



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

0525-57

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 9022 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 22, 2024
Property description	REED DONALD E 854 GULF BEACH HWY PENSACOLA, FL 32507-3242 314 N DE VILLIERS ST 13-0960-000 LT 7 & S 35/100 FT OF W 34 50/100 FT OF LT 8 BLK 4 CASE NO 176 BELMONT TRACT OR 1163 P 424 OR 5739 P (Full legal attached.)	Certificate #	2022 / 6788
		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)
# 2022/6788	06/01/2022	1,623.34	81.17	1,704.51
→Part 2: Total*				1,704.51

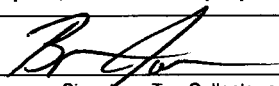
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/6909	06/01/2023	1,755.65	6.25	289.68	2,051.58
Part 3: Total*					2,051.58

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)	3,756.09
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,651.83
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)	5,782.92

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

Sign here:  Escambia, Florida
Signature, Tax Collector or Designee Date April 24th, 2024

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
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.

LT 7 & S 35/100 FT OF W 34 50/100 FT OF LT 8 BLK 4 CASE NO 176 BELMONT TRACT OR 1163 P 424 OR 5739 P 481/482/483/484 CA 95

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400509

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 9022

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

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

Account Number	Certificate No.	Date	Legal Description
13-0960-000	2022/6788	06-01-2022	LT 7 & S 35/100 FT OF W 34 50/100 FT OF LT 8 BLK 4 CASE NO 176 BELMONT TRACT OR 1163 P 424 OR 5739 P 481/482/483/484 CA 95

I agree to:

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

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

Electronic signature on file

KEYS FUNDING LLC - 9022

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-22-2024


Application Date

Applicant's signature

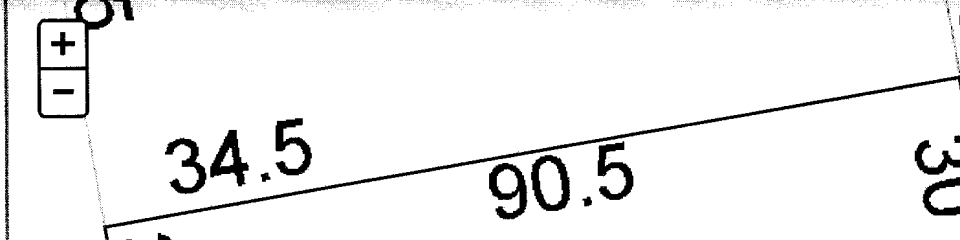
Parcel Information

Section
Map Id:
CA095

Approx.
Acreage:
0.0871

Zoned: 

C-2
C-2
C-2
C-2
C-2
C-2
C-2
C-2
C-2
C-2



The map shows a rectangular land parcel with dimensions 34.5, 90.5, 30.35, and 30. The parcel is labeled with 'Section Map Id: CA095' and 'Approx. Acreage: 0.0871'. The zoning is listed as 'C-2' multiple times. A 'View Florida Department of Environmental Protection (DEP) Data' link is provided at the bottom.

View Florida Department of Environmental Protection (DEP) Data

C-2
C-2
C-2
C-2
C-2
C-2

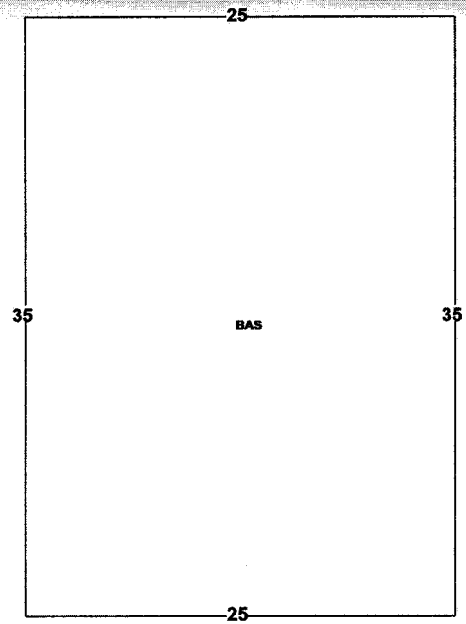
**Evacuation
& Flood
Information**
[Open
Report](#)


Buildings

Address: 314 N DE VILLIERS ST, Year Built: 2001, Effective Year: 2001, PA Building ID#: 17541

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-STUCCO OV BLOCK
FLOOR COVER-TILE/STAIN CONC/BRICK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-4
NO. STORIES-1
ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-12
STRUCTURAL FRAME-MASONRY PIL/STL



 Areas - 875 Total SF
BASE AREA - 875

Images



10/14/2021 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 2889)



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 #: 13-0960-000 CERTIFICATE #: 2022-6788

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: Mike Campbell

BY

Michael A. Campbell,
As President
Dated: January 17, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 17, 2025

Tax Account #: **13-0960-000**

1. The Grantee(s) of the last deed(s) of record is/are: **DONALD E REED**

By Virtue of Quitclaim Deed recorded 11/22/1977 in OR 1163/424 and Quit Claim Deeds recorded 9/27/2005 in OR 5739/481, recorded 9/27/2005 in OR 5739/482, recorded 9/27/2005 in OR 5739/483 and recorded 9/27/2005 in OR 5739/484

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. **Tax Lien in favor of Florida Department of Revenue recorded 12/17/2024-OR 9245/896**
- b. **Tax Lien in favor of Florida Department of Revenue recorded 7/30/2024-OR 9181/1383**
- c. **Tax Lien in favor of Florida Department of Revenue recorded 3/27/2024-OR 9123/645**
- d. **Tax Lien in favor of Florida Department of Revenue recorded 1/31/2024- OR 9097/1533**
- e. **Tax Lien in favor of Florida Department of Revenue recorded 9/28/2023- OR 9047/1602**
- f. **Code Enforcement Order in favor of Escambia County recorded 11/8/2023 OR 9065/1975**
- g. **Code Enforcement Order in favor of Escambia County recorded 12/20/2023 – OR 9083/514**
- h. **Judgment in favor LVNV Funding LLC c/o Resurgent Capital Services LP recorded 5/28/2024 OR 9152/1368**
- i. **Code Violation Order in favor of City of Pensacola Code Enforcement Office recorded 9/2/2021 OR 8610/256**
- j. **Lien for Improvements in favor of City of Pensacola recorded 9/5/2006 OR 5985/1182**
- k. **Special Assessment Certificate in favor of City of Pensacola recorded 7/6/2005 OR 5674/724**
- l. **Special Assessment Certificate in favor of City of Pensacola recorded 7/6/2005 OR 5674/725**
- m. **Special Assessment Certificate in favor of City of Pensacola recorded 7/6/2005 OR 5674/721**

4. Taxes:

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

Tax Account #: 13-0960-000

Assessed Value: \$94,579.00

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: MAY 7, 2025

TAX ACCOUNT #: 13-0960-000

CERTIFICATE #: 2022-6788

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



Notify City of Pensacola, P.O. Box 12910, 32521



Notify Escambia County, 190 Governmental Center, 32502



Homestead for 2024 tax year.

DONALD E REED
314 N DE VILLIERS ST
PENSACOLA, FL 32501

DONALD E REED
854 GULF BEACH HWY
PENSACOLA, FL 32507-3242

DONALD E REED
3220 N DAVIS HWY
PENSACOLA, FL 32503

DONALD E REED JR.
1215 N 7TH AVE
PENSACOLA, FL 32507

STATE OF FL-DEPT OF REVENUE
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE, STE B
PENSACOLA, FL 32504

EST OF DONALD REED
16 BRIGADIER ST
PENSACOLA, FL 32507

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

LVNV FUNDING LLC C/O
RESURGENT CAPITAL SERVICES LP
P.O. BOX 10466
GREENVILLE, SC 29603

Certified and delivered to Escambia County Tax Collector, this 17th 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 17, 2025

Tax Account #:13-0960-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 7 & S 35/100 FT OF W 34 50/100 FT OF LT 8 BLK 4 CASE NO 176 BELMONT TRACT OR 1163 P
424 OR 5739 P 481/482/483/484 CA 95**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-0960-000(0525-57)

Prepared by:

Thomas G. Van Matre
221 North Palafox Street
Pensacola, Florida 32501

11 NORTH BRIGADIER ST.
PENSACOLA, FLORIDA
Grantee's Address

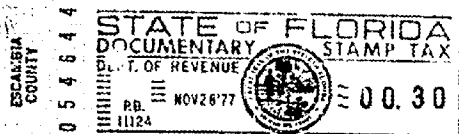
1163 PAGE 424
4.00 Record
.30 State Stamps
.55 Sur Tax
4.85 Total
File No. D-218

STATE OF FLORIDA
COUNTY OF ESCAMBIA

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: that JOHN REED, JR. and BETTY D. REED, husband and wife for and in consideration of the sum of \$1.00, and other good and valuable considerations, the receipt of which is hereby acknowledged, do REMISE, RELEASE and QUITCLAIM unto DONALD E. REED, a married man their heirs, executors, administrators and assigns, forever, the following described real property situate in Escambia County, Florida to wit:

Lot 7, Block 4, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said City copyrighted by Thomas C. Watson in 1906.



FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. ON
NOV 22 4 49 PM '77
J. B. BOK & FINE NOTED ABOVE
JOE A. FLOWERS, COMPTROLLER
ESCAMBIA COUNTY

843353

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, We have hereunto set our hands and seal on the 5th day of Nov, 1977.

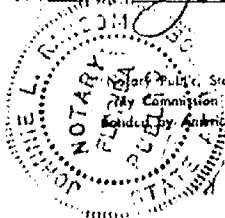
WITNESSES:

Maurice Hill
Johnnie P. Ransom

John Reed Jr (SEAL)
JOHN REED, JR.
Betty D. Reed (SEAL)
BETTY D. REED

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 5th day of Nov, 1977 by Johnnie P. Ransom



Johnnie P. Ransom
Notary Public

My commission expires: 12-11-79

Recorded in Public Records 09/27/2005 at 11:46 AM OR Book 5739 Page 481,
Instrument #2005425339, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$0.70

This instrument prepared by:
Law Office of Raymond B. Palmer, P.A.
913 Gulf Breeze Parkway
Suite 41 - Harbortown
Gulf Breeze, Florida 32561

File NO. RE1449STU-05
Tax Parcel ID: 000S000-9010-008-004

THE PREPARER OF THIS DEED OR ASSIGNMENT OF LEASE REPRESENTS THAT; THIS DEED HAS BEEN PREPARED AT THE EXPRESS DIRECTION AND REQUEST OF THE ABOVE GRANTOR SOLELY FROM A LEGAL DESCRIPTION PROVIDED TO THE PREPARER BY THE SAID GRANTOR; THAT NO TITLE SEARCH, SURVEY, OR INSPECTION OF THE ABOVE PROPERTY HAS BEEN PERFORMED BY THE PREPARER, NOR HAS THE PREPARER BEEN PROVIDED SUCH DOCUMENTS; THAT THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY HAS NOT BEEN EXAMINED BY THE PREPARER; THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WHATSOEVER AS TO THE STATUS OF THE TITLE OR THAT THIS CONVEYANCE IS SUBJECT TO, AND MAY BE AFFECTED BY, ANY AND ALL RESERVATIONS, LIENS, RESTRICTIONS, AND OTHER ENCUMBRANCES OF RECORD AND BY ANY UNPAID AD VALOREM TAXED PAST OR PRESENT; AND THAT THESE MATTERS HAVE BEEN EXPLAINED TO, AND UNDERSTOOD BY, THE ABOVE SAID GRANTOR.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 23rd day of August, 2005, by Margaret Pierce and Anna M. Pierce, party of the first part, to Donald E. Reed, whose post office address is: 854 Gulf Beach Hwy, Pensacola of the County of Escambia, State of Florida whose tax identification number or social security number is _____, respectively, second party:

WITNESSETH, That said first party, for and in consideration of the sum of Ten and No/100 Dollars (\$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 and lying and being in the County of Escambia, State of Florida, to-wit:

The South 0.35 feet of the West 34.50 feet of Lot 8, Block 4, City of Pensacola, according to Map of said City copyrighted by Thomas C. Watson in 1906.

GRANTOR HEREBY ATTESTS THAT PROPERTY IS NOT KNOW AND HAS NEVER BEEN GRANTORS HOMESTEAD.

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 the day and year first above written.

WITNESSES: ROBERT W. ERVIN

Robert W. Ervin
Print Witness Name Richard J. Smith

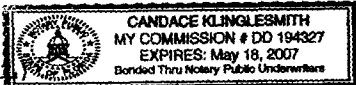
Margaret Pierce
Margaret Pierce

Anna M. Pierce
Print Witness Name

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 23rd day of August 2005, by Margaret Pierce and Anna M. Pierce who are personally known to me or _____ who provided _____ as identification.

(NOTARY SEAL)



Candace Klinglesmith
NOTARY PUBLIC

Recorded in Public Records 09/27/2005 at 11:46 AM OR Book 5739 Page 482,
Instrument #2005425340, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$0.70

This instrument prepared by:
Law Office of Raymond B. Palmer, P.A.
913 Gulf Breeze Parkway
Suite 41 - Harbortown
Gulf Breeze, Florida 32561

File NO. RE1449STU-05
Tax Parcel ID: 000S000-9010-008-004

THE PREPARER OF THIS DEED OR ASSIGNMENT OF LEASE REPRESENTS THAT: THIS DEED HAS BEEN PREPARED AT THE EXPRESS DIRECTION AND REQUEST OF THE ABOVE GRANTOR SOLELY FROM A LEGAL DESCRIPTION PROVIDED TO THE PREPARER BY THE SAID GRANTOR; THAT NO TITLE SEARCH, SURVEY, OR INSPECTION OF THE ABOVE PROPERTY HAS BEEN PERFORMED BY THE PREPARER, NOR HAS THE PREPARER BEEN PROVIDED SUCH DOCUMENTS; THAT THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY HAS NOT BEEN EXAMINED BY THE PREPARER; THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WHATSOEVER AS TO THE STATUS OF THE TITLE OR THAT THIS CONVEYANCE IS SUBJECT TO, AND MAY BE AFFECTED BY, ANY AND ALL RESERVATIONS, LIENS, RESTRICTIONS, AND OTHER ENCUMBRANCES OF RECORD AND BY ANY UNPAID AD VALOREM TAXED PAST OR PRESENT; AND THAT THESE MATTERS HAVE BEEN EXPLAINED TO, AND UNDERSTOOD BY, THE ABOVE SAID GRANTOR.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 23rd day of August, 2005, by Anna M. Pierce, party of the first part, to Donald E. Reed, whose post office address is: 854 Gulf Beach Hwy, Pensacola, FL 32507 of the County of Escambia, State of Florida whose tax identification number or social security number is _____, respectively, second party:

WITNESSETH, That said first party, for and in consideration of the sum of Ten and No/100 Dollars (\$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 and lying and being in the County of Escambia, State of Florida, to-wit:

The South 0.35 feet of the West 34.50 feet of Lot 8, Block 4, City of Pensacola, according to Map of said City copyrighted by Thomas C. Watson in 1906.

GRANTOR HEREBY ATTESTS THAT PROPERTY IS NOT KNOWN AND HAS NEVER BEEN GRANTORS HOMESTEAD.

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 the day and year first above written.

WITNESSES:

Anna M. Diehl
Print Witness Name ANNE M. DIEHL

Richard J. Withers
Print Witness Name RICHARD J. WITHERS 8/25/05

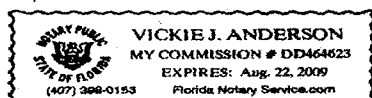
Anna M. Pierce
Anna M. Pierce

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 23rd day of August 2005, by Anna M. Pierce who are personally known to me or X who provided FL Drivers License Pl020-057-40-633-0 as identification.

Vickie J. Anderson
NOTARY PUBLIC

(NOTARY SEAL)



Recorded in Public Records 09/27/2005 at 11:46 AM OR Book 5739 Page 483,
Instrument #2005425341, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$0.70

This instrument prepared by:
Law Office of Raymond B. Palmer, P.A.
913 Gulf Breeze Parkway
Suite 41 - Harbortown
Gulf Breeze, Florida 32561

File NO. RE1449STU-05
Tax Parcel ID: 000S000-9010-008-004

THE PREPARER OF THIS DEED OR ASSIGNMENT OF LEASE REPRESENTS THAT ; THIS DEED HAS BEEN PREPARED AT THE EXPRESS DIRECTION AND REQUEST OF THE ABOVE GRANTOR SOLELY FROM A LEGAL DESCRIPTION PROVIDED TO THE PREPARER BY THE SAID GRANTOR; THAT NO TITLE SEARCH, SURVEY, OR INSPECTION OF THE ABOVE PROPERTY HAS BEEN PERFORMED BY THE PREPARER, NOR HAS THE PREPARER BEEN PROVIDED SUCH DOCUMENTS; THAT THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY HAS NOT BEEN EXAMINED BY THE PREPARER; THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WHATSOEVER AS TO THE STATUS OF THE TITLE OR THAT THIS CONVEYANCE IS SUBJECT TO, AND MAY BE AFFECTED BY, ANY AND ALL RESERVATIONS, LIENS, RESTRICTIONS, AND OTHER ENCUMBRANCES OF RECORD AND BY ANY UNPAID AD VALOREM TAXED PAST OR PRESENT; AND THAT THESE MATTERS HAVE BEEN EXPLAINED TO, AND UNDERSTOOD BY, THE ABOVE SAID GRANTOR.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 18th day of August, 2005, by Paulette L. Fitzpatrick, party of the first part, to Donald E. Reed, whose post office address is: 854 Gulf Breeze Hwy, Pensacola FL 32507 of the County of Escambia, State of Florida whose tax identification number or social security number is _____, respectively, second party:

WITNESSETH, That said first party, for and in consideration of the sum of Ten and No/100 Dollars (\$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 and lying and being in the County of Escambia, State of Florida, to-wit:

The South 0.35 feet of the West 34.50 feet of Lot 8, Block 4, City of Pensacola, according to Map of said City copyrighted by Thomas C. Watson in 1906.

GRANTOR HEREBY ATTESTS THAT PROPERTY IS NOT KNOWN AND HAS NEVER BEEN GRANTORS HOMESTEAD.

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 the day and year first above written.

WITNESSES:

Karen Wilkymach
Print Witness Name

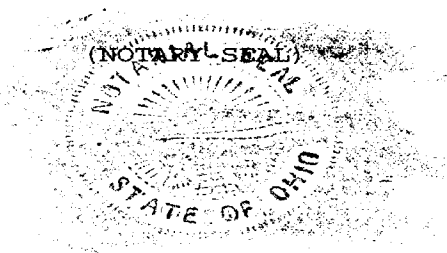
Paulette L. Fitzpatrick
Paulette L. Fitzpatrick

Jelena Stepanishcheva
Print Witness Name

STATE OF OHIO
COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 18th day of August 2005, by Paulette L. Fitzpatrick.

Robert L. Brady
NOTARY PUBLIC
State of OHIO
Commission expires 11/08



Recorded in Public Records 09/27/2005 at 11:46 AM OR Book 5739 Page 484,
Instrument #2005425342, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$0.70

This instrument prepared by:
Law Office of Raymond B. Palmer, P.A.
913 Gulf Breeze Parkway
Suite 41 - Harbortown
Gulf Breeze, Florida 32561

File NO. RE1449STU-05
Tax Parcel ID: 000S000-9010-008-004

THE PREPARER OF THIS DEED OR ASSIGNMENT OF LEASE REPRESENTS THAT : THIS DEED HAS BEEN PREPARED AT THE EXPRESS DIRECTION AND REQUEST OF THE ABOVE GRANTOR SOLELY FROM A LEGAL DESCRIPTION PROVIDED TO THE PREPARER BY THE SAID GRANTOR; THAT NO TITLE SEARCH, SURVEY, OR INSPECTION OF THE ABOVE PROPERTY HAS BEEN PERFORMED BY THE PREPARER, NOR HAS THE PREPARER BEEN PROVIDED SUCH DOCUMENTS; THAT THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY HAS NOT BEEN EXAMINED BY THE PREPARER; THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WHATSOEVER AS TO THE STATUS OF THE TITLE OR THAT THIS CONVEYANCE IS SUBJECT TO, AND MAY BE AFFECTED BY, ANY AND ALL RESERVATIONS, LIENS, RESTRICTIONS, AND OTHER ENCUMBRANCES OF RECORD AND BY ANY UNPAID AD VALOREM TAXED PAST OR PRESENT; AND THAT THESE MATTERS HAVE BEEN EXPLAINED TO, AND UNDERSTOOD BY, THE ABOVE SAID GRANTOR.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 18th day of August, 2005, by Michael K. Pierce, party of the first part, to Donald E. Reed whose post office address is: 854 Gulf Beach Hwy., Pensacola, FL 32507 of the County of Escambia, State of Florida whose tax identification number or social security number is _____, respectively, second party:

WITNESSETH, That said first party, for and in consideration of the sum of Ten and No/100 Dollars (\$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 and lying and being in the County of Escambia, State of Florida, to-wit:

The South 0.35 feet of the West 34.50 feet of Lot 8, Block 4, City of Pensacola, according to Map of said City copyrighted by Thomas C. Watson in 1906.

GRANTOR HEREBY ATTESTS THAT PROPERTY IS NOT KNOW AND HAS NEVER BEEN GRANTORS HOMESTEAD.

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 the day and year first above written.

WITNESSES

Jonathan W. Hobbs
Print Witness Name

Michael K. Pierce
Michael K. Pierce

LAKEISHA A. KINGTON
Print Witness Name

STATE OF MARYLAND
COUNTY OF Baltimore

The foregoing instrument was acknowledged before me this 18th day of August 2005, by Michael K. Pierce.

(NOTARY SEAL)

Jonathan W. Hobbs
NOTARY PUBLIC
State of Maryland

Recorded in Public Records 12/17/2024 2:01 PM OR Book 9245 Page 896,
Instrument #2024094351, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00



Florida Department of Revenue
WARRANT

DONALD EDWARD REED
314 N DE VILLIERS ST
PENSACOLA, FL 32501-3862

Tax : Sales and Use Tax
Business Partner # : 1508813
Contract Object # : 00015162685
FEIN : XXXXXXXXXX
Warrant # : 1000001022812

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	3714.44
PENALTY	\$	578.84
INTEREST	\$	131.86
TOTAL	\$	4425.14
FEE(S)	\$	20.00
GRAND TOTAL	\$	4445.14

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,
Escambia County, Florida, this 12th day of December, 2024.



Jim Zingale, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:
State of Florida, Department of Revenue
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE STE B
Pensacola, FL 32504-8210

DR-78
R. 04/18

Recorded in Public Records 7/30/2024 8:09 AM OR Book 9181 Page 1383,
Instrument #2024057771, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00



Florida Department of Revenue
WARRANT

DONALD EDWARD REED
314 N DE VILLIERS ST
PENSACOLA, FL 32501-3862

Tax : Sales and Use Tax
Business Partner # : 1508813
Contract Object # : 00015162685
FEIN : XXXXXXXXXX
Warrant # : 1000001005424

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	3714.44
PENALTY	\$	578.75
INTEREST	\$	126.97
TOTAL	\$	4420.16
FEE(S)	\$	20.00
GRAND TOTAL	\$	4440.16

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,
Escambia County, Florida, this 29th day of July, 2024.



Jim Zingale, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:
State of Florida, Department of Revenue
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE STE B
Pensacola, FL 32504-8210

DR-78
R. 04/18

Recorded in Public Records 3/27/2024 7:43 AM OR Book 9123 Page 645,
Instrument #2024022889, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00



Florida Department of Revenue
WARRANT

DONALD EDWARD REED
314 N DE VILLIERS ST
PENSACOLA, FL 32501-3862

Tax : Sales and Use Tax
Business Partner # : 1508813
Contract Object # : 00015162685
FEIN : XXXXXXXXXX
Warrant # : 1000000986507

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	1857.22
PENALTY	\$	185.72
INTEREST	\$	43.27
TOTAL	\$	2086.21
FEE(S)	\$	20.00
GRAND TOTAL	\$	2106.21

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,
Escambia County, Florida, this 26th day of March, 2024.



Jim Zingale, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:
State of Florida, Department of Revenue
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE STE B
Pensacola, FL 32504-8210

DR-78
R. 04/18

Recorded in Public Records 1/31/2024 7:55 AM OR Book 9097 Page 1533,
Instrument #2024007228, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00



Florida Department of Revenue
WARRANT

DONALD EDWARD REED
314 N DE VILLIERS ST
PENSACOLA, FL 32501-3862

Tax : Sales and Use Tax
Business Partner # : 1508813
Contract Object # : 00015162685
FEIN : XXXXXXXXXX
Warrant # : 1000000979512

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	2840.44
PENALTY	\$	442.74
INTEREST	\$	79.07
TOTAL	\$	3362.25
FEE(S)	\$	20.00
GRAND TOTAL	\$	3382.25

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,
Escambia County, Florida, this 30th day of January, 2024.



Jim Zingale, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:
State of Florida, Department of Revenue
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE STE B
Pensacola, FL 32504-8210

DR-78
R. 04/18

Recorded in Public Records 9/28/2023 9:40 AM OR Book 9047 Page 1602,
Instrument #2023078975, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00



Florida Department of Revenue
WARRANT

DONALD EDWARD REED
314 N DE VILLIERS ST
PENSACOLA, FL 32501-3862

Tax : Sales and Use Tax
Business Partner # : 1508813
Contract Object # : 00015162685
FEIN : XXXXXXXXXX
Warrant # : 1000000965718

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	612.01
PENALTY	\$	643.74
INTEREST	\$	7.02
TOTAL	\$	1262.77
FEE(S)	\$	20.00
GRAND TOTAL	\$	1282.77

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,
Escambia County, Florida, this 27th day of September, 2023.



Jim Zingale, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:
State of Florida, Department of Revenue
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE STE B
Pensacola, FL 32504-8210

DR-78
R. 04/18

Recorded in Public Records 11/8/2023 1:42 PM OR Book 9065 Page 1975,
Instrument #2023089666, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 11/8/2023 12:44 PM OR Book 9065 Page 1905,
Instrument #2023089632, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

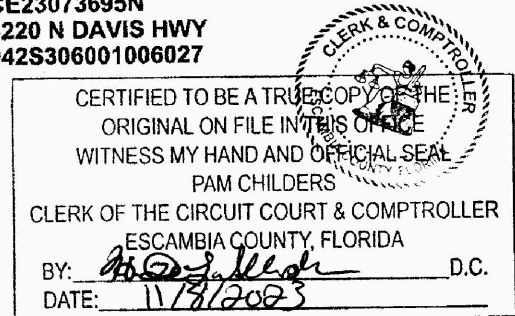
CASE NO: CE23073695N
LOCATION: 3220 N DAVIS HWY
PR#: 042S306001006027

VS.

REED, DONALD E
3220 N DAVIS HWY
PENSACOLA, FL 32503

RESPONDENT(S)

ORDER



This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent(s) or representative thereof, Donald Reed, as well as evidence submitted, and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinances has occurred and continues:

- Sec. 42-196(a) Nuisance - (A) Nuisance**
- Sec. 42-196(b) Nuisance - (B) Trash and Debris**
- Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle**
- Sec. 42-196(d) Nuisance - (D) Overgrowth**
- Unsafe Structure - 30-203 (CC) Accessory structure unmaintained**
- Unsafe Structures - 30-203 (DD) Structural elements unmaintained**
- Unsafe Structures - 30-203 (P) Eaves/soffits**

BK: 9065 PG: 1976

BK: 9065 PG: 1906

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **3/6/2024** to correct the violation(s) and to bring the violation into compliance.

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

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

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$25.00** per day, commencing **3/7/2024**. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).**

At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning.

The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and

Page 2 Of 4

BK: 9065 PG: 1977

BK: 9065 PG: 1907

shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$250.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

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

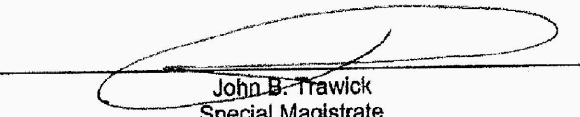
RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

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

BK: 9065 PG: 1978 Last Page

BK: 9065 PG: 1908 Last Page

DONE AND ORDERED in Escambia County, Florida on this 7th day of
November, 2023.



John B. Trawick
Special Magistrate
Office of Environmental Enforcement

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

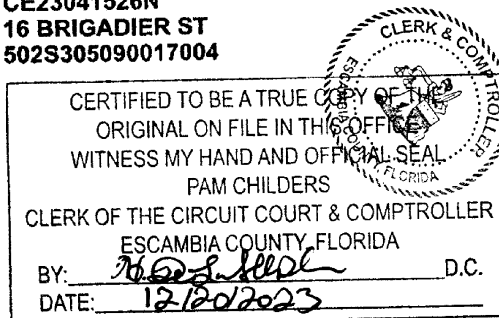
CASE NO: CE23041526N
LOCATION: 16 BRIGADIER ST
PR#: 502S305090017004

VS.

REED DONALD EST OF,
16 BRIGADIER ST
PENSACOLA, FL 32507

RESPONDENT(S)

ORDER



This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent(s) or representative thereof, Donald Reed (Sr) as well as evidence submitted, and after consideration of the appropriate sections of son of property owned the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinances has occurred and continues:

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

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

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

Unsafe Structures - 30-203 (P) Eaves/soffits

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

Sec. 82-171. Solid Waste - Mandatory Collection

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **3/18/2024** to correct the violation(s) and to bring the violation into compliance.

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

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

Remove all outdoor storage from the property. Store indoor items in a garage, shed or dwelling.

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

Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$20.00** per day, commencing **3/19/2024**. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING**

OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).

At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning.


The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$250.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

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

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

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

DONE AND ORDERED in Escambia County, Florida on this 19th day of December, 2023.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 5/28/2024 4:44 PM OR Book 9152 Page 1368,
Instrument #2024040620, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Recorded in Public Records 8/16/2023 5:53 PM OR Book 9025 Page 1816,
Instrument #2023066317, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 179093528 E-Filed 08/07/2023 03:51:31 PM

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

**SMALL CLAIMS DIVISION
CASE NO. 2022 SC 004453**

**LVNV FUNDING LLC
C/O RESURGENT CAPITAL SERVICES LP
P.O. BOX 10466
GREENVILLE, SC 29603
Plaintiff,**

vs.

**DONALD REED
1215 N 7TH AVE
PENSACOLA, FL 32503-5920
Defendant.**

FINAL JUDGMENT

At a Small Claims Pretrial Conference on October 19, 2022, the parties appeared and entered into a court-ordered payment plan. The Plaintiff has now filed a Motion for Final Judgment in that the defendant has failed to comply with the terms and conditions of the Agreement. The court, having reviewed the Affidavit filed in support of the motion, finds that the plaintiff is entitled to a Final Judgment, it is hereby,

ORDERED AND ADJUDGED that Plaintiff, **LVNV FUNDING LLC, C/O Resurgent Capital Services LP P.O. Box 10466 Greenville, SC 29603** by and through undersigned counsel recover from Defendant **Donald Reed, SSN:***-**-■■■■■, 1215 N 7th Ave, Pensacola, FL 32503-5920**, the sum of \$1,162.41 in principal, \$246.50 for court costs, making a total of \$1,408.91 that shall bear interest at the prevailing statutory interest rate of 7.69% per annum, for which let execution issue. The interest rate will adjust in accordance with §55.03 Fla. Stat. Plaintiff shall be entitled to post-judgment costs incurred in the execution of the judgment pursuant to Florida Statute. It is further

ORDERED AND ADJUDGED that the Defendant shall complete the Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet) or Florida Small Claims Rules Form 7.343 and return it to the Plaintiff's attorney, within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed.

BK: 9152 PG: 1369 Last Page

BK: 9025 PG: 1817 Last Page

JURISDICTION OF THIS CASE IS RETAINED to enter further orders that are proper to compel the Defendant to complete form 1.977 or 7.343, including all required 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.

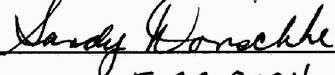
DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida.

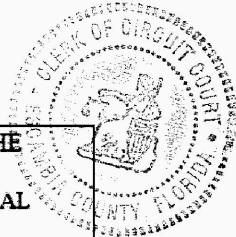

eSigned by ESCAMBIA COUNTY JUDGE SCOTT RITCHIE in 2022 SC 004453
on 08/07/2023 14:40:53 ZAUHd

Judge Scott Ritchie

cc: Mandarin Law Group, LLP, P.O. Box 952289, Lake Mary, FL 32795
Donald Reed, 1215 N 7th Ave , Pensacola FL 32503-5920
(FIS ATTACHED AND SENT)

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

BY:  D.C.
DATE: 5-23-2024



Recorded in Public Records 9/2/2021 10:28 AM OR Book 8610 Page 256,
Instrument #2021097208, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 9/2/2021 10:09 AM OR Book 8610 Page 140,
Instrument #2021097180, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA, FLORIDA**

THE CITY OF PENSACOLA,
a Florida municipal corporation,
by its Code Enforcement Office (436-5500)
Petitioner,

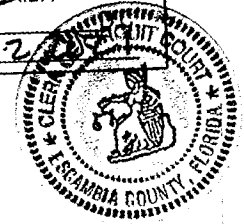
vs.

DONALD REED.

Respondent(s).

Case # 20-055

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: [Signature]
DATE: 9/2/2021



CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on January 7, 2020, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 1214 North 6th Avenue, Pensacola, Escambia County, Florida, legally described as:

S 60 FT OF LT 4 AND OF W1/2 OF LT 5 BLK 53 EAST KING TRACT OR 5986 P 739 CA 66.
TAX ACCT. #133294000.

2. The following described condition exists on the property: there is a dead/diseased/hazardous tree standing on the property of this residence and the condition constitutes a nuisance.

3. The date this condition was first observed was October 1, 2019; re-inspection made on January 7, 2020, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:
☒ the posting of a notice on the property and at City Hall for ten (10) days beginning
☐ certified mail, return receipt requested,

on December 20, 2019, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on January 7, 2020, at which hearing the respondent(s) did not appear.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):
14-3-3 of the Code of the City of Pensacola, Florida.
of the Florida Building Code.

BK: 8610 PG: 257

BK: 8610 PG: 141

of the Standard Housing Code.
of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ _____. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ _____.]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must correct the violation(s) before January 21, 2020, by removing the standing dead tree trunk from the property and properly disposing of all tree debris. Immediately after this work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that it has been done to code and/or completed.

2. In the event this order is not complied with before the above compliance date, as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, January 21, 2020, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

3. It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

BK: 8610 PG: 258 Last Page

BK: 8610 PG: 142 Last Page

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original or a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on January 14, 2020, at Pensacola, Florida.



PENSACOLA CODE ENFORCEMENT AUTHORITY

Louis F. Ray, Jr.
(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.
(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

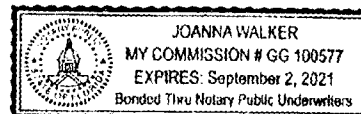
The execution of the foregoing order was acknowledged before me on January 14, 2020, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This original order was prepared by
and ATTESTED to by:

Joanna Walker
Florida Notary Public &
Administrative Officer of the
Code Enforcement Authority of the
City of Pensacola, Florida
Post Office Box 12910
Pensacola, FL 32521-0001
(850) 436-5500

Joanna Walker
(Signature of Notary and Administrative Officer)

Joanna Walker
(Printed Name of Notary & Admin. Officer)



Recorded in Public Records 09/05/2006 at 04:33 PM OR Book 5985 Page 1182,
Instrument #2006089933, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

\$ 10.00 DUE

This instrument
was prepared by
Richard Barker, Jr.
Director of Finance
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

REED, DONALD E.
314 N. Devilliers Street

Lot 7 & S 35/100' of W 34.05' of Lot 8, Block 4,
Case No 176, Belmont Tract

in the total amount of \$160.10 (One Hundred Sixty & 10/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 24th day of August, 2006. Said lien shall be
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 24th day of August, 2006.

THE CITY OF PENSACOLA
a municipal corporation


BY:

THOMAS J. BONFIELD
CITY MANAGER

ATTEST:



CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 29th day of
AUGUST, 2006, by Thomas J. Bonfield, City Manager of the City of Pensacola, a Florida
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~/did
not take an oath.


NOTARY PUBLIC

 Robyn M. Tice
Commission # DD418777
Expires June 8, 2009
Bonded Troy Fain - Insurance, Inc. 800-355-7019

Recorded in Public Records 07/06/2005 at 08:44 AM OR Book 5674 Page 724,
Instrument #2005391701, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

\$ 10.00 DUE

This instrument prepared by
Richard Barker, Jr.
Finance Department Director
City of Pensacola, Florida

CITY OF PENSACOLA, FLORIDA
SPECIAL ASSESSMENT CERTIFICATE

No. 018

Under the Act of the Legislature of the State of Florida, entitled "An Act Relating to the Improvement by the City of Pensacola, Florida, of its Streets, Alleys and Public Ways," approved April 29, 1909.

The City Council of the City of Pensacola, acting under and by authority of the said Act of the Legislature, as the same was amended by Chapter 15425, Laws of Florida of 1931, hereby certify:

That the improvements authorized under said Act and Resolution No. 23-02 of the City Council of the City of Pensacola for the Belmont & Devilliers Streetscape Project and Underground Utility Lines in the City of Pensacola have been completed and the cost of such improvements have been ascertained and apportioned according to law, and there is hereby assessed for said improvements against the following described real property:

Owned by: Donald E. Reed

To wit: Lot 7, Belmont No Block 4, Case No 176, Belmont Tract/312 N. Devilliers Street in the City of Pensacola, Escambia County, Florida the sum of \$3,250.00 (Three Thousand Two Hundred Fifty & 00/100), which is due and payable in one of the following methods:

- a) In full within thirty (30) days after the date of this certificate.
- b) In ten (10) equal consecutive annual installments of principal, the first of which shall be paid 30 days after the date of this certificate. Each annual installment subsequent to the first annual installment shall be increased by an amount equaling 8% interest per annum on the unpaid balance.
- c) In 120 equal consecutive monthly installments (including principal, and interest at 8% interest per annum on the unpaid balance) commencing 30 days after the date of this certificate.

That the said sum due as aforesaid and the cost of registering and recording this certificate, as provided by law, and of cancelling the same, and of any suit brought to foreclose the same, including a reasonable attorney's fee for such foreclosure, constitute a lien upon the said parcel of land. That upon the failure of the owners of said property to pay the amount apportioned and assessed to it as aforesaid, or any installment thereof or interest thereon or any part thereof within the time or in the manner provided by law, the whole of said amount shall become due and payable and the lien given by law shall be foreclosable immediately. That this certificate is negotiable, and the right to the sums evidenced hereby, and the lien securing the same, and all remedies to collect said sums, or to enforce the said lien, shall be transferable by endorsement of the Mayor and City Clerk, under the seal of the City, and thereafter by endorsement from holder to holder.

DATED this 14th day of June, 2005.

Thomas J. Bonfield
THOMAS J. BONFIELD, CITY MANAGER

Shirley F. White
SHIRLEY F. WHITE, CITY CLERK

(SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 22nd day of June, 2005, by Thomas J. Bonfield and Shirley F. White, City Manager and City Clerk, respectively, of the City of Pensacola, a municipal corporation, on behalf of the said municipal corporation.

Ericka L. Burnett
NOTARY PUBLIC



Ericka L. Burnett
MY COMMISSION # DD105623 EXPIRES
May 11, 2006
BONDED THRU TROY FAIR INSURANCE, INC.

Recorded in Public Records 07/06/2005 at 08:44 AM OR Book 5674 Page 725,
Instrument #2005391702, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

\$ 10.00 DUE

This instrument prepared by
Richard Barker, Jr.
Finance Department Director
City of Pensacola, Florida

CITY OF PENSACOLA, FLORIDA
SPECIAL ASSESSMENT CERTIFICATE

No. 019

Under the Act of the Legislature of the State of Florida, entitled "An Act Relating to the Improvement by the City of Pensacola, Florida, of its Streets, Alleys and Public Ways," approved April 29, 1909.

The City Council of the City of Pensacola, acting under and by authority of the said Act of the Legislature, as the same was amended by Chapter 15425, Laws of Florida of 1931, hereby certify:

That the improvements authorized under said Act and Resolution No. 23-02 of the City Council of the City of Pensacola for the Belmont & Devilliers Streetscape Project and Underground Utility Lines in the City of Pensacola have been completed and the cost of such improvements have been ascertained and apportioned according to law, and there is hereby assessed for said improvements against the following described real property:

Owned by: Donald E. Reed

To wit: Lot 7, Belmont No Block 4, Case No 176, Belmont Tract/312 N. Devilliers Street in the City of Pensacola, Escambia County, Florida the sum of \$1,881.14 (One Thousand Eight Hundred Eighty-One & 14/100), which is due and payable in one of the following methods:

- a) In full within thirty (30) days after the date of this certificate.
- b) In ten (10) equal consecutive annual installments of principal, the first of which shall be paid 30 days after the date of this certificate. Each annual installment subsequent to the first annual installment shall be increased by an amount equaling 8% interest per annum on the unpaid balance.
- c) In 120 equal consecutive monthly installments (including principal, and interest at 8% interest per annum on the unpaid balance) commencing 30 days after the date of this certificate.

That the said sum due as aforesaid and the cost of registering and recording this certificate, as provided by law, and of cancelling the same, and of any suit brought to foreclose the same, including a reasonable attorney's fee for such foreclosure, constitute a lien upon the said parcel of land. That upon the failure of the owners of said property to pay the amount apportioned and assessed to it as aforesaid, or any installment thereof or interest thereon or any part thereof within the time or in the manner provided by law, the whole of said amount shall become due and payable and the lien given by law shall be foreclosable immediately. That this certificate is negotiable, and the right to the sums evidenced hereby, and the lien securing the same, and all remedies to collect said sums, or to enforce the said lien, shall be transferable by endorsement of the Mayor and City Clerk, under the seal of the City, and thereafter by endorsement from holder to holder.

DATED this 14th day of June, 2005.

Thomas J. Bonfield
THOMAS J. BONFIELD, CITY MANAGER

Shirley F. White
SHIRLEY F. WHITE, CITY CLERK

(SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

June THE FOREGOING INSTRUMENT was acknowledged before me this 22nd day of June, 2005, by Thomas J. Bonfield and Shirley F. White, City Manager and City Clerk, respectively, of the City of Pensacola, a municipal corporation, on behalf of the said municipal corporation.

Ericka L. Burnett
NOTARY PUBLIC



Ericka L. Burnett
MY COMMISSION # DD105623 EXPIRES
May 11, 2006
BONDED THRU TROY FAIR INSURANCE, INC.

Recorded in Public Records 07/06/2005 at 08:44 AM OR Book 5674 Page 721,
Instrument #2005391698, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

\$ 10.00 DUE

This instrument prepared by
Richard Barker, Jr.
Finance Department Director
City of Pensacola, Florida

CITY OF PENSACOLA, FLORIDA
SPECIAL ASSESSMENT CERTIFICATE

No. 015

Under the Act of the Legislature of the State of Florida, entitled "An Act Relating to the Improvement by the City of Pensacola, Florida, of its Streets, Alleys and Public Ways," approved April 29, 1909.

The City Council of the City of Pensacola, acting under and by authority of the said Act of the Legislature, as the same was amended by Chapter 15425, Laws of Florida of 1931, hereby certify:

That the improvements authorized under said Act and Resolution No. 23-02 of the City Council of the City of Pensacola for the Belmont & Devilliers Streetscape Project and Underground Utility Lines in the City of Pensacola have been completed and the cost of such improvements have been ascertained and apportioned according to law, and there is hereby assessed for said improvements against the following described real property:

Owned by: Michael K., Margaret B. & Anna M. Pierce & Paulette L. Fitzpatrick

To wit: Lots 8-10, Bel No Block 4, Belmont Tract/North Devilliers Street in the City of Pensacola, Escambia County, Florida the sum of \$5,643.43 (Five Thousand Six Hundred Forty-Three & 43/100), which is due and payable in one of the following methods:

- a) In full within thirty (30) days after the date of this certificate.
- b) In ten (10) equal consecutive annual installments of principal, the first of which shall be paid 30 days after the date of this certificate. Each annual installment subsequent to the first annual installment shall be increased by an amount equaling 8% interest per annum on the unpaid balance.
- c) In 120 equal consecutive monthly installments (including principal, and interest at 8% interest per annum on the unpaid balance) commencing 30 days after the date of this certificate.

That the said sum due as aforesaid and the cost of registering and recording this certificate, as provided by law, and of cancelling the same, and of any suit brought to foreclose the same, including a reasonable attorney's fee for such foreclosure, constitute a lien upon the said parcel of land. That upon the failure of the owners of said property to pay the amount apportioned and assessed to it as aforesaid, or any installment thereof or interest thereon or any part thereof within the time or in the manner provided by law, the whole of said amount shall become due and payable and the lien given by law shall be foreclosable immediately. That this certificate is negotiable, and the right to the sums evidenced hereby, and the lien securing the same, and all remedies to collect said sums, or to enforce the said lien, shall be transferable by endorsement of the Mayor and City Clerk, under the seal of the City, and thereafter by endorsement from holder to holder.

DATED this 14th day of June, 2005.


THOMAS J. BONFIELD, CITY MANAGER


SHIRLEY F. WHITE, CITY CLERK

(SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

June 2005, THE FOREGOING INSTRUMENT was acknowledged before me this 22nd day of June, 2005, by Thomas J. Bonfield and Shirley F. White, City Manager and City Clerk, respectively, of the City of Pensacola, a municipal corporation, on behalf of the said municipal corporation.


NOTARY PUBLIC



Ericka L. Burnett
MY COMMISSION # DD105623 EXPIRES
May 11, 2006
BONDED THRU TROY FAIR INSURANCE, INC.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 06788 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:

DONALD E REED DONALD E REED
854 GULF BEACH HWY 314 N DE VILLIERS ST
PENSACOLA, FL 32507-3242 PENSACOLA, FL 32501

DONALD E REED DONALD E REED JR.
3220 N DAVIS HWY 1215 N 7TH AVE
PENSACOLA, FL 32503 PENSACOLA, FL 32507

EST OF DONALD REED LVNV FUNDING LLC C/O
16 BRIGADIER ST RESURGENT CAPITAL SERVICES LP
PENSACOLA, FL 32507 P.O. BOX 10466
 GREENVILLE, SC 29603

CITY OF PENSACOLA ESCAMBIA COUNTY / COUNTY ATTORNEY
TREASURY DIVISION 221 PALAFOX PLACE STE 430
P O BOX 12910 PENSACOLA FL 32502
PENSACOLA FL 32521

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT FLORIDA DEPT OF REVENUE
ESCAMBIA CENTRAL OFFICE COMPLEX 2205B LA VISTA AVE
3363 WEST PARK PLACE PENSACOLA FL 32504
PENSACOLA FL 32505

CITY OF PENSACOLA CODE ENFORCEMENT CITY OF PENSACOLA
ATTN SABRINA FINANCE DEPT
PO BOX 12910 P O BOX 12910
PENSACOLA FL 32521 PENSACOLA FL 32521

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. 06788**, 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:

LT 7 & S 35/100 FT OF W 34 50/100 FT OF LT 8 BLK 4 CASE NO 176 BELMONT TRACT OR 1163 P 424 OR 5739 P 481/482/483/484 CA 95

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 130960000 (0525-57)

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

DONALD E REED

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.

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.

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LT 7 & S 35/100 FT OF W 34 50/100 FT OF LT 8 BLK 4 CASE NO 176 BELMONT TRACT OR 1163 P 424 OR 5739 P 481/482/483/484 CA 95

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 130960000 (0525-57)

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DONALD E REED

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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:

314 N DE VILLIERS ST 32501



**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.

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 06788**, 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:

LT 7 & S 35/100 FT OF W 34 50/100 FT OF LT 8 BLK 4 CASE NO 176 BELMONT TRACT OR 1163 P 424 OR 5739 P 481/482/483/484 CA 95

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 130960000 (0525-57)

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

DONALD E REED

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**.

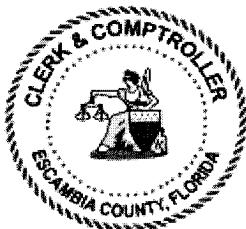
Dated this 17th day of March 2025.

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.

Personal Services:

DONALD E REED
854 GULF BEACH HWY
PENSACOLA, FL 32507-3242

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.

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0325.S1

Document Number: ECSO25CIV009969NON

Agency Number: 25-004760

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06788 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE DONALD E REED

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 10:42 AM on 3/25/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POST TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

A. Duda 928

A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

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. 06788**, 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:

LT 7 & S 35/100 FT OF W 34 50/100 FT OF LT 8 BLK 4 CASE NO 176 BELMONT TRACT OR 1163 P 424 OR 5739 P 481/482/483/484 CA 95

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 130960000 (0525-57)

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

DONALD E REED

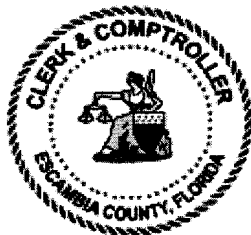
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of May, which is the **7th day of May 2025**.

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.

Post Property:

314 N DE VILLIERS ST 32501



**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.

2025 MAR 21 AM 9:16
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0525-57

Document Number: ECSO25CIV010037NON

Agency Number: 25-004810

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06788 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DONALD E REED

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 3/21/2025 at 9:20 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for DONALD E REED , Writ was returned to court UNEXECUTED on 4/14/2025 for the following reason:

AFTER NUMEROUS ATTEMPTS, UNABLE TO MAKE CONTACT WITH SUBJECT AT 854 GULF BEACH HIGHWAY BEFORE SERVE BY DATE. NO OTHER INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

D Nelson 923

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

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. 06788**, 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:

LT 7 & S 35/100 FT OF W 34 50/100 FT OF LT 8 BLK 4 CASE NO 176 BELMONT TRACT OR 1163 P 424 OR 5739 P 481/482/483/484 CA 95

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 130960000 (0525-57)

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

DONALD E REED

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**.

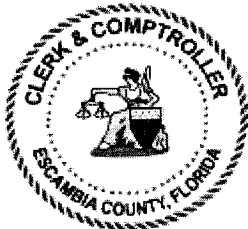
Dated this 17th day of March 2025.

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.

Personal Services:

DONALD E REED
854 GULF BEACH HWY
PENSACOLA, FL 32507-3242

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.

DONALD E REED [0525-57]
854 GULF BEACH HWY
PENSACOLA, FL 32507-3242

9171 9690 0935 0127 2427 31

DONALD E REED [0525-57]
314 N DE VILLIERS ST
PENSACOLA, FL 32501

9171 9690 0935 0127 2427 24

DONALD E REED [0525-57]
3220 N DAVIS HWY
PENSACOLA, FL 32503

9171 9690 0935 0127 2427 17

DONALD E REED JR. [0525-57]
1215 N 7TH AVE
PENSACOLA, FL 32507

9171 9690 0935 0127 2427 00

EST OF DONALD REED [0525-57]
16 BRIGADIER ST
PENSACOLA, FL 32507

9171 9690 0935 0127 2426 94

LVNV FUNDING LLC C/O [0525-57]
RESURGENT CAPITAL SERVICES LP
P.O. BOX 10466
GREENVILLE, SC 29603

9171 9690 0935 0127 2426 49

CITY OF PENSACOLA [0525-57]
TREASURY DIVISION
P O BOX 12910
PENSACOLA FL 32521

9171 9690 0935 0127 2426 56

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0525-57]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0127 2426 63

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0525-57]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0127 2426 70

FLORIDA DEPT OF REVENUE
[0525-57]
2205B LA VISTA AVE
PENSACOLA FL 32504

9171 9690 0935 0127 2426 87

CITY OF PENSACOLA CODE
ENFORCEMENT [0525-57]
ATTN SABRINA
PO BOX 12910
PENSACOLA FL 32521

9171 9690 0935 0127 2426 32

CITY OF PENSACOLA [0525-57]
FINANCE DEPT
P O BOX 12910
PENSACOLA FL 32521

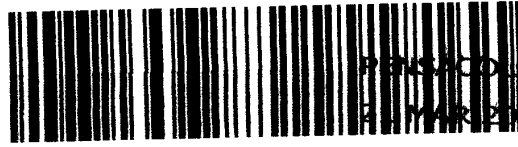
9171 9690 0935 0127 2426 25

contact - son

CERTIFIED MAIL™

Pam Childers

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



9171 9690 0935 0127 2427 17

PENSACOLA FL 32502
21 MAR 2025 PM



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

03/20/2025 ZIP 32502
043M31219251

U.S. POSTAGE

DONALD E REED [0525-57]
3220 N DAVIS HWY
PENSACOLA, FL 32503

.. 982R090120920710

VAC

025001001500

NIXIE

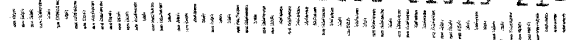
326 DE 1

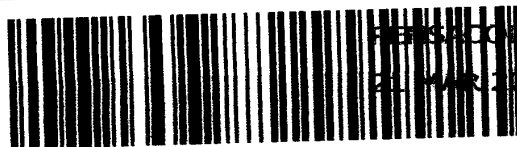
0003/28/25

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 92502583335

*2638-01513-21-36



CERTIFIED MAIL™

PERSONA FL 325

EL MAR 20 25PM



FIRST-CLASS MAIL
IM

\$008.16⁰

03/20/2025 ZIP 32502
043M31219251

IS POSTAGE

9171 9690 0935 0127 2427 24

2000

325 33 7

0002-2267/2015/25/25

一、本行自成立以來，承蒙各界愛護，業務日見發達。茲為擴大服務起見，特在
 本市設立分行，凡有存款、放款、匯兌、儲蓄等項，均可隨時辦理。本行信譽昭著，
 手續簡便，利息優厚，竭誠歡迎各界光臨。

一、二、三、四、五、六、七、八、九、十、十一、十二、十三、十四、十五、十六、十七、十八、十九、二十、二十一、二十二、二十三、二十四、二十五、二十六、二十七、二十八、二十九、三十、三十一、三十二、三十三、三十四、三十五、三十六、三十七、三十八、三十九、四十、四十一、四十二、四十三、四十四、四十五、四十六、四十七、四十八、四十九、五十、五十一、五十二、五十三、五十四、五十五、五十六、五十七、五十八、五十九、六十、六十一、六十二、六十三、六十四、六十五、六十六、六十七、六十八、六十九、七十、七十一、七十二、七十三、七十四、七十五、七十六、七十七、七十八、七十九、八十、八十一、八十二、八十三、八十四、八十五、八十六、八十七、八十八、八十九、九十、九十一、九十二、九十三、九十四、九十五、九十六、九十七、九十八、九十九、一百。

(continued)

32501-386214

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

PAM CHILDERS
CLERK & COMPTROLLER
FILE

2025 APR 11 P 11:00
ESCALON COUNTY, FL

DONALD E REED JR. [0525-57]
1215 N 7TH AVE
PENSACOLA, FL 32507

CERTIFIED MAIL™



9171 9690 0935 0127 2427 00



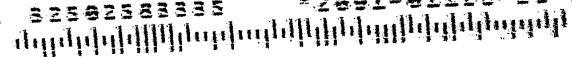
quadiant
FIRST-CLASS MAIL
IMI
\$008.16⁹
03/20/2025 ZIP 32502
043M31219251

US POSTAGE

NIXIE 326 DE 1 0004/03/25

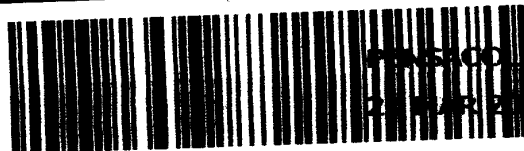
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335 *2891-81126-26-39



FWD
32503-5920

CERTIFIED MAIL™



PENSACOLA FL 325

22 MAR 2025 PM

9171 9690 0935 0127 2427 31



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁹

03/20/2025 ZIP 32502
043M31219251

US POSTAGE

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

CLERK OF THE CIRCUIT COURT
PENSACOLA, FL 32502

2025 APR 11

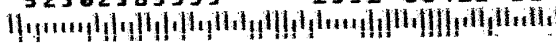
SCAMBERA CO.

DONALD E REED [0525-57]
854 GULF BEACH HWY
PENSACOLA, FL 32507-3242

NIXIE 326 FE 1 0004/08/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 3250258335 *1991-06412-28-35



UTF
32502>5833
32502-32502



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 06788

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 10:46:59 -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 10:49:48 -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

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TAX ACCOUNT NUMBER 130960000 (0525-57)

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Dated this 20th day of March 2025.

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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
13-0960-000	16		0005009010007004

REED DONALD E
854 GULF BEACH HWY
PENSACOLA, FL 32507-3242

PROPERTY ADDRESS:
314 N DE VILLIERS ST

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

22/6788

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6165	94,579	0	94,579	625.78	
PUBLIC SCHOOLS						
BY LOCAL BOARD	1.7520	94,579	0	94,579	165.70	
BY STATE LAW	3.0950	94,579	0	94,579	292.72	
PENSACOLA	4.2895	94,579	0	94,579	405.70	
WATER MANAGEMENT	0.0218	94,579	0	94,579	2.06	
M.S.T.U. LIBRARY	0.3590	94,579	0	94,579	33.95	
ESCAMBIA CHILDRENS TRUST	0.4043	94,579	0	94,579	38.24	
TOTAL MILLAGE			16.5381	AD VALOREM TAXES \$1,564.15		
LEGAL DESCRIPTION		NON-AD VALOREM ASSESSMENTS				
LT 7 & S 35/100 FT OF W 34 50/100 FT OF LT 8 BLK 4 CASE NO 176 BELMONT TRACT OR See Additional Legal on Tax Roll	TAXING AUTHORITY		RATE		AMOUNT	
	SW STORMWATER(CITY OF PENSACOLA)				34.94	
NON-AD VALOREM ASSESSMENTS					\$34.94	
Pay online at EscambiaTaxCollector.com			COMBINED TAXES AND ASSESSMENTS \$1,599.09			
Payments must be in U.S. funds drawn from a U.S. bank						
If Received By Please Pay	Apr 30, 2025 \$1,647.06	May 30, 2025 \$1,682.06				

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 1,647.06
AMOUNT IF PAID BY	May 30, 2025 1,682.06
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

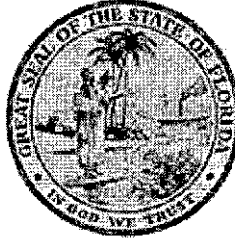
DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
13-0960-000
PROPERTY ADDRESS
314 N DE VILLIERS ST

REED DONALD E
854 GULF BEACH HWY
PENSACOLA, FL 32507-3242

1 130960000 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

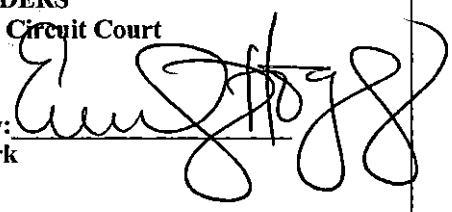
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 130960000 Certificate Number: 006788 of 2022**

Payor: DONALD E REED 1215 N 7TH AVE PENSACOLA FL 32503 Date 5/7/2025

Clerk's Check #	1	Clerk's Total	\$344.92 \$7,421.76
Tax Collector Check #	1	Tax Collector's Total	\$6,916.84
		Postage	\$90.20
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$7,568.96

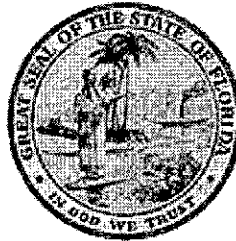
\$7,528.96

**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 006788

Redeemed Date 5/7/2025

Name DONALD E REED 1215 N 7TH AVE PENSACOLA FL 32503

Clerk's Total = TAXDEED	\$544.92 \$ 7,421.76
Due Tax Collector = TAXDEED	\$6,916.84
Postage = TD2	\$90.20
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

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 130960000 Certificate Number: 006788 of 2022

Redemption ☐ Yes ☒ 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="5/7/2025"/>
Months	13	13
Tax Collector	<input type="text" value="\$5,782.92"/>	<input type="text" value="\$5,782.92"/>
Tax Collector Interest	\$1,127.67	\$1,127.67
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,916.84	<input type="text" value="\$6,916.84"/> 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	\$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="\$90.20"/>	<input type="text" value="\$90.20"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$7,568.96	\$7,568.96
	Repayment Overpayment Refund Amount	\$0.00