



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

1224-08

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 11, 2024
Property description	HUNTER FREDRICK 505 E LEONARD ST PENSACOLA, FL 32503 404 E MAXWELL ST 13-3926-000 LT 23 BLK 112 EAST KING TRACT OR 8312 P 1402 CA 63	Certificate #	2022 / 7003
		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)
# 2022/7003	06/01/2022	607.98	30.40	638.38
→Part 2: Total*				638.38

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)
# 2023/7160	06/01/2023	658.48	6.25	108.65	773.38
Part 3: Total*					773.38

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,411.76
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	648.43
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)	2,435.19

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

Sign here: <u>Candice Lewis</u>	Escambia, Florida
Signature, Tax Collector or Designee	Date <u>April 22nd, 2024</u>

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/04/2024</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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400091

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
13-3926-000	2022/7003	06-01-2022	LT 23 BLK 112 EAST KING TRACT OR 8312 P 1402 CA 63

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
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-11-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	000S009020023112	Year	Land	Imprv	Total	Cap Val
Account:	133926000	2023	\$15,375	\$21,683	\$37,058	\$33,409
Owners:	HUNTER FREDRICK	2022	\$12,300	\$18,952	\$31,252	\$30,372
Mail:	505 E LEONARD ST PENSACOLA, FL 32503	2021	\$12,300	\$15,311	\$27,611	\$27,611
Situs:	404 E MAXWELL ST 32503	Disclaimer				
Use Code:	MULTI-FAMILY <=9 🔍	Tax Estimator				
Units:	2	File for Exemption(s) Online				
Taxing Authority:	PENSACOLA CITY LIMITS	Report Storm Damage				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
06/12/2020	8312	1402	\$47,000	WD	📄	Legal Description LT 23 BLK 112 EAST KING TRACT OR 8312 P 1402 CA 63	
09/30/2019	8175	521	\$19,500	WD	📄		
09/27/2019	8172	1323	\$100	CJ	📄		
08/04/2019	8173	1968	\$1,000	WD	📄		
03/1992	3141	485	\$18,000	WD	📄	Extra Features BLOCK/BRICK BUILDING CANOPY	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							


Parcel Information		Launch Interactive Map	
Section	125		
Map Id:	CA063		
Approx. Acreage:	0.1447		
Zoned: 🔍	R-1AA		
	R-1AA		
	R-1AA		
	R-1AA		
	R-1AA		
	R-1AA		
	R-1AA		
Evacuation & Flood Information	📄	View Florida Department of Environmental Protection (DEP) Data	

Buildings

Address: 404 E MAXWELL ST, Year Built: 1949, Effective Year: 1949, PA Building ID#: 19844

Structural Elements

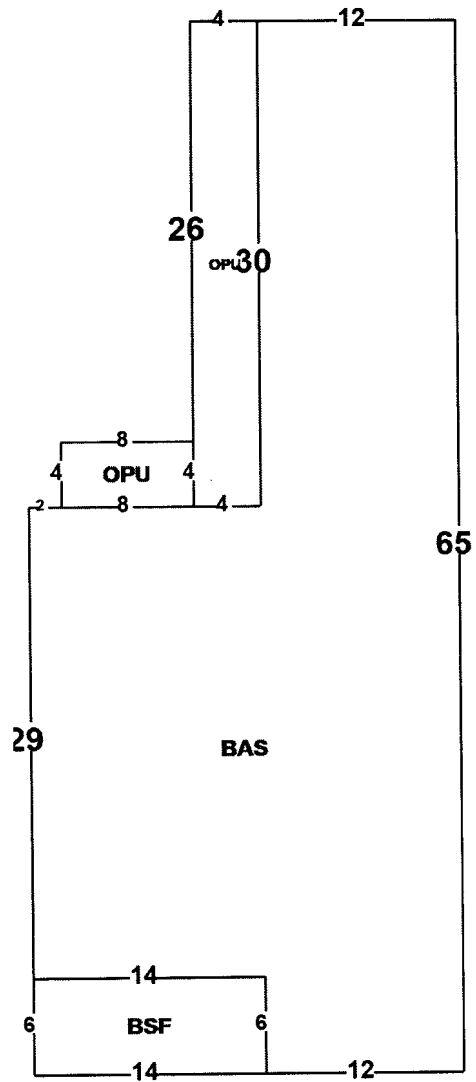
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-2
EXTERIOR WALL-BRICK-COMMON
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1422 Total SF

BASE AREA - 1186

BASE SEMI FIN - 84

OPEN PORCH UNF - 152



Images



3/24/2021 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 07003**, 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 23 BLK 112 EAST KING TRACT OR 8312 P 1402 CA 63

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133926000 (1224-08)

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

FREDRICK HUNTER

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 December, which is the **4th day of December 2024**.

Dated this 26th day of April 2024.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 13-3926-000 CERTIFICATE #: 2022-7003

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: August 01, 2004 to and including August 01, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: August 15, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 15, 2024

Tax Account #: **13-3926-000**

1. The Grantee(s) of the last deed(s) of record is/are: **FREDRICK HUNTER**

By Virtue of Warranty Deed recorded 6/15/2020 in OR 8312/1402

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 and Subsequent Amendments in favor of City of Pensacola Code Enforcement recorded 12/04/2014 OR 7268/63**
- b. **Code Violation Order and Subsequent Amendments in favor of City of Pensacola Code Enforcement recorded 04/14/2022 OR 8764/126**
- c. **Judgment in favor of Escambia County recorded 06/21/2005 OR 5665/33**
- d. **Judgment in favor of Escambia County recorded 05/03/2007 OR 6137/1406**
- e. **Certified Judgment in favor of Avis Rent A Car System, Inc. recorded 10/16/2007 OR 6233/1407**
- f. **Certificate of Delinquency recorded 03/02/2012 OR 6826/1697**
- g. **Lien for Improvements in favor of City of Pensacola recorded 09/16/2021 OR 8619/402**

4. Taxes:

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

Tax Account #: 13-3926-000

Assessed Value: \$33,409.00

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: DEC 4, 2024

TAX ACCOUNT #: 13-3926-000

CERTIFICATE #: 2022-7003

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

FREDRICK HUNTER
505 E LEONARD ST
PENSACOLA FL 32503

FREDRICK HUNTER
404 E MAXWELL ST
PENSACOLA FL 32503

FREDRICK JEROME HUNTER
505 E LEE ST
PENSACOLA FL 32503

AVIS RENT A CAR SYSTEM INC
PO BOX 4148
TALLAHASSEE FL 32315

FREDERICK J HUNTER
724 NORTH K ST
PENSACOLA FL 32501

Certified and delivered to Escambia County Tax Collector, this 15th day of Aug, 2024.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

August 15, 2024

Tax Account #:13-3926-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 23 BLK 112 EAST KING TRACT OR 8312 P 1402 CA 63

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-3926-000(1224-08)

Sales Price: \$47,000.00
Rec
Doc 329.00
Prepared by:
Karen McClammy, an employee of
Citizens Title Group, Inc.,
7139 - B North 9th Avenue
Pensacola Florida 32504
Incident to the issuance of a title insurance policy.
Parcel ID #: 000S009020023112

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated **June 12, 2020** by **Maurice Malone and Karen Malone, husband and wife**, whose post office address is **1414 E Brainerd St Pensacola, Florida 32503** hereinafter called the GRANTOR, to **Fredrick Hunter, a married man** whose post office address is **505 E. Leonard Street Pensacola, Florida 32503** hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

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

Legal Description is attached and made a part hereof in Exhibit "A"

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


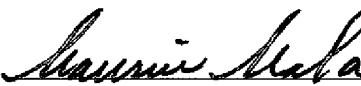
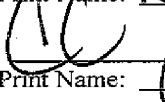
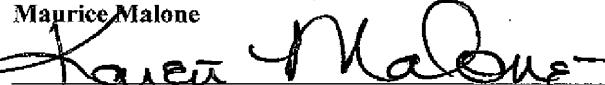
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

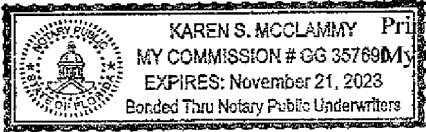
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

1. Witness: 
1. Witness Print Name: Karen S. McClammy  Maurice Malone
2. Witness: 
2. Witness Print Name: Catherine Colon  Karen Malone

STATE OF **FLORIDA**
COUNTY OF **Escambia**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this **June 12, 2020** by **Maurice Malone and Karen Malone, husband and wife** who is either personally known to me or who produced a driver's license as identification.

(SEAL)



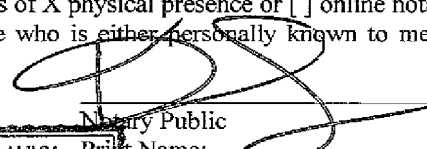

Notary Public
KAREN S. MCCLAMMY Print Name:
MY COMMISSION # GG 35769 My Commission Expires:
EXPIRES: November 21, 2023
Bonded thru Notary Public Underwriters

Exhibit "A" - Legal Description

Lot 23, Block 112, East King Tract, East of Tarragona Street, in the City of Pensacola, Escambia County, Florida, according to the Map or said city copyrighted by Thomas C. Watson in 1906.

**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.

:

ROBERT FORNEY,
Respondent(s).

:

Case # 14-181

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on June 17, 2014, 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 404 East Maxwell Street, Pensacola, Escambia County, Florida, legally described as:

LT 23 BLK 112 EAST KING TRACT OR 3141 P 485 CA 63. TAX ACCT. # 133926000.

2. The following described condition exists on the property: the wood exterior of this residence has peeling paint, remnants of a "blue roof," and torn shingles, and an accessory structure is covered by a tarp and the condition constitutes lack of maintenance of roofs and lack of protective treatment.

3. The date this condition was first observed April 9, 2013; re-inspection made on June 17, 2014, 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 June 3, 2014, 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 June 17, 2014, at which hearing the respondent(s) did not appear but he was represented by his nephew, Karl Dennis, who

testified that the work necessary to cure the violations would be completed before July 15, 2014.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):
of the Code of the City of Pensacola, Florida.
of the Florida Building Code.
of the Standard Housing Code.
302.7, 304.2 & 304.7 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 July 15, 2014, by respondent or a licensed contractor of respondent's/s' choosing curing the abovementioned violations by repairing the peeling paint, roof and shingles, and rafter tails. [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 has been done, 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 and/or that the violation(s) has/have been corrected to code.**

2. In the event this order is not complied with before the above compliance date, without further hearing or notice to the respondent(s): **A FINE MAY BE ASSESSED AGAINST THE RESPONDENT(S) AND THE 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 THE PROPERTY AND AGAINST ANY AND ALL OTHER REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S); 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), 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. 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 June 19, 2014, 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)

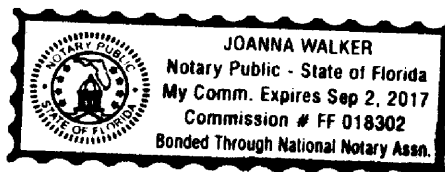
STATE OF FLORIDA
COUNTY OF ESCAMBIA

19 The execution of the foregoing order was acknowledged before me on June 19, 2014, 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 Order was Prepared by:
Joanna Walker
Administrative Officer
Code Enforcement Authority
City of Pensacola, Florida
Post Office Box 12910
Pensacola, FL 32521-0001
rev. 5/21/14

Joanna Walker
(Signature of Notary and Administrative Officer)

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



**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.

FREDRICK HUNTER,
Respondent(s).

Case # 21-079

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on April 6, 2021, 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 404 East Maxwell Street, Pensacola, Escambia County, Florida, legally described as:

LT 23 BLK 112 EAST KING TRACT OR 8312 P 1402 CA 63. TAX ACCT. #133926000.

2. The following described condition exists on the property: there is an unsound roof, peeling paint, rotten eaves, a rotten door frame and this unoccupied residence is not secured from entry and the condition constitutes lack of required maintenance (general, protective treatment, roofs and drainage, rotten door frames and unsecured vacant structure).

3. The date this condition was first observed was September 8, 2020; re-inspection made on April 6, 2021, 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 March 19, 2021, 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 April 6, 2021, 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):
of the Code of the City of Pensacola, Florida.
of the Florida Building Code.
of the Standard Housing Code.
304.1, 304.2, 304.7 & 304.13 & 301.3 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 make substantial progress to begin to correct the above violation(s) by applying for and obtaining the required City construction work/building permit(s) before April 20, 2021.**

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, April 20, 2021, 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 April 12, 2021, 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

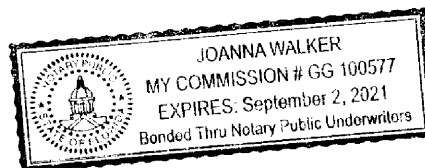
The execution of the foregoing order was acknowledged before me on April 12, 2021, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

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)



IN THE COUNTY COURT OF ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

CASE NO: 2005 MM 22246 A

vs

Division: V

Defendant: FREDERICK JEROME HUNTER

Address: 505 E LEONARD STREET

City/State/Zip: PENSACOLA FL 32503

R/S DOB: 02-18-1985

ERDIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2005 JUN 14 P 4:27
JUDICIAL DIVISION
FILED & RECORDED

JUDGMENT AGAINST DEFENDANT FOR ATTORNEY'S FEES AND COST

It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court ON BEHALF OF THE State of Florida, the sum of \$ 0, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional \$ 40.00 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 40.00.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her Estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in s. 55.03 Florida Statutes, for which let execution issue.

Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Attn: County Criminal Division, P.O. BOX 333, Pensacola, FL 32592-0333.

Note: You have the right to have a hearing with respect to the appropriateness of the Public Defender fee imposed by the Court. If you wish to have a hearing, you must file a written request with the Court within ten days of the date hereof.

DONE AND ORDERED This 14 day JUNE, 2005


JUDGE

IN THE CIRCUIT COURT OF
ESCAMBIA COUNTY, FLORIDA

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

STATE OF FLORIDA

2007 APR 20 P CASE NO: 2006 CF 002460 A
DIVISION: C

vs

COURT DIVISION
FILED & RECORDED

FREDRICK JEROME HUNTER
505 E LEE ST
PENSACOLA FL 32503

B/M DOB: 02/18/1985

JUDGMENT AGAINST DEFENDANT FOR ATTORNEY'S FEES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ 250.00, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional \$ 40.00 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 290.00.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

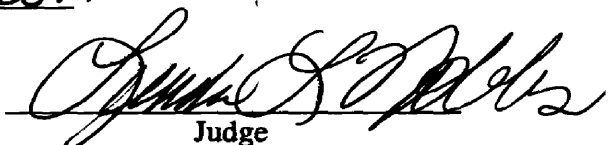
Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Attn: Circuit Criminal Division, PO Box 333, Pensacola, FL 32591-0333.

Note: You have the right to have a hearing with respect to the appropriateness of the Public Defender fee imposed by the Court. If you wish to have a hearing, you must file a written request with the Court within ten days of the date hereof.

DONE AND ORDERED this 20th day of April, 2007.

cc: Defendant

Case: 2006 CF 002460 A
00065423725
Dkt: CF361 Pg#:


Judge

Recorded in Public Records 10/02/2007 at 04:03 PM OR Book 6227 Page 1553,
Instrument #2007094475, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE CIRCUIT COURT OF THE FIRST
JUDICIAL CIRCUIT, IN AND FOR
ESCAMBIA COUNTY, FLORIDA: 38
CASE NO: 2007-CA-1084

AVIS RENT A CAR SYSTEM, INC.,
Plaintiff,

vs.

SYLVIA HUNTER
and FREDERICK HUNTER,
Defendants.

FILED & RECORDED

SUMMARY FINAL JUDGMENT

This cause having come before the Court on September 10, 2007 on the Motion for Summary Judgment filed herein by Plaintiff, and the Court being fully advised in the premises, it is thereupon

ORDERED and ADJUDGED that the Plaintiff, AVIS RENT A CAR SYSTEM, INC., whose address for the purposes of Section 55.10, Florida Statutes, is Post Office Box 4148, Tallahassee, Florida, 32315, recover from the Defendants, SYLVIA HUNTER and FREDERICK HUNTER, the sum of \$15,407.20 on principal, attorney fees awarded in the sum of \$800.00, costs of this proceeding in the amount of \$295.00, and prejudgment interest of \$2,284.59 making a total of \$18,786.79 that shall bear interest at the rate of 11% per year, for all of which let execution issue forthwith.

NUNC PRO TUNC 10th day of September, 2007.

Signed September 24, 2007

TERRY L. TERRELL
CIRCUIT JUDGE

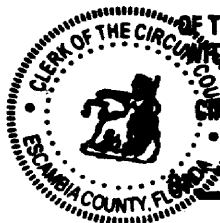
Copies to:

- ✓ JIMMY DYE/hm-k; Post Office Box 4148, Tallahassee, Florida 32315
- ✓ Sylvia Hunter, 110 New Mexico Drive, Pensacola, Florida 32505
- ✓ Frederick Hunter, 505 E Leonard Street, Pensacola, Florida 32501

19-28-01

CERTIFIED TO BE A TRUE COPY

OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA



Martha Yeager D.C.

Case: 2007 CA 001084

00010710573

Dkt: CA1036 Pg# 1

This instrument
was prepared by
Amy Lovoy
Finance Director
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 13-1-6 and 13-1-7 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:

HUNTER, FREDRICK
404 E Maxwell St

LT 23 BLK 112 EAST KING TRACT
Parcel Identification Number 000S009020023112
Real Estate Account Number 133926000

in the total amount of \$219.00(Two Hundred Nineteen & 00/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 1st day of June, 2021. Said lien shall be equal in dignity to all
other special assessments for benefits against property within the City.

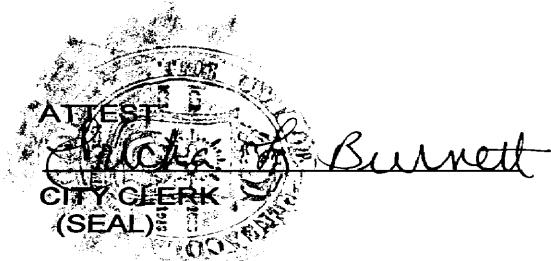
DATED this 3rd day of September, 2021

THE CITY OF PENSACOLA
a municipal corporation



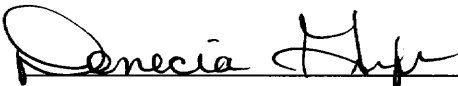
BY:

KEITH WILKINS
CITY ADMINISTRATOR



STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 7th day of September, 2021, by Keith Wilkins, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation who is personally known to me.



NOTARY PUBLIC



DONECIA GRIFFIN
Notary Public
State of Florida
Comm# HH099471
Expires 3/6/2025

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: 133926000 Certificate Number: 007003 of 2022**

Payor: FREDRICK HUNTER 505 E LEONARD ST PENSACOLA, FL 32503 Date 10/7/2024

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$510.72
Tax Collector's Total \$2,733.66
Postage \$65.60
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$3,326.98

**PAM CHILDERS
Clerk of the Circuit Court**

Received By _____
Deputy Clerk

Reduced
\$ 2854.165
[Signature]

**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>**