights), privileges, easements, tenements, interests, improvements and appurtenances thereunto belonging or in anywise appertaining, including any after-acquired title and easements and all rights, title and interest now or hereafter owned by Mortgagor in and to all buildings and improvements, storm and screen windows and doors, gas, steam, electric, solar and other heating, lighting, ventilating, air-conditioning, refrigerating and cooking apparatus, elevators, plumbing, sprinkling, smoke, fire, and intrusion detection devices, and other equipment and fixtures now or hereafter attached or appertaining to said premises, all of which shall be deemed to be real property and conveyed by this mortgage, and all of which real property, equipment and fixtures are sometimes hereinafter called the "mortgaged property."

To Have and To Hold the same and every part thereof unto Mortgagee, its successors and assigns forever.

And for the consideration aforesaid, and as additional security for all of the indebtedness described above (including future advances), Mortgagor hereby assigns and transfers to Mortgagee, and grants to Mortgagee a security interest in, all building materials, household appliances, equipment, fixtures and fittings of every kind or character now owned or hereafter acquired by Mortgagor, or any of them, located, whether permanently or temporarily, on the mortgaged property, and all building materials, household appliances, equipment, fixtures and fittings now owned or hereafter acquired by Mortgagor, or any of them, located or stored on any other real property, which are or shall be purchased by Mortgagor, or any of them, for the purpose, or with the intention of making improvements on the mortgaged property or to the premises located on said property. The personal property herein transferred includes without limitation, all lumber, bricks, building stones, building blocks, sand, cement, roofing materials, paint, doors, windows, storm doors, storm windows, nails, wires and wiring, hardware, plumbing and plumbing fixtures, heating and air conditioning equipment and appliances, electrical and gas equipment and appliances, pipes and piping, ornamental and decorative fixtures, and in general all building materials, equipment and appliances of every kind and character used or useful in connection with improvements to real property.

For the purpose of further securing the payment of said indebtedness Mortgagor warrants, covenants and agrees with Mortgagee, its successors and assigns, as follows:

1. That they are lawfully seized in fee and possessed of the mortgaged property and have a good right to convey the same aforesaid, and they will warrant and forever defend the title against the lawful claims of all persons whomsoever, and that the mortgaged property is free and clear of all encumbrances, easements and restrictions not herein specifically mentioned.

2. That they will pay when due all taxes, assessments, or other liens or mortgages taking priority over this mortgage and should default be made in the payment of the same, or any part thereof, Mortgagee may pay the same (but Mortgagee is not obligated to do so). If the mortgaged property or any part thereof is a unit in a condominium or a planned unit development, Mortgagor shall perform all of Mortgagor's obligations under the declaration or covenants creating or covering the condominium or planned unit development, the bylaws and regulations of the condominium or planned unit development, and constituent documents. Should Mortgagor default in any of such obligations, Mortgagee may perform Mortgagor's obligation (but Mortgagee is not obligated to do so).

3. That they will keep the buildings on the mortgaged property continuously insured in such amounts, in such manner and with such companies as may be satisfactory to Mortgagee against loss by fire (including so-called extended coverage), wind and such other hazards (including flood and water damage) as Mortgagee may specify from time to time, with loss, if any, payable to Mortgagee under a mortgagee's loss payable clause acceptable to Mortgagee, and will deposit with Mortgagee policies of such insurance or at Mortgagee's election, certificates thereof, and will pay the premiums therefore as the same become due. Mortgagor shall have the right to provide such insurance through a policy or policies independently obtained and paid for by Mortgagor or through an existing policy, Mortgagee may, for reasonable cause, refuse to accept any policy of insurance obtained by Mortgagor. Mortgagor shall give immediate notice in writing to Mortgagee of any loss or damage to the mortgaged property from any cause whatever. If Mortgagor fails to keep said property insured as above specified, Mortgagee may insure said property (but Mortgagee is not obligated to do so) for its insurable value against loss by fire, wind and other hazards for the benefit of Mortgagor and Mortgagee or for the benefit of Mortgagee alone, at Mortgagee's election. The proceeds of such insurance shall be paid by the insurer to Mortgagee, which is hereby granted full power to settle and compromise claims under all policies, to endorse in the name of Mortgagor any check or draft representing the proceeds of any such insurance, and to demand, receive and give receipt for all sums becoming due thereunder. Said insurance proceeds, if collected, may be credited on the indebtedness secured by this mortgage, less cost of collection, or may be used in repairing or reconstructing the premises on the mortgaged property, at Mortgagee's election. Any application of the insurance proceeds to repairing or reconstructing the premises on the mortgaged property shall not extend or postpone the due date of any installment payments of the indebtedness hereby secured or reduce the amount of such installments.

4. That they will take good care of the mortgaged property and the personal property described above and will not commit or permit any waste thereon or thereof or the removal of any oil, gas or mineral therefrom, and that they will keep the same repaired and at all times will maintain the same in at least as good condition as it now is, reasonable wear and tear alone excepted. If Mortgagor fails to make repairs to the mortgaged property, Mortgagee may make such repairs at Mortgagor's expense (but Mortgagee is not obligated to do so). Mortgagee, its agents and employees, may enter the mortgaged property and any improvements thereon at any reasonable time for the purpose of inspecting or repairing such improvements.

5. That all amounts expended by Mortgagee for insurance or for the payment of taxes or assessments or to discharge liens on the mortgaged property or other obligations of Mortgagor or to make repairs to the mortgaged property or any improvements thereon shall become a debt due Mortgagee, shall be payable at once without demand upon or notice to any person, shall bear interest at the rate of interest payable on the principal sum of the note described above, or if no such rate of interest is specified in the note or if the rate specified would be unlawful, at the maximum rate allowed by law from the date of payment by Mortgagee, and such debt and the interest thereon shall be secured by this mortgage. Upon failure of Mortgagor to reimburse Mortgagee for all amounts so expended, at the election of Mortgagee and with or without notice to any person, Mortgagee may declare the entire indebtedness secured by this mortgage due and payable and may foreclose this Mortgage as hereinafter provided or as provided by law.

6. That no delay or failure of Mortgagee to exercise any option to declare the maturity of any debt secured by this mortgage shall be taken or deemed as a waiver of the right to exercise such option or to declare such forfeiture either as to past or present defaults on the part of Mortgagor, and that the procurement of insurance or payment of taxes or other liens or assessments or obligations by Mortgagee shall not be taken or deemed as a waiver of the right to accelerate the maturity of the indebtedness hereby secured by reason of the failure of Mortgagor to procure such insurance or to pay such taxes, liens, assessments or obligations, it being agreed by Mortgagor that no terms or conditions contained in this Mortgage can be waived, altered or changed except by a writing signed by Mortgagee.

7. That the Mortgagor who is obligated as the Borrower or as guarantor or endorser to pay the indebtedness hereby secured will well and truly pay and discharge such indebtedness as it shall become due and payable, including the Note, any renewals or extensions thereof, and any other notes or obligations of such Mortgagor to Mortgagee, whether now or hereafter incurred.

8. In the event a suit shall be instituted to foreclose this Mortgage, Mortgagee, its successors or assigns, shall be entitled to apply at any time pending such foreclosure suit to the court having jurisdiction thereof for the appointment of a receiver for all and singular the mortgaged property and of all the rents, income, profits, issues and revenues thereof, from whatsoever source derived, with the usual powers and duties of receivers in like cases and such appointment shall be made by such court as a matter of strict right to Mortgagee, its successors or assigns, without reference to the adequacy or inadequacy of the value of the property hereby mortgaged or to the solvency or insolvency of the Mortgagor, Mortgagor's legal representatives, successors or assigns, and that such rents, profits, incomes, issues, and revenues shall be applied by such receiver to the payment of the Secured Indebtedness, costs and charges, according to the order of said court. The Mortgagor hereby specifically waives the right to object to the appointment of a receiver as described herein and hereby expressly consents that such appointment shall be made as an admitted equity and is Mortgagee's absolute right, and that the appointment may be done without notice to the Mortgagor. Mortgagor further consents to the appointment of Mortgagee or any officer or employee of Mortgagee as receiver.

9. That they will not cause or allow possession of the mortgaged property to be in any other person or entity to the exclusion of Mortgagor and will not cause or allow all or any part of the mortgaged property or any interest therein to be sold, assigned, transferred or conveyed by Mortgagor, or any of them, without Mortgagee's prior written consent, excluding only (a) the creation of a lien or encumbrance expressly subordinate to this mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant, or (d) (if the mortgaged property is the Mortgagor's residence) the grant of any leasehold interest of one year or less (including all mandatory or optional renewal periods) not containing an option to purchase. Mortgagee may withhold its consent or may condition its consent to any such transfer of

possession of, or an interest in, the mortgaged property upon the transferee's agreeing to pay a greater rate of interest on all or any part of the indebtedness secured by this mortgage, upon Mortgagee's approval of the creditworthiness of the transferee, and upon the transferee's payment to Mortgagee of a reasonable transfer or assumption fee. Upon breach by Mortgagor, or any of them, of the covenants herein contained, Mortgagee may, at its election, accelerate maturity of the indebtedness hereby secured and proceed to foreclose this mortgage as hereinafter provided or as provided by law.

10. That, except as otherwise expressly disclosed to Mortgagee in writing on the date of this mortgage, no Hazardous Substance (as defined below) has been released or disposed of on or under the mortgaged property by Mortgagor or, to the best of Mortgagor's knowledge, by any third party or any predecessor in interest or title to the mortgaged property; no underground storage tanks, whether in use or not in use, are located on or under any part of the mortgaged property; Mortgagor and the mortgaged property are and will remain in compliance with all applicable local, state and federal environmental laws and regulations; no notice has been received by Mortgagor from any governmental authority or any other person claiming violation of any environmental protection law or regulation or demanding payment, indemnity or contribution for any environmental damage or injury to natural resources, relating in any way to the mortgaged property, and Mortgagor will notify Mortgagee promptly in writing if any such notice is hereafter received; and any Hazardous Substance used or produced in Mortgagor's business will be used, produced, stored and disposed of in strict compliance with all applicable environmental laws and regulations. Mortgagor will notify mortgagee immediately if any Hazardous Substance is released or discovered on or under the mortgaged property, and Mortgagor will take or cause to be taken such remedial action as may be necessary in order to remedy such released or discovered Hazardous Substance and to obtain certificate of remediation or other certificate of compliance from applicable governmental authorities. At Mortgagee's request, Mortgagor will promptly obtain at Mortgagor's expense, and deliver to Mortgagee an environmental inspection report or will update a previous report, in form acceptable to Mortgagee, prepared by a competent environmental professional reasonably satisfactory to Mortgagee. As used herein, the term "Hazardous Substance" includes, without limitation, any hazardous or toxic substance and any substance or material that is regulated or controlled by the federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA), the federal Hazardous Materials Transportation Act, the federal Resource Conservation and Recovery Act, the Federal Clean Water Act, the federal Clean Air Act, the federal Toxic Substance Control Act, or any other federal, state or local environmental law, ordinance, or regulation now or hereafter in effect. Mortgagor agrees to indemnify Mortgagee against any and all liability and expense (including attorneys' fees and litigation expenses) incurred by Mortgagee on account of breach by Mortgagor of any representation, warranty or covenant set forth in this paragraph. This agreement to indemnify shall survive payment of the secured indebtedness, satisfaction of this mortgage, and foreclosure of this mortgage.

11. That, if this is a construction mortgage, Mortgagor will perform and comply with, or will cause the Borrower to perform and comply with, the terms of any construction loan agreement made with Mortgagee with regard to any improvements to be made on the mortgaged property.

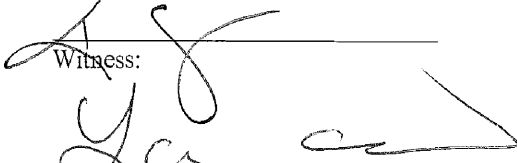
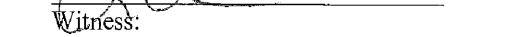
12. That all the covenants and agreements of Mortgagor herein contained shall extend to and bind their respective heirs, executors, administrators, successors and assigns, and that such covenants and agreements and all options, rights, privileges and powers herein given, granted or secured to Mortgagee shall inure to the benefit of the successors and assigns of Mortgagee.

13. That the provisions of this mortgage and the Note secured hereby are severable, and that the invalidity or unenforceability of any provision of this mortgage or the Note shall not affect the validity and enforceability of the other provisions of this mortgage or of Note. The remedies provided to

Mortgagee herein are cumulative with the rights and remedies of Mortgagee at law and in equity, and such rights and remedies may be exercised concurrently or consecutively. A carbon or photostatic copy of this mortgage may be filed as a financing statement in any public office.

14. If the Borrower pays and discharges all the indebtedness hereby secured (including future advances) as the same becomes due and payable, and if Mortgagor in all things does and performs all acts and agreements by it herein agreed to be done according to the tenor and effect thereof, then and in that event only this conveyance and the security interest herein granted shall be and become null and void, but if default is made in the payment of any indebtedness hereby secured or any renewals or extensions thereof or any part thereof, or if any interest thereon remain unpaid when due, or if default be made in the repayment of any sum expended by Mortgagee under the authority of any provision of this Mortgage, or if the interest of Mortgagee in the mortgaged property or any of the personal property described above become endangered by reason of the enforcement of any lien or encumbrance thereon, or if a petition to condemn any part of the mortgaged property be filed by any authority, person or entity having power of eminent domain, or if any law, either state or federal, be passed imposing or authorizing the imposition of a specific tax upon this mortgage or the indebtedness hereby secured or permitting or authorizing the deduction of any such tax from the principal or interest secured by this Mortgage or by virtue of which any tax or assessment upon the mortgaged property shall be charged against the owner of this Mortgage, or if at any time any of the covenants contained in this Mortgage or in any note or other evidence of indebtedness secured hereby be declared invalid or unenforceable by any court of competent jurisdiction, or if Mortgagor fails to do and perform any other act or thing herein required or agreed to be done, then in any of said events the whole of the indebtedness hereby secured, or any portion or part thereof which may at said date not have been paid, with interest thereon, shall at once become due and payable and this Mortgage shall be subject to foreclosure at the option of Mortgagee, notice of the exercise of such option being hereby expressly waived by Mortgagor, and Mortgagee shall have the right to enter upon and take possession of the mortgaged property. If an event of default occurs and remains uncured, then in either or any such event, the aggregate sum or sums secured hereby then remaining unpaid, with interest accrued at that time, and all moneys secured hereby, shall become due and payable forthwith, or thereafter, at the option of Mortgagee, or its assigns, as fully and completely as if all of the said sums of money were originally stipulated to be paid on such date, anything in the Note or any instrument or instruments or in this Mortgage to the contrary notwithstanding; and thereupon, or thereafter, at the option of Mortgagee, or its assigns, without notice or demand, suit at law or in equity may be prosecuted as if all moneys secured hereby had matured prior to its institution. The Mortgagee, or its assigns, may do either or both of the following as to the amount so declared due and payable: (i) bring an action to enforce payment of the amount so declared due and payable, with or without bringing an action to foreclose this Mortgage; and/or (ii) foreclose this mortgage as to the amount so declared due and payable, and the mortgaged property, or any part or parts thereof, in one or more sales as determined by Mortgagee, shall be sold to satisfy and pay the same with costs, expenses and allowances. In addition, Mortgagee shall also be entitled to take such action and avail itself of such remedies as may be available under the Uniform Commercial Code in effect in the State of Florida. In any action brought to enforce this Mortgage, the prevailing party shall be entitled to its reasonable attorney fees at trial and/or appeal.

In Witness Whereof, each of the undersigned has hereunto set his or her signature and seal, or has caused this instrument to be executed by its officer(s), partner(s), member(s), or agent(s) thereunto duly authorized, this 12 day of **November, 2020**.

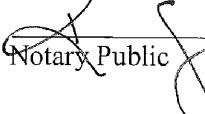
Witness: 
Witness: 

 (Seal)
James O Baker

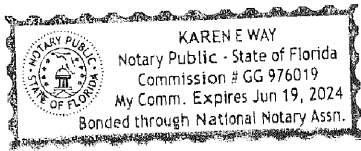
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of **[X] physical presence** or [] online notarization, this 12 day of November 2020, by: James O Baker, who produced valid driver's licenses as identification.

(SEAL)

Signature: 

Notary Public



**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#15-06-02594
LOCATION: 1 Stefani Rd
PR# 381N311201003001**

**Baker, James O
2701 Stefani Rd #1
Cantonment, FL 32533
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, JAMES BAKER, 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 (1) 66 Pickup (2) 97 trans
(3) 67 + blind (4) yellow elephanto
- ☐ 42-196 (d) Overgrowth

- ☒ 30-203 Unsafe Building; Described as ☐ Main Structure ☒ Accessory Building(s) *Fence*
- ☐ (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
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until 1/12/, 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 _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 25 . 00 per day, commencing 1/13/, 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.

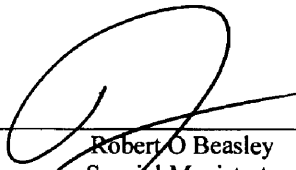
Costs in the amount of \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

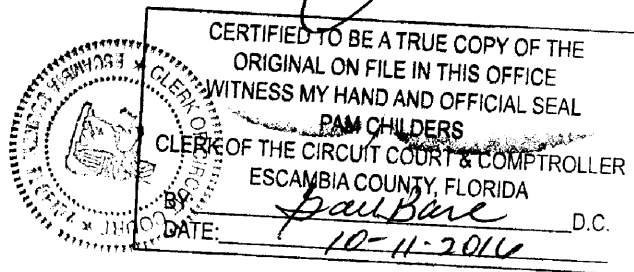
This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute 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 4th day of Sept, 2016.


Robert O. Beasley
Special Magistrate
Office of Environmental Enforcement



Recorded in Public Records 1/15/2020 3:31 PM OR Book 8231 Page 1108,
Instrument #2020004218, 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.

BAKER, JAMES O
2701 STEFANI RD # 1
CANTONMENT, FL 32533

Case No: CE150602594
Location: 1 STEFANI RD
PR #: 381N311201003001

Cost Order

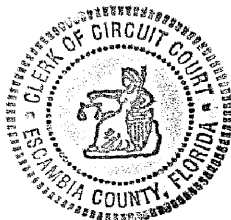
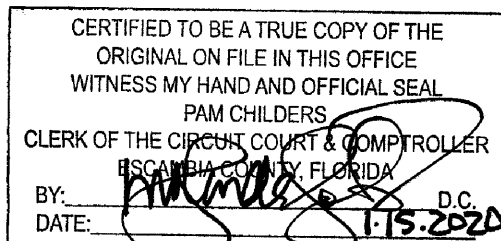
THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

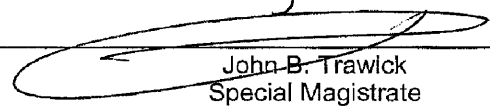
Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 10/4/2016.

| Itemized Cost | |
|-----------------------|-----------------------------|
| Daily fines | \$17,675.00 \$ 0 |
| Fines | \$0.00 |
| Court Cost | \$1,100.00 550 |
| County Abatement Fees | \$1,650.00 |
| Administrative Costs | \$0.00 |
| Payments | \$0.00 |

Total: ~~\$20,425.00~~ 19,875 2,200

DONE AND ORDERED at Escambia County, Florida on January 7 2020




John B. Trawick
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 12/08/2008 at 03:21 PM OR Book 6403 Page 1946,
Instrument #2008089940, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

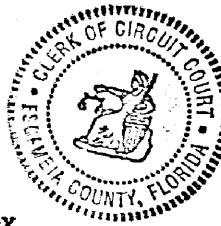
GULF COAST BUILDING PRODUCTS, INC.
3350 McLemore Drive
Pensacola, FL 32514

Plaintiff,

v.

METRO HOME IMPROVEMENTS, INC.;
JAMES O. BAKER; and WAYNE E. FOX
2701 Stefani Road, #1
Cantonment, FL 32533

Defendants.



Certified to be a true copy
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By: Mary Sherry D.C.
Date: 12-8-08

Case No: 2008 CC 005978

**FINAL JUDGMENT AS TO METRO HOME IMPROVEMENTS, INC.;
JAMES O. BAKER; and WAYNE E. FOX**

THIS MATTER came on to be heard upon a Motion for Judgment
Based upon the Pleadings, a default being entered against METRO
HOME IMPROVEMENTS, INC. and JAMES O. BAKER, and the Court having
reviewed the file and being otherwise fully advised in the
premises, it is therefore ORDERED AND ADJUDGED as follows:

1. That the plaintiff, GULF COAST BUILDING PRODUCTS,
INC., hereby recovers from the defendants, METRO HOME
IMPROVEMENTS, INC.; JAMES O. BAKER; and WAYNE E. FOX,
the following:
 - A. Principal \$11,061.54
 - B. Interest 304.19
 - C. Court Costs 405.00
 - D. Attorney's Fees 500.00
 - Total Due \$12,270.73

which shall accrue interest at the rate of 11% per
annum, all for which let execution issue.

2. The judgment debtor(s) shall complete, under oath, the Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney, within 45 days from the date of the final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.
3. Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor(s) to complete form 1.977, including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida, this the 4th day of Dec, 2008.


COUNTY JUDGE

Conformed copies to:

STEPHEN M. GUTTMANN, Esquire
314 South Baylen Street, Suite 203
Pensacola, FL 32502

METRO HOME IMPROVEMENTS, INC.
2701 Stefani Road, #1
Cantonment, FL 32533

JAMES O. BAKER
2701 Stefani Road, #1
Cantonment, FL 32533

WAYNE E. FOX
2701 Stefani Road, #1
Cantonment, FL 32533

ESMIE LEE MAGAHA
CLERK OF CIRCUIT COURT
FLORIDA COUNTY, FL
2008 DEC - 4 P 3:50
COUNTY CIVIL DIVISION
FILED & RECORDED

Recorded in Public Records 04/20/2011 at 09:10 AM OR Book 6711 Page 1682,
Instrument #2011025916, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

Recorded in Public Records 04/12/2011 at 09:25 AM OR Book 6709 Page 416,
Instrument #2011023904, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

SCH-228745

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

IN THE COUNTY COURT OF THE
FIRST JUDICIAL CIRCUIT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

2011 APR 11 A 9 16

CASE NO. 2011-SC-464

CACH, LLC

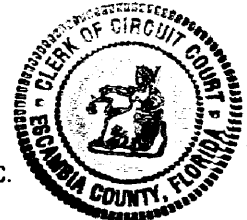
Plaintiff, COUNTY CIVIL DIVISION
FILED & RECORDED

vs.

JAMES O BAKER
Defendant.

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"

BY: Christelle Scott D.C.



FINAL JUDGMENT

THIS CAUSE HAVING COME BEFORE THE COURT on the Plaintiff's Motion for
Final Judgment and the Court being fully advised in the premises, it is hereby:

ORDERED AND ADJUDGED that Plaintiff, CACH, LLC, 4340 S. MONACO,
SECOND FLOOR, Denver, CO 80237 by and through undersigned counsel recover from
Defendant JAMES O BAKER, 2701 STEFANI RD LOT 1, CANTONMENT, FL 32533,
***-**-7707, the sum of \$ 3,025.63 in principal, \$ 500.00 for attorneys' fees and costs in the
sum of \$ 355.00, and prejudgment interest in the sum of \$ 999.70, making a total of \$ 4,880.33
that shall bear interest at the rate of 6% a year, for which let execution issue.

IT IS FURTHER ORDERED and adjudged that the judgment debtor(s) shall complete
under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet) or Florida
Small Claims Rules Form 7.343, including all required attachments, and serve it on the judgment
creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an
attorney, within 45 days from the date of this final judgment, unless the final judgment is
satisfied or post-judgment discovery is stayed.

IT IS FURTHER ORDERED that Plaintiff, and anyone acting on Plaintiff's behalf may
have contact with any other person necessary to collect the award granted herein.

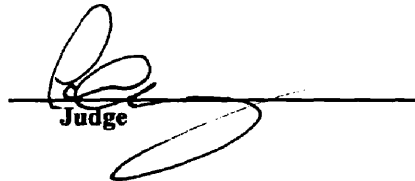
JURISDICTION OF THIS CASE IS RETAINED to enter further orders that are
proper to compel the judgment debtor(s) to complete form 1.977 or 7.343, including all required

Case: 2011 SC 000464
00020886431
Dkt: CC1033 Pg# : 2

attachments, and serve it on the Plaintiff's Counsel, as well as to award additional costs and attorney's fees incurred during execution of this Judgment consistent with § 57.115 Fla. Stat.

PURSUANT TO F.S. 55.10 Defendant is hereby notified that Plaintiff's Address is 4340 South Monaco, Second Floor, Denver Colorado, 80237. However, Defendant is ordered to direct all efforts to satisfy this judgment first to Plaintiff's counsel, then to Plaintiff directly if the law firm cannot be contacted for any reason.

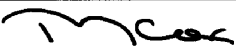
ORDERED at Pensacola, Escambia County, Florida on this 8th day of April, 2011.


Judge

cc: Plaintiff at: Law Office of Harold E. Scherr, 1064 Greenwood Blvd, Suite 328, Lake Mary, Florida 32746
1-866-431-7117, 407-995-3004
JAMES O BAKER,
2701 Stefani Rd Lot 1
Cantonment, FL 32533
(FIS ATTACHED AND SENT)

I hereby certify that a true copy of the foregoing has been furnished to the above parties by U.S. Mail this _____ day of _____, 2011.

Judicial Assistant

| | | | | | |
|---|-----------------------------|---|--|--------------------------------------|--|
| Form 668 (Y)(c) (Rev. February 2004) | | 10194 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien | | | |
| Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903 | | Serial Number 936192413 | | For Optional Use by Recording Office | |
| As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue. | | | | | |
| Name of Taxpayer JAMES O BAKER | | | | | |
| Residence 2701 STEFANI RD CANTONMENT, FL 32533-3853 | | | | | |
| IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a). | | | | | |
| Kind of Tax (a) | Tax Period Ending (b) | Identifying Number (c) | Date of Assessment (d) | Last Day for Refiling (e) | Unpaid Balance of Assessment (f) |
| 1040 | 12/31/2004 | XXX-XX-7707 | 03/07/2011 | 04/06/2021 | 4994.47 |
| 1040 | 12/31/2004 | XXX-XX-7707 | 03/07/2011 | 04/06/2021 | |
| 1040 | 12/31/2005 | XXX-XX-7707 | 03/20/2009 | 04/19/2019 | |
| 1040 | 12/31/2005 | XXX-XX-7707 | 03/07/2011 | 04/06/2021 | 30911.89 |
| 1040 | 12/31/2005 | XXX-XX-7707 | 03/07/2011 | 04/06/2021 | |
| Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595 | | | | | Total \$ 35906.36 |
| This notice was prepared and signed at <u>BALTIMORE, MD</u> , on this, | | | | | |
| the <u>26th</u> day of <u>April</u> , <u>2013</u> . | | | | | |
| Signature  for P.A. BELTON | | | Title ACS SBSE 23-00-0008 (800) 829-3903 | | |

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien.
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

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

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06090 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 20, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES O BAKER PHILLIP L EALY
1051 WEST ROBERTS RD 421 PINEBROOK CIR
CANTONMENT, FL 32533 CANTONMENT, FL 32533

ANNA MARIE EALY JAMES O BAKER
421 PINEBROOK CIR 2701 STEFANI RD #1
CANTONMENT, FL 32533 CANTONMENT, FL 32533

GULF COAST BUILDING PRODUCTS INC CACH LLC
3350 MCLEMORE DR 43405 MONACO SECOND FLOOR
PENSACOLA, FL 32514 DENVER, CO 80237

IRS COLLECTION ADVISORY GROUP ESCAMBIA COUNTY / COUNTY ATTORNEY
400 W BAY STREET 221 PALAFOX PLACE STE 430
STOP 5710 PENSACOLA FL 32502
JACKSONVILLE FL 32202

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

WITNESS my official seal this 20th day of March 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 May 7, 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 **KEYS FUNDING LLC** holder of **Tax Certificate No. 06090**, 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 NW COR OF SEC E ALG N LI 3589 51/100 FT SLY 90 DEG 10 MIN RT 50 FT FOR POB ELY 90 DEG 10 MIN LEFT 112 34/100 FT SLY 90 DEG 10 MIN 280 FT WLY 89 DEG 50 MIN 112 34/100 FT NLY 90 DEG 10 MIN 280 FT TO POB OR 673 P 941 OR 869 P 935 OR 3253 P 876 OR 7174 P 1115 OR 8222 P 1756

SECTION 38, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114509100 (0525-54)

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

JAMES O BAKER

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 May, which is the **7th day of May 2025**.

Dated this 17th day of March 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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Post Property:

1051 W ROBERTS RD 32533



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

By:
Emily Hogg
Deputy Clerk

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SECTION 38, TOWNSHIP 1 N, RANGE 31 W

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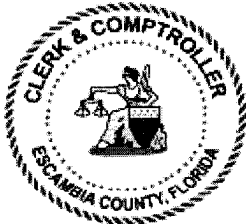
Dated this 17th day of March 2025.

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Personal Services:

JAMES O BAKER
1051 WEST ROBERTS RD
CANTONMENT, FL 32533

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

0525-54

Document Number: ECSO25CIV009961NON

Agency Number: 25-004758

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06090 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE JAMES O BAKER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 3/21/2025 at 9:16 AM and served same at 9:18 AM on 3/25/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

WARNING

001752

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 May 7, 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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SECTION 38, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114509100 (0525-54)

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JAMES O BAKER

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Dated this 17th day of March 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:

1051 W ROBERTS RD 32533



**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.

RECORDED
MAR 21 AM 9:16
ESCAMBIA COUNTY, FL
CLERK OF THE CIRCUIT COURT
CLERK'S OFFICE
CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

DS2S.S4

Document Number: ECSO25CIV010035NON

Agency Number: 25-004809

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06090 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JAMES O BAKER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 3/21/2025 at 9:20 AM and served same on JAMES O BAKER , at 8:51 AM on 3/27/2025 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

WARNING

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Dated this 17th day of March 2025.

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Personal Services:

JAMES O BAKER
1051 WEST ROBERTS RD
CANTONMENT, FL 32533



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

2025 MAR 21 AM 9:20
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

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JAMES O BAKER [0525-54]
1051 WEST ROBERTS RD
CANTONMENT, FL 32533

PHILLIP L EALY [0525-54]
421 PINEBROOK CIR
CANTONMENT, FL 32533

9171 9690 0935 0127 2428 85

9171 9690 0935 0127 2428 78

ANNA MARIE EALY [0525-54]
421 PINEBROOK CIR
CANTONMENT, FL 32533

JAMES O BAKER [0525-54]
2701 STEFANI RD #1
CANTONMENT, FL 32533

9171 9690 0935 0127 2428 61

9171 9690 0935 0127 2428 54

GULF COAST BUILDING PRODUCTS
INC [0525-54]
3350 MCLEMORE DR
PENSACOLA, FL 32514

CACH LLC [0525-54]
43405 MONACO SECOND FLOOR
DENVER, CO 80237

9171 9690 0935 0127 2428 47

9171 9690 0935 0127 2428 30

IRS COLLECTION ADVISORY GROUP
[0525-54]
400 W BAY STREET
STOP 5710
JACKSONVILLE FL 32202

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0525-54]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0127 2428 92

9171 9690 0935 0127 2428 23

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0525-54]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0127 2428 16

Contact - owner

CERTIFIED MAIL™

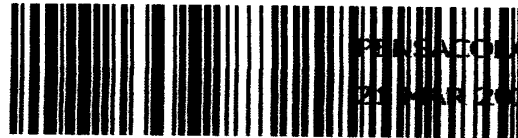
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0127 2428 30

PENSACOLA FL 32502

21 MAR 2025PM



quadiant

FIRST-CLASS MAIL

IMI

\$008.16⁰

03/20/2025 ZIP 32502
043M31219251

US POSTAGE

CACH LLC [0525-54]

43405 MONACO SECOND FLOOR

DENVER, CO 80237

NIXIE

000 DE 2

7000/25/20

RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

9327000004461113

80237-040000

PC: 0000000000

*1000-00100-20-27

CERTIFIED MAIL™

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



9171 9690 0935 0127 2428 54



quadrant
FIRST-CLASS MAIL
IMI
\$008.16⁹
03/20/2025 ZIP 32502
043M31219251

US POSTAGE

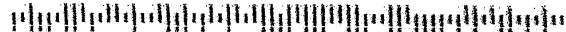
CNC
JAMES O BAKER [0525-54]
2701 STEFANI RD #1
CANTONMENT, FL 32533

UTFK1: 9333190160

UNC
32502-5833
32533-38540

NIXIE 326 DE 1 0004/10/25
RETURN TO SENDER
UNDELIVERED
UNABLE TO FORWARD

SC: 32502583335 *2638-00536-21-36



LN 3/24
1st NOTICE
2nd NOTICE
RETURNED
3/29
4/8



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 – 05-07-2025 – TAX CERTIFICATE #'S 06090

in the CIRCUIT Court

was published in said newspaper in the issues of

MARCH 27 & APRIL 3, 10, 17, 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: 2025.04.17 10:29:49 -05'00'

PUBLISHER

Sworn to and subscribed before me this 17TH day of APRIL
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.04.17 10:33:03 -05'00'

**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 KEYS FUNDING LLC holder of Tax Certificate No. 06090, 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 NW COR OF SEC E ALG N LI 3589 51/100 FT SLY 90 DEG 10 MIN RT 50 FT FOR POB ELY 90 DEG 10 MIN LEFT 112 34/100 FT SLY 90 DEG 10 MIN 280 FT WLY 89 DEG 50 MIN 112 34/100 FT NLY 90 DEG 10 MIN 280 FT TO POB OR 673 P 941 OR 869 P 935 OR 3253 P 876 OR 7174 P 1115 OR 8222 P 1756 SECTION 38, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114509100 (0525-54)

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

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 May, which is the 7th day of May 2025.

Dated this 20th day of March 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-03-27-04-03-10-17-2025



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 |
|----------------|--------------|-------------|---------------------------|
| 11-4509-100 | 06 | | 381N311201001003 |

BAKER JAMES O
1051 WEST ROBERTS RD
CANTONMENT, FL 32533

PROPERTY ADDRESS:
1051 W ROBERTS RD

EXEMPTIONS:
HOMESTEAD EXEMPTION

PRIOR YEAR(S) TAXES OUTSTANDING

22 / 6090

| AD VALOREM TAXES | | | | | |
|--------------------------|--------------|----------------|------------------|----------------|--------------|
| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION AMOUNT | TAXABLE AMOUNT | TAXES LEVIED |
| COUNTY | 6.6165 | 50,792 | 25,792 | 25,000 | 165.41 |
| PUBLIC SCHOOLS | | | | | |
| BY LOCAL BOARD | 1.7520 | 50,792 | 25,000 | 25,792 | 45.19 |
| BY STATE LAW | 3.0950 | 50,792 | 25,000 | 25,792 | 79.83 |
| WATER MANAGEMENT | 0.0218 | 50,792 | 25,792 | 25,000 | 0.55 |
| SHERIFF | 0.6850 | 50,792 | 25,792 | 25,000 | 17.13 |
| M.S.T.U. LIBRARY | 0.3590 | 50,792 | 25,792 | 25,000 | 8.98 |
| ESCAMBIA CHILDRENS TRUST | 0.4043 | 50,792 | 25,792 | 25,000 | 10.11 |

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$327.20

| LEGAL DESCRIPTION | NON-AD VALOREM ASSESSMENTS | | |
|---|----------------------------|------|----------|
| | TAXING AUTHORITY | RATE | AMOUNT |
| BEG AT NW COR OF SEC E ALG N LI 3589 51/100 FT SLY 90 DEG 10 MIN RT 50 FT FOR PO See Additional Legal on Tax Roll | FP FIRE PROTECTION | | 125.33 |
| NON-AD VALOREM ASSESSMENTS | | | \$125.33 |

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$452.53

| | | | | | |
|------------------------------|--------------------------|--------------------------|--|--|--|
| If Received By Please Pay | Apr 30, 2025 \$466.11 | May 30, 2025 \$501.11 | | | |
|------------------------------|--------------------------|--------------------------|--|--|--|

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 **Apr 30, 2025**
466.11

AMOUNT IF PAID BY **May 30, 2025**
501.11

AMOUNT IF PAID BY

AMOUNT IF PAID BY

AMOUNT IF PAID BY

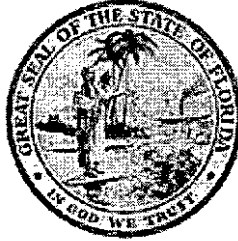
DO NOT FOLD, STAPLE, OR MUTILATE

| ACCOUNT NUMBER |
|-------------------|
| 11-4509-100 |
| PROPERTY ADDRESS |
| 1051 W ROBERTS RD |

BAKER JAMES O
1051 WEST ROBERTS RD
CANTONMENT, FL 32533

1 114509100 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
Tax Certificate Redeemed From Sale
Account: 114509100 Certificate Number: 006090 of 2022**

Payor: JAMES O BAKER 1051 WEST ROBERTS RD CANTONMENT, FL 32533 Date 5/2/2025

| | | | |
|-----------------------|---|-----------------------|---------------------------------------|
| Clerk's Check # | 1 | Clerk's Total | \$544.92 \$2,725.28 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$7,220.36 |
| | | Postage | \$73.80 |
| | | Researcher Copies | \$0.00 |
| | | Recording | \$10.00 |
| | | Prep Fee | \$7.00 |
| | | Total Received | \$2,856.08 |

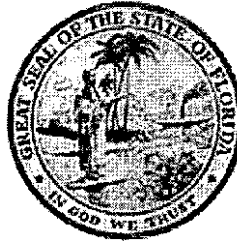
\$2,816.08

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

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

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



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

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

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

Case # 2022 TD 006090

Redeemed Date 5/2/2025

Name JAMES O BAKER 1051 WEST ROBERTS RD CANTONMENT, FL 32533

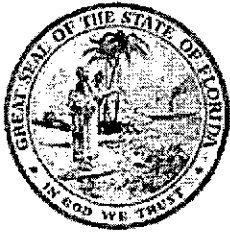
| | |
|--|--|
| Clerk's Total = TAXDEED | \$544.92 \$2,720.36 \$2,725.28 |
| Due Tax Collector = TAXDEED | \$2,720.36 |
| Postage = TD2 | \$73.80 |
| ResearcherCopies = TD6 | \$0.00 |
| Release TDA Notice (Recording) = RECORD2 | \$10.00 |
| Release TDA Notice (Prep Fee) = TD4 | \$7.00 |

• For Office Use Only

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

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 114509100 Certificate Number: 006090 of 2022

Redemption ☐ No ☒ Application Date Interest Rate

| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
|-----------------------------------|--|--|
| | Auction Date <input type="text" value="5/7/2025"/> | Redemption Date <input type="text" value="5/2/2025"/> <input type="checkbox"/> |
| Months | 13 | 13 |
| Tax Collector | <input type="text" value="\$1,852.81"/> | <input type="text" value="\$1,852.81"/> |
| Tax Collector Interest | \$361.30 | \$361.30 |
| Tax Collector Fee | <input type="text" value="\$6.25"/> | <input type="text" value="\$6.25"/> |
| Total Tax Collector | \$2,220.36 | <input type="text" value="\$2,220.36"/> TC |
| Record TDA Notice | <input type="text" value="\$17.00"/> | <input type="text" value="\$17.00"/> |
| Clerk Fee | <input type="text" value="\$119.00"/> | <input type="text" value="\$119.00"/> |
| Sheriff Fee | <input type="text" value="\$120.00"/> | <input type="text" value="\$120.00"/> |
| Legal Advertisement | <input type="text" value="\$200.00"/> | <input type="text" value="\$200.00"/> |
| App. Fee Interest | \$88.92 | <input type="text" value="\$88.92"/> |
| Total Clerk | \$544.92 | <input type="text" value="\$544.92"/> CH |
| Release TDA Notice (Recording) | <input type="text" value="\$10.00"/> | <input type="text" value="\$10.00"/> |
| Release TDA Notice (Prep Fee) | <input type="text" value="\$7.00"/> | <input type="text" value="\$7.00"/> |
| Postage | <input type="text" value="\$73.80"/> | <input type="text" value="\$73.80"/> |
| Researcher Copies | <input type="text" value="\$0.00"/> | <input type="text" value="\$0.00"/> |
| Total Redemption Amount | \$2,856.08 | \$2,856.08 |
| | Repayment Overpayment Refund Amount | \$0.00 |
| Book/Page | <input type="text" value="9149"/> | <input type="text" value="415"/> |