



# 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

0625.04

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Apr 22, 2024
Property description	VANDERHALL TYRONE P 908 NORTH 6TH AVE PENSACOLA, FL 32501 606 E STRONG ST 13-3176-000 S 102 FT OF E 48 FT OF LT 2 BLK 44 EAST KING TRACT OR 5111 P 749/752 CA 67	Certificate #	2022 / 6951
		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)
# 2022/6951	06/01/2022	1,725.32	86.27	1,811.59
→ Part 2: Total*				1,811.59

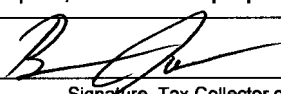
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/7093	06/01/2023	1,927.97	6.25	96.40	2,030.62
Part 3: Total*					2,030.62

## 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)	3,842.21
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,919.32
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)	6,136.53

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 25th, 2024

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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>06/04/2025</u> Signature, Clerk of Court or Designee	

## INSTRUCTIONS <sup>+625</sup>

### Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

### Clerk of Court (complete Part 5)

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400652

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
TLGFY, LLC  
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC  
PO BOX 669139  
DALLAS, TX 75266-9139,

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
13-3176-000	2022/6951	06-01-2022	S 102 FT OF E 48 FT OF LT 2 BLK 44 EAST KING TRACT OR 5111 P 749/752 CA 67

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  
TLGFY, LLC  
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF  
TLGFY, LLC  
PO BOX 669139  
DALLAS, TX 75266-9139

04-22-2024  
Application Date

\_\_\_\_\_  
Applicant's signature



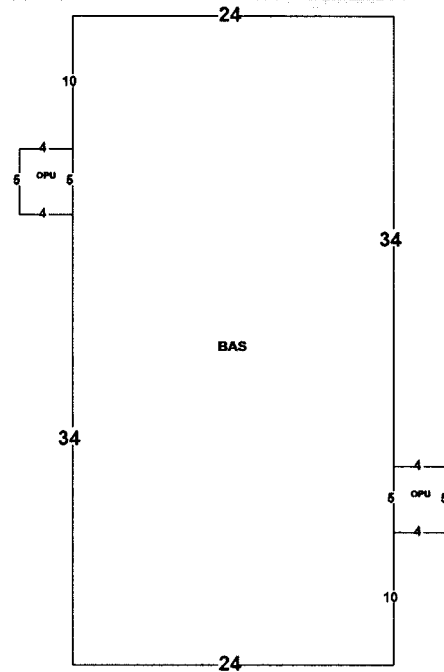
Evacuation  
& Flood  
Information  
[Open](#)  
[Report](#)


Buildings

Address: 606 E STRONG ST, Year Built: 1992, Effective Year: 1992, PA Building ID#: 19306

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-SHT.AVG.  
FLOOR COVER-VINYL/CORK  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



 Areas - 1216 Total SF  
BASE AREA - 1176  
OPEN PORCH UNF - 40

Images



9/18/2019 12:00:00 AM

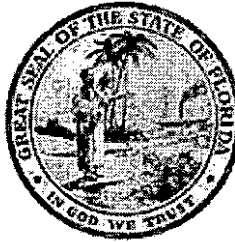


9/18/2019 12:00:00 AM

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: 05/03/2024 (tc.5256)

**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: 133176000 Certificate Number: 006951 of 2022**

**Payor: THERESA AND TYRONE P VANDERHALL 908 NORTH 6TH AVE PENSACOLA, FL 32501**  
**Date 2/26/2025**

Clerk's Check #	1	Clerk's Total	\$551.76
Tax Collector Check #	1	Tax Collector's Total	\$7,431.45
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$8,100.21</del>

**\$7,284.66**

**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 006951**

**Redeemed Date 2/26/2025**

**Name THERESA AND TYRONE P VANDERHALL 908 NORTH 6TH AVE PENSACOLA, FL 32501**

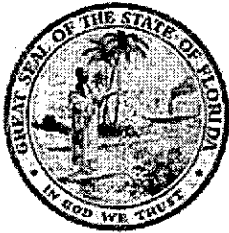
Clerk's Total = TAXDEED	\$551.76	<del>\$7,431.45</del> \$7,267.66
Due Tax Collector = TAXDEED	\$7,431.45	
Postage = TD2	\$100.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

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

**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**

**Account: 133176000 Certificate Number: 006951 of 2022**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="6/4/2025"/>	Redemption Date <input type="text" value="2/26/2025"/> <input checked="" type="checkbox"/>
Months	14	10
Tax Collector	<input type="text" value="\$6,136.53"/>	<input type="text" value="\$6,136.53"/>
Tax Collector Interest	\$1,288.67	\$920.48
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$7,431.45	<input type="text" value="\$7,063.26"/> 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	\$95.76	<input type="text" value="\$68.40"/>
Total Clerk	\$551.76	<input type="text" value="\$524.40"/> CTI
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="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$8,100.21	\$7,604.66
	Repayment Overpayment Refund Amount	\$495.55
Book/Page	<input type="text" value="9155"/>	<input type="text" value="1154"/>





**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 #: 13-3176-000 CERTIFICATE #: 2022-6951

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: February 11, 2005 to and including February 11, 2025 Abstractor: Stacie Wright

BY

Michael A. Campbell,  
As President  
Dated: February 18, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

February 18, 2025

Tax Account #: **13-3176-000**

**1. The Grantee(s) of the last deed(s) of record is/are: TYRONE P. VANDERHALL**

**By Virtue of Warranty Deed recorded 4/14/2003 in OR 5111/752**

**2. The land covered by this Report is: See Attached Exhibit "A"**

**3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:**

- a. Code Violation Order in favor of The City of Pensacola recorded 9/2/2021 OR 8610/13**
- b. Code Violation Order in favor of The City of Pensacola recorded 9/2/2021 OR 8610/250**
- c. Code Violation Order in favor of The City of Pensacola recorded 9/2/2021 OR 8610/253**

**4. Taxes:**

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

**Tax Account #: 13-3176-000**

**Assessed Value: \$110,379.00**

**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:** JUNE 4, 2025  
**TAX ACCOUNT #:** 13-3176-000  
**CERTIFICATE #:** 2022-6951

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

YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

**TYRONE P. VANDERHALL**  
**908 NORTH 6TH AVE**  
**PENSACOLA, FL 32501**

**TYRONE P. VANDERHALL**  
**606 E STRONG ST**  
**PENSACOLA, FL 32501**

Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of February, 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**

**February 18, 2025**

**Tax Account #:13-3176-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**S 102 FT OF E 48 FT OF LT 2 BLK 44 EAST KING TRACT OR 5111 P 749/752 CA 67**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 13-3176-000(0625-04)**

15.00  
203.00

OR BK 5111 PG0752  
Escambia County, Florida  
INSTRUMENT 2003-081783

2

DEED DOC STAMPS PD @ ESC CO \$ 203.00  
04/14/03 ERMIE LEE MAGANA, CLERK  
By: B. Magana

Resale of Willie Jones #524432 #8000323900 (892754)

Amount Financed: \$29,000.00  
Finance Charge: \$39,304.00  
Total of Payments: \$68,304.00

**FLORIDA - SPECIAL WARRANTY DEED**

THIS INDENTURE, Made this 25<sup>TH</sup> day of February, 2003, BETWEEN Jim Walter Homes, Inc., a corporation existing under the laws of the State of Florida, having an address of P. O. Box 31601, Tampa, Florida 33631-3601, and Mid-State Trust IV, a Delaware business trust acting by and through Wilmington Trust FSB, successor by merger to Wilmington Trust of Florida, N.A., not in its individual capacity but solely as Trustee of Mid-State Trust IV with an address of c/o Wilmington Trust FSB, 800 SE Monterey Common Boulevard, Suite 100, Stuart, Florida 34996, hereinafter, collectively, the party of the first part, and

Tyrone P. Vanderhall (Single), 908 6<sup>th</sup> Avenue, Pensacola, Florida 32501

of the County of Escambia and State of Florida, party of the second part, WITNESSETH, that the said party of the first part, for and in consideration of the sum of ~~\$10.00-Ten and other valuable considerations~~ Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto said party of the second part, and his heirs and assigns forever, all that certain parcel of land lying and being in the County of Escambia and State of Florida, more particularly described on Exhibit A attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all encumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever by, through and under the party of the first part, but not otherwise.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed by causing their names to be signed respectively, by its duly authorized representative and by its trustee, such trustee being duly authorized thereunto the day and year above written. See Power of Attorney recorded at Book 3967, Page 702, Escambia County, Florida.

EXECUTED this 25<sup>th</sup> day of February, 2003.

(seal)

Attest:

By:

Name:

Title:

C.T. Witherington

Assistant Secretary

P. O. Box 31601, Tampa,  
Florida 33631-3601

WITNESS:

Print Name:

Ingrid Gonzalez

WITNESS:

Print Name:

Jessica Rodriguez

JIM WALTER HOMES, INC.

By:

Name:

Title:

Joe Kelly

Vice-President

P. O. Box 31601, Tampa,  
Florida 33631-3601

(seal)

ATTEST

By:

Name:

Title:

C.T. Witherington

Assistant Secretary

P. O. Box 31601, Tampa,  
Florida 33631-3601

WITNESS:

Print Name:

Ingrid Gonzalez

WITNESS:

Print Name:

Jessica Rodriguez

MID-STATE TRUST IV

By: Wilmington Trust FSB, successor by  
merger to Wilmington Trust of Florida, N.A.,  
not in its individual capacity but solely as  
trustee of Mid-State Trust IV

By: Jim Walter Homes, Inc., Attorney-in-Fact  
for Wilmington Trust FSB

By:

Name:

Title:

Joe Kelly  
Vice-President  
P. O. Box 31601, Tampa,  
Florida 33631-3601

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of February, 2003, by  
Joe Kelly, Vice-President of Jim Walter Homes, Inc., a Florida corporation, on behalf of the  
corporation. He/she is personally known to me and did not take an oath.



Sandra M Self  
My Commission DD067745  
Expires October 24, 2005

Sandra M. Self  
NOTARY PUBLIC

Print Name: Sandra M. Self

My Commission Expires: 10/24/03

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of February, 2003, by  
Joe Kelly, Vice-President of Jim Walter Homes, Inc., a Florida corporation, on behalf of the  
corporation as attorney-in-fact for Wilmington Trust FSB, successor by merger to Wilmington Trust of  
Florida, N.A. He/she is personally known to me and did not take an oath.



Sandra M Self  
My Commission DD067745  
Expires October 24, 2005

Sandra M. Self  
NOTARY PUBLIC

Print Name: Sandra M. Self

My Commission Expires: 10/24/03

THIS INSTRUMENT PREPARED BY:  
Jeffrey P. Thofner, Attorney at Law  
P. O. Box 31601  
Tampa, FL 33631-3601  
TEP-B-38.IV (Rev. 6/01)

AFTER RECORDING RETURN TO:

Jim Walter Homes, Inc. Walter M. Self  
P. O. Box 31601  
Tampa, FL 33631-3601  
Attn: C. T. Witherington

OR BK 5111 PG0754  
Escambia County, Florida  
INSTRUMENT 2003-081783

EXHIBIT "A"

RCD Apr 14, 2003 12:12 pm  
Escambia County, Florida

COUNTY OF ESCAMBIA  
STATE OF FLORIDA

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-081783

THE SOUTH 102 FEET OF THE EAST 48 FEET OF LOT 2, IN BLOCK 44, OF THE  
EAST KING TRACT, ACCORDING TO MAP OF CITY OF PENSACOLA,  
ESCAMBIA COUNTY, FLORIDA, COPYRIGHTED BY THOMAS C. WATSON IN  
1906.

LESS AND EXCEPT ANY ROAD RIGHT OF WAYS OF RECORD. GRANTOR DOES NOT  
ASSUME ANY LIABILITY FOR UNPAID TAXES.

THIS DEED IS GIVEN SUBJECT TO THAT CERTAIN MORTGAGE FROM THE GRANTEE  
HEREIN TO THE GRANTOR HEREIN DATED THE 25TH. OF FEBRUARY, 2003.

PARCEL # 133176000

Recorded in Public Records 9/2/2021 9:53 AM OR Book 8610 Page 13,  
Instrument #2021097158, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording S27.00

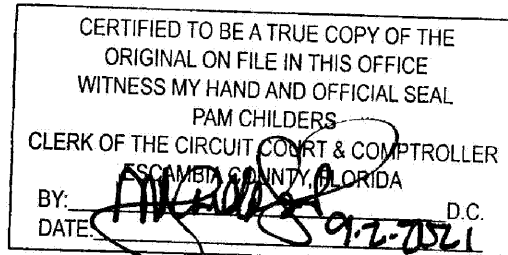
Recorded in Public Records 9/2/2021 9:35 AM OR Book 8609 Page 1941,  
Instrument #2021097132, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording S27.00

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

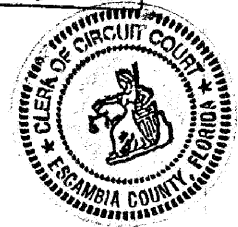
**THE CITY OF PENSACOLA,**  
**a Florida municipal corporation,**  
**by its Code Enforcement Office (436-5500)**  
**Petitioner,**

vs.

**TYRONE P. VANDERHALL**  
**Respondent(s).**



Case # 20-100



**CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS**

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on September 22, 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 606 East Strong Street, Pensacola, Escambia County, Florida, legally described as:

S 102 FT OF E 48 FT OF LT 2 BLK 44 EAST KING TRACT OR 5111 P 749/752 CA 67. TAX ACCT. #133176000.

2. The following described condition exists on the property: there are two (2) inoperable vehicles parked and construction materials and other miscellaneous items stored openly in the yard of this occupied residence and the condition constitutes improper inoperable vehicle parking keeping and/or storing; an unlawful accumulation of rubbish and/or garbage; and a nuisance.

3. The date this condition was first observed was January 24, 2020; re-inspection made on September 22, 2020, confirmed the condition still existed on that date.

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

on September 11, 2020, 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 September 22, 2020, at which hearing the respondent(s) did not appear.



BK: 8610 PG: 14

BK: 8609 PG: 1942

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.  
of the Standard Housing Code.  
302.8 & 308.1 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 October 20, 2020, by (a) making each of the inoperable motor vehicles operable (licensed and capable of being driven under its own power on public streets) and currently licensed or by properly parking, and keeping or storing each in a completely enclosed structure, if any, or by removing each from the property; and (b) properly disposing of all of the accumulated rubbish and/or garbage on the property. Immediately after all required 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 all required work has been completed to code and/or that the violation(s) has/have been completely corrected.

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, October 20, 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).

BK: 8610 PG: 15 Last Page

BK: 8609 PG: 1943 Last Page

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.

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 September 30, 2020, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY



(Signature of Special Magistrate Judge)

PR Louis F. Ray, Jr.

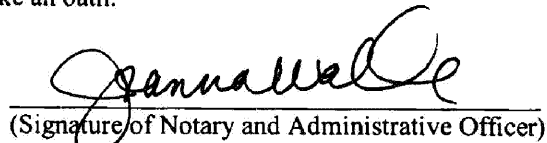
(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me on September 30, 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.

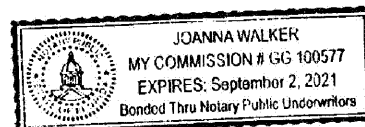
This original order was prepared by  
and ATTESTED to by:

Joanna Walker  
Florida Notary Public &  
Administrative Officer of the  
Code Enforcement Authority of the  
City of Pensacola, Florida  
2849 N. Palafox Street  
Pensacola, FL 32501  
(850) 436-5500



(Signature of Notary and Administrative Officer)

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




Recorded in Public Records 9/2/2021 10:09 AM OR Book 8610 Page 134,  
Instrument #2021097178, 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.

**TYRONE P. & TERESA VANDERHALL,**  
Respondent(s).

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

Case # 21-004



**CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS**

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on October 20, 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 908 North Sixth Avenue, Pensacola, Escambia County, Florida, legally described as:

N 50 FT OF LT 3 AND OF W 25 FT OF LT 2 BLK 44 EAST KING TRACT OR 4884 P 1381  
CA 67. TAX ACCT. #133179000.

2. The following described condition exists on the property: there is miscellaneous rubbish, a dilapidated fence and exterior wall siding on the vacant residence without a protective treatment and/or with peeling paint and the condition constitutes an unlawful accumulation of rubbish and/or garbage, a nuisance (stored openly exposed to the elements) and lack of proper maintenance (protective treatment).

3. The date this condition was first observed was January 24, 2020; re-inspection made on October 20, 2020, confirmed the condition still existed on that date.

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

on October 9, 2020, 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 October 20, 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.  
     of the Standard Housing Code.  
304.2 & 308.1 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 completely correct the above-mentioned violation(s) before November 3, 2020, by (a) removing and properly disposing of all remaining rubbish, (b) either repairing, replacing or properly disposing the dilapidated fence, and (c) either replacing the exterior wall siding or by removing the peeling paint from the siding and applying a protective treatment to all untreated surfaces. [Before commencing this work, contact the City Inspection Services Activity at (850) 436-5600 to determine if, and by whom a City work permit must be pulled beforehand.] 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, **November 3, 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.

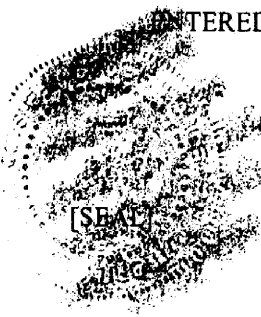
5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original or a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES 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 October 27, 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

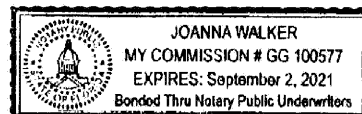
The execution of the foregoing order was acknowledged before me on October 27, 2020, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

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  
2849 N. Palafox Street  
Pensacola, FL 32501  
(850) 436-5500

  
(Signature of Notary and Administrative Officer)

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



Recorded in Public Records 9/2/2021 10:09 AM OR Book 8610 Page 137,  
Instrument #2021097179, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00

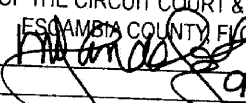
**BEFORE THE CODE ENFORCEMENT AUTHORITY  
OF THE CITY OF PENSACOLA, FLORIDA**

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

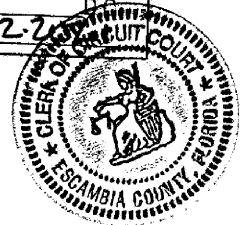
vs.

**TYRONE VANDERHALL & TERESA  
VANDERHALL**

**Respondent(s).**

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

Case # 20-084



**CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS**

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on March 3, 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 910 North Sixth Avenue, Pensacola, Escambia County, Florida, legally described as:

S 50 FT OF LTS 4 5 BLK 44 EAST KING TRACT OR 8121 P 1139 CA 67. TAX ACCT. #133180000.

2. The following described condition exists on the property: there is rubbish and/or garbage and miscellaneous items of tangible personal property (not appropriate for use as material in the building being repaired on the adjacent lot also owned by the respondent(s)) which is being kept/stored/strewn about the premises of this vacant lot in the open and exposed to the elements and the condition constitutes an unlawful accumulation of rubbish and/or garbage and a nuisance.

3. The date this condition was first observed was December 4, 2019; re-inspection made on March 3, 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  
X certified mail, return receipt requested,

on February 18, 2020, 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 March 3, 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.  
of the Standard Housing Code.  
308.1 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 March 17, 2020, by (a) removing and properly disposing of all rubbish and/or garbage accumulated on the property, and (b) removing all other items of tangible personal property stored openly exposed to the elements from the premises and/or storing them in a completely enclosed structure on the property. 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, March 17, 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.


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 March 10, 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 March 10, 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  
2849 N. Palafox Street  
Pensacola, FL 32501  
(850) 436-5500

Joanna Walker  
(Signature of Notary and Administrative Officer)

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

